



The City of Greenville, South Carolina
Public Notice

To: Property Owners, Owners of property located within 300 feet of the following Applications, and Neighborhood Association Representatives
From: Planning & Development Division
Subject: Conditional Use Applications for Administrative Review
Date: December 12, 2018

The following applications are currently under review by the Planning & Development Division:

- A. CU 18-985.** Application by Stephen Reid Olson, on behalf of El Thrifty Greenville LLC dba "El Thrifty", for a **CONDITIONAL USE** for a restaurant serving alcohol after midnight located at **25 DELANO DR D** (TM# 005500-02-00100)
- B. CU 18-1013.** Application by Jesse Van Note and the business "The Whale :: A Craft Beer Collective" for a **CONDITIONAL USE** to establish a bar use located at **1108 S MAIN ST** (TM# 007300-03-00202)
- C. CU 18-1017.** Application by Brass Monkey LLC dba "Brass Monkey Bar & Grill" for a **CONDITIONAL USE** for a restaurant opened past midnight located at **723 CONGAREE RD** (TM# 054301-01-01906)

You are invited to review documents relating to the applications on file in the Planning and Development office on the 6th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. Some documents may also be reviewed online at www.greenvillesc.gov/1182/Conditional-Use-Submissions. For assistance, call the office at 864.467.4476.

A public comment period for these applications is open for 15 calendar days from the date of this letter. Written comments may be submitted to:

City of Greenville
Planning & Development
PO Box 2207
Greenville, SC 29602

Fax: 864.467.4510
Email: planning@greenvillesc.gov

Please reference the application number and include your name, address, and contact information on all correspondence. Comments received prior to a decision will be made part of the public record.

The Administrator will make a decision as to whether the request conforms, or does not conform, to the criteria enumerated in the application and found in Section 19-2.3.6 of the City Code. If a request is granted, conditions of approval may be included in order to address any related impacts of the use. Upon approval, Staff will prepare a Conditional Use Permit which shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Notice of the Decision will be posted to www.greenvillesc.gov/1182/Conditional-Use-Submissions. Anyone having a substantial interest affected by the Decision may appeal by filing a written notice and

application form to the City of Greenville Board of Zoning Appeals within ten (10) business days of the date of the Decision.



Office Use Only:

Application# CU 18-985 Fees Paid 250
Date Received 11/20/18 Accepted By BTW

**APPLICATION FOR CONDITIONAL USE
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT / PERMITTEE: Stephen Keil Olsen President El Thrifty Greenville LLC
*Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE:
(Optional) Name Title / Organization

MAILING ADDRESS: 8 Whitewater Trail Atlanta, GA 30321

PHONE: 404-228-2201 EMAIL: keildolsen1@gmail.com

PROPERTY OWNER: William Timmons

MAILING ADDRESS: 25 Delano Drive Unit E Greenville, SC 29617

PHONE: 864-616-8821 EMAIL: william@timmonsllc.com

PROPERTY INFORMATION

STREET ADDRESS: 25 Delano Drive Greenville SC 29617

TAX PARCEL #: 0055000200TB ACREAGE: 1.66 ZONING DESIGNATION: RDU
005500-02-00100 2w

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Restaurant Full Service serving Beer, liquor, wine + Mexican food
60% Food 40% Alcohol

INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Reid Olsen Phone 404-228-2201

Mailing Address 8 Whitewater Trail, Atlanta, GA 30327

Email reidolsen1@gmail.com

Signature of Applicant *reid olsen* Date 05.15.18

Property Owner

Name Williams Timmons Phone 8646168821

Mailing Address 1 25 Delano Drive, Greenville, SC 29601

Email william@timmonsllc.com

Signature of Property Owner *william timmons* Date 05.15.18

Property Information

Address 25 Delano Drive, Greenville, SC 29601

TMS# 0055000200100 Zoning District Designation RDV

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Seating Plan

1. Provide a floor plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.
2. Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol Vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status Of City Business License Application
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status Of Abl-901 Application To SC Department Of Revenue
7. Provide Documentation That Sled Requirements Have Been Met

Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management
6. Crime Prevention through Environmental Design (CPTED)



city of greenville

Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
 The use fits a need for the area and will provide locals with a unique hospitality experience.
El Thrifty is an authentic Mexican inspired cantina, bar and upscale gaming venue
The restaurant fits nicely within the large industrial building and will complement the existing businesses which include Yoga, Crossfit and a CO-Op working space.

2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.
The use will add an amenity to the area which will immediately increase the property values.
This will be a destination for locals working out on the Swamp Rabbit Trail. It will be the first food and beverage location on the Swamp Rabbit Trail from downtown Greenville and will be a long term staple for the community.

3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.
Visually we are enhancing the building with large windows on the exterior of the building along with updated furniture on the indoor and outdoor. We will minimize adverse effects by paying close attention to cleanliness and implementing a "go green" culture for recycling and compose.

Meet With the Technical Advisory Committee

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

Building Codes and Inspections	Police
Business Licensing	Fire
Economic Development	Planning
Public Information and Events	Legal

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.

BL #6168



FAX – EMAIL SIGNOFF COVER SHEET
City of Greenville
BUSINESS LICENSE DIVISION
Phone: (864) 467-4505 Fax: (864) 467-5715

Business License Background Investigation

Date of Request: 06/12/2018

Directed to: INVESTIGATIONS – Fax: (864) 467-4383 or Email

From: ANGELA KAZIMER

Name of Business: EL THRIFTY

Location of Business: 25 DELANO DR

Police Department Use Only

Investigating Detective: BRETT BOGGS

Date Returned to Business License Division:

No criminal record on file.

Criminal record on file, copy of incident report and background report attached. Copies also faxed/emailed to Legal Department.

Comments: _____

Department Sign-Off

	Approve	Deny	Signature	Date
Police	DEB		<i>Brett Boggs</i>	6/14/18
Legal	-	-	<i>Angela Kazimer</i>	6-14-18
B/L Field Supervisor				

Comments: _____



city of greenville

Occupancy Permit Application

For Office Use Only:

Tax Map # NO 5507-02-0100

Permit # 18-11810 Clerk MCJ

Building Permit # if Applicable: _____

Date 6-4-18

34.853034

-82.415207

S=2 OCCU LOAD= TCO A-2 453

FH ID = ELTH01

Business Address 25 Delano Drive, Greenville SC 29601 Space/Unit _____

Mailing Address (if different) 8 Whitewater Trail, Atlanta, GA 30327

Business Name El Thrifty LLC Phone 404-228-2201

Email reidolsen1@gmail.com

Business Owner Reid Olsen

Building Owner/Agent Robert Berry

Square footage of space 7300 Contract: Rent Own Lease

Ownership: Corporation Partnership LLC Individual Non Profit

Nature of Business Restaurant

Mixed Use. (Check all that apply)

Retail Office Restaurant Residential

Other (Describe) _____

New Business Change of Business New Building /Location Ownership Change

If a Change of Location, please list previous address business was located at.

Former business at this address? _____

What type of sign will be installed? Mural Wall Graphic

If a sign is to be installed, a sign permit is required. If a sign contractor is to install the sign they must apply for the permit. If the sign is a lighted sign, an electrical permit is required to be applied for by a licensed electrician.

Is the power on in the building/space? Yes No

If not, let the inspector know when you make the occupancy inspection appointment.

If this is a new business, the business license application must be submitted at the same time as the occupancy permit application.

Application must be completed prior to requesting a permit.

City of Greenville Building Department
P.O. Box 2207 Greenville, SC 29602
Phone. (864) 467-4550 Fax. (864) 467-5715



city of greenville

Please list two residential, local names and phone/cell phone numbers of contact persons for Fire Department to reach in case of fire or theft after hours: **MUST BE EMERGENCY CONTACT INFORMATION!**

1. Name Larry Myers Phone 8644441490

2. Name William Timmons Phone 8646168821

Buildings or spaces within buildings are not allowed to be occupied without a current Certificate of Occupancy issued in the name of the tenant occupying that building or space. In some cases, a Temporary Certificate of Occupancy may be issued for a fixed period of time to allow for minor repairs. All life safety requirements are required to be in compliance before a building or space may be occupied.

This is an application and receipt, not a permit to occupy the building. Please call no earlier than 6 business days after applying (allow time for Zoning approval). To arrange an inspection, please call 864-467-4457. Calls will be returned within 24 hours if the inspector is not in.

NOTE: A re-inspection fee of \$40.00 will be charged for additional trips made due to the building not being open for inspection or as a result of required work not being completed within the time frame. The cost of the permit is \$40.00, make checks payable to the City of Greenville.

Print: Reid Olsen

Signed: *reid olsen*

Telephone Number: 404-228-2201

Email reidolsen1@gmail.com

Application must be completed prior to requesting a permit.

City of Greenville Building Department
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Phone: (864) 467-4550 Fax: (864) 467-5715