

Board of Zoning Appeals

Public Notice



PUBLIC NOTICE

Greenville City Hall is currently closed to the public. Please use the following methods to participate in the meeting.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 179 183 3567

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 202A
The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on Thursday, December 10, 2020 at 4:00 PM via WebEx, for the purpose of considering the following Applications:

NEW BUSINESS

... A.

S 20-542
Application by Carvana, LLC for a SPECIAL EXCEPTION to allow Automobile sales located at 2736 LAURENS RD (TM# 027200-01-00801)

Documents:

[S 20-542 2736 LAURENS RD.PDF](#)

... B.

S 20-554
Application by David R. Hudson, Cougar Greenville Acquisition, LLC dba Lexus of Greenville for a SPECIAL EXCEPTION for Automobile sales located at 2660 LAURENS RD (TM# 027200-01-00306)

Documents:

[S 20-554 2660 LAURENS RD.PDF](#)

.... C.

S 20-643

Application by Debbie Campbell and Laurel Baptist Church for a SPECIAL EXCEPTION to allow an Electronic message board on a proposed monument sign located at 2331 LAURENS RD (TM# 026300-02-00100)

Documents:

[S 20-643 2331 LAURENS RD.PDF](#)

.... D.

S 20-644

Application by Hayden Wilson for a SPECIAL EXCEPTION to establish a Bed and breakfast inn located at 9 ROWLEY ST (TM# 003400-01-02000)

Documents:

[S 20-644 9 ROWLEY ST.PDF](#)

.... E.

S 20-645

Application by Clay W. Escude dba RACME, Inc. for a SPECIAL EXCEPTION to allow Automobile wash and detailing located at 2424 LAURENS RD (TM# 026300-01-00601)

Documents:

[S 20-645 2424 LAURENS RD.PDF](#)

.... F.

V 20-716

Application by Michael Cohen on behalf of Anchor Signs and Floor & Décor for a VARIANCE to maximum wall sign area requirements at 401 ROPER MOUNTAIN RD (TM# 054501-01-01501)

Documents:

[V 20-716 401 ROPER MOUNTAIN RD.PDF](#)

.... G.

V 20-718

Application by Lucy Giametta for a VARIANCE to the left side setback requirements at 301 GALLIVAN ST (TM# 018700-05-03002)

Documents:

[V 20-718 301 GALLIVAN DR.PDF](#)

.... H.

S 20-719

Application by Dave Berger (Hospitality America, Inc) for a SPECIAL EXCEPTION to establish an Office use at 1425 AUGUSTA ST (TM# 021700-01-00600)

Documents:

Documents relating to these applications are available for review online at 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. Written comments may be mailed to Planning & Development Office, PO Box 2207, Greenville, SC 29602 or emailed to planning@greenvillesc.gov. Comments received by Monday before the hearing will be forwarded ahead to the Board. Comments received after 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 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 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 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).

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.

Webex Meeting Instructions

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.
 2. Join Event: Board of Zoning Appeals Regular Meeting 12/10/2020
- Enter your: First Name
Enter your: Last Name
Enter your: Email Address
Enter the event password: meetnow
Click: Join Now

Steps for Phone Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 179 183 3567

Procedure for Public Comment during Meeting

1. The Board of Zoning Appeals Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.

2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.