



## The City of Greenville, South Carolina

### Public Notice

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.  
From: Planning and Development Staff  
Subject: Upcoming Applications for the Board of Zoning Appeals  
Date: February 24, 2015

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, March 12, 2015 at 4:00 PM** in the **10<sup>th</sup> Floor Council Chambers at City Hall**, for the purpose of considering the following Applications:

- A. **S 15-99** Application by Black Knight International for a **SPECIAL EXCEPTION** Permit to establish an office use in an RM-2, Single- & Multi-Family Residential District located at **8 BENNETT ST** (TM# 003700-01-00700).
- B. **S 15-123** Application by John Pellett for a **SPECIAL EXCEPTION** to allow service of alcohol located at **99 CLEVELAND ST** zoned C-1, Neighborhood Commercial District (TM# 006800-02-02700)
- C. **V 15-122** Application by Hilton Displays, Inc for a **VARIANCE** to allow signage on the rear building elevation located at **1117-A WOODRUFF RD** zoned C-3 (TM# 054702-01-02702)

You are invited to review documents relating to these applications before the Public Hearing. Documents are online at [www.greenvillesc.gov/PlanningZoning/PlanningApplications/default.aspx](http://www.greenvillesc.gov/PlanningZoning/PlanningApplications/default.aspx) or on file in the Planning and Development Office on the 5th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. You may contact the Office at 864.467.4476 for more information.

You will have the opportunity to voice your comments at the Public Hearing. Alternatively, you may submit written comments to: Marie McClendon, Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at 864.467.4510, or by email at [mmcclendon@greenvillesc.gov](mailto:mmcclendon@greenvillesc.gov).

Written comments must be received by the Monday before the Hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after that Monday will be provided to the Board at the Hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the Applicant may be required as part of the application process to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions

The criteria for the Board's decision are enumerated in the application and Staff Report. The Staff Report will provide background on the Applicant's request and its location, the pertinent recommendations of the Comprehensive Plan (and any other plans relating to the proposal or its location), and a review of the request in the context of the specific criteria required by the City Code.

Staff will provide the Board with its conclusion on the way in which the request either conforms, or does not conform, to the criteria. Staff may recommend stipulations to the Board for its consideration in granting the request. Further information on the criteria for granting Special Exceptions and Variances may be found in Sections 19-2.3.5 and 19-2.3.7 of the City Code respectively (which may be reviewed online at [www.greenvillesc.gov](http://www.greenvillesc.gov)).

The Board will usually vote to grant or deny an application the same afternoon that it considers the evidence and public testimony; however, it may decide to continue the hearing or postpone deliberation to a future date.

After the Board votes to grant or deny an application, Staff will prepare a written Decision for mailing to the Applicant. Anyone having a substantial interest affected by the Decision may appeal to the Greenville County Circuit Court within thirty (30) days of the mailing of the Decision. If no one appeals the Decision (or upon conclusion of the appeal process), Staff will prepare a permit for execution by the Applicant and Property Owner (if different) that will be recorded in the Greenville County Office of the Register of Deeds evidencing the Decision and any stipulations. The permit is binding upon the property owner, successors, and assigns.