



# Public Notice

Planning and Zoning



To: Owners of property located within 500 feet of the following Applications  
From: Planning and Development Staff  
Subject: Upcoming Applications for the Board of Zoning Appeals  
Date: March 29, 2023

## Meeting Location

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, April 13, 2023 at 3:00 PM** at Greenville City Hall, Council Chambers, 10<sup>th</sup> Floor at **206 South Main Street**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

**Citizens may also view the meeting at the following web address:**

<https://www.greenvillesc.gov/1694/Online-Meetings>

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, April 13, 2023 at 4:00 PM**, for the purpose of considering the following Applications:

## NEW BUSINESS

### **A. S 23-054**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Laurens Road AA, LLC dba Fred Anderson Acura for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional Commercial district at **2450 LAURENS RD** (TM# 026300-01-01001, 026300-01-01100, 026300-01-01106)

### **B. S 23-055**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Woodruff Road, LLC dba Fred Anderson Honda for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a S-1, Service district at **330 WOODRUFF RD** (TM# 0262000100103)

### **C. S 23-056**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Laurens Road ZZ, LLC dba Fred Anderson Mazda for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional Commercial district at **2512 LAURENS RD** (TM# 026300-01-01800)

### **D. S 23-057**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Laurens Road II, LLC dba Fred Anderson Infiniti for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional Commercial district at **2600 LAURENS RD** (TM# 028200-01-00412)

**E. S 23-116**

Application by Jack Brown's GVL, LLC (Jason Owenby) dba Jack Brown's Beer & Burger Joint for a **SPECIAL EXCEPTION** to establish a 'Restaurant, indoor seating only' use operating after midnight in a C-4, Central business district at **19 AUGUSTA ST** (TM# 008900-01-01800)

**F. S 23-158**

Application by Danielle Britt dba Ajay's Social & Cocktail Lounge for a **SPECIAL EXCEPTION** to establish a 'Restaurant, with indoor and outdoor seating' and 'Bar' use operating after midnight in a C-4, Central business district at **600 S MAIN ST SUITE 101** (TM# 007000-03-02800)

**G. S 23-166**

Application by Justin Hughes dba Blind Tiger Tattoo Co. for a **SPECIAL EXCEPTION** to establish a 'Tattoo establishment' use in an RDV, Redevelopment district at **1278 PENDLETON ST** (TM# 012100-08-01300)

**H. S 23-168**

Application by Arbor Land Design (Austin Allen) on behalf of White Investments of Greenville County, LLC for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional commercial district at **107 DUVALL DR** (TM# 027200-01-01401)

Documents relating to these applications are available for review online at [greenvillesc.gov](http://greenvillesc.gov). You may contact the Planning & Development Office at (864) 467-4476 for more information.

You will have the opportunity to voice your comments at the Public Hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Written comments may be mailed to Planning & Development Office, PO Box 2207, Greenville, SC 29602 or emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).

Written comments should be received by 5:00 P.M. on the Monday before the hearing to allow the Board reasonable time to review. Comments received Tuesday and Wednesday will continue to be forwarded to the Board. Comments received by 12:00 P.M. Thursday will be provided to the Board at the hearing. Comments received after 12:00 P.M. Thursday should be made at the public hearing. Please reference the application number and include your name and address on all correspondence. All written 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 and occupants within 1,000' 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 1,000' may also request a meeting. Contact the Planning and Development Office for further information.

The criteria for the Board's Decision are established in the Land Management Ordinance (Chapter 19) of the City Code. A Staff Report will provide an analysis of the Applicant's request with regard to its context, any related City plans and ordinances, and the specific decision criteria. Staff will present its conclusion to the Board on whether the request satisfies the criteria and may recommend stipulations to the Board for its consideration in granting the request. The criteria for granting Special Exceptions and Variances may be found in Sections 19-2.3.5 and 19-2.3.7, respectively (Code of Ordinances, [www.greenvillesc.gov](http://www.greenvillesc.gov)).

The Board will usually vote to grant or deny an application immediately after 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.