

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: 129 378 9826

Remote Viewing Location:

Greenville Convention Center, 1 Exposition Drive – Room 102C

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, **May 13th, 2021** at 4:00 PM via WebEx, for the purpose of considering the following Applications:

NEW BUSINESS

A. S 21-292

Application by UPSTATESCICE, LLC dba Rita's Italian Ice & Frozen Custard for a **SPECIAL EXCEPTION** to establish a restaurant with a drive-through window at **409 MILLS AVE.** (TM# 021900-12-00400).

Documents:

[PUBLIC NOTICE PACKET - S 21-292 - RITAS ICE DRIVE THRU - 409 MILLS AVE.PDF](#)

B. S 21-293

Application by TAP Worldwide, LLC d/b/a 4 Wheel Parts (4WP) for a **SPECIAL EXCEPTION** to establish an automobile service use at **1018 WOODRUFF RD.** (TM# 054501-01-02507).

Documents:

[PUBLIC NOTICE PACKET - S 21-293 - 4WP - 1018 WOODRUFF RD..PDF](#)

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.

City of Greenville Planning and Development | 864-467-4476