



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: September 19, 2017

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

- A. CU 17-827.** Application by Shadid Mantoto for "Tropical Grille" for a Conditional Use Permit to operate a restaurant until 3 AM at **21 S. Main St**, in the C-4, Central Business District (TM# 0001000400300)
- B. CU 17-842.** Application by Shwneequa Burgess for "Tasty Soul Food & Bar" for a Conditional Use Permit to operate a restaurant and bar open until 2 AM at **3214 Augusta St, Suite E** in the C-2, Local Commercial District (TM# 0211000800501)
- C. CU 17-850.** Application by Trish Balentine for "Topsy Music Pub" for a Conditional Use Permit to open a restaurant/bar until 2 AM at **1237 Pendleton St**, in the RDV, Redevelopment District (TM# 0120000500400)
- D. CU 17-851.** Application by Jesse Carter for a Conditional Use Permit to operate a commercial parking lot at **7 McAdoo Ave**, in a R-6, Single Family Residential District (TM#0196000702900)

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 17-827 Fees Paid \$250
Date Received 9-5-2017 Accepted By gmr

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

APPLICANT / PERMITTEE*: Shadiel Montoto owner
*Operator of the proposed use; permit may be limited to this entity. Name Title / Organization
TROPICAL GRINE

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

MAILING ADDRESS: 3523 Pelzer Highway, easley sc 29642
PHONE: (864) 329-2050 EMAIL: Smontoto18@yahoo.com

PROPERTY OWNER: Caprock Greenville LLC

MAILING ADDRESS: c/o Colliers International SSE
Camperdown Way, Suite 200, Greenville SC 29601
PHONE: 864 575427 EMAIL: Linda.Wheeler@colliers.com

PROPERTY INFORMATION

STREET ADDRESS: 21 S main street Greenville sc 29601
TAX PARCEL #: 0001000400300 ✓ ACREAGE: _____ ZONING DESIGNATION: _____

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Extended hours of operation to 3AM.

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.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

APPLICANT SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE
8/30/17

**Applicant Response To
Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

The proposed use remains the same. We are requesting an extension to the operating hours to remain open after midnight. We are not serving alcohol.

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

We believe the infrastructure to be of adequate capacity.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Shadiid Mantata Phone 786-329-2050
 Mailing Address 3523 Pelzer Highway, Easley, SC 29642
 Email Smentata18@yahoo.com
 Signature of Applicant _____ Date _____

Property Owner

Name Caprock Greenville LLC Phone 864-527-5429
 Mailing Address 1 610 Colliers International, 55E Camden Way, Suite 200 Greenville SC 29601
 Email linda.wheeler@colliers.com
 Signature of Property Owner [Signature] Date 8/30/17

Property Information

Address 21 S Main St, Greenville, SC 29601
 TMS# 0001000400300 Zoning District Designation _____

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:

- Describe the ways in which the proposed use is consistent with the comprehensive plan.
The proposed use remains the same.
We are requesting an extension to the
operating hours, to remain open after
midnight. We are not serving alcohol
- 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.
This location services many "after hour" customers.
Bars are in the surrounding area. We will not
serve alcohol but will serve food during extended
hours of operation.
- 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.
This request will not have any adverse
effect on adjacent land/property.

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.

Zoning Compliance Application: City of Greenville

Tropical Grille, Main Street

Operating Plan:

1. **Types of Use:** Restaurant (no alcohol).
2. **Days and Hours of Operation:** Monday - Wednesday and Sunday: 11 am – 9 pm.
 - a. Late Night Shift: Thursday – Saturday: 11 am - 3 am.
3. **Staffing Schedule:** 11 am – 9 pm Shifts: Staff arrives at 7 am to prepare and are out by 11pm.
 - a. Open until 3am → Staff leaves by 4- 4:30am
 - b. Manager on duty for every shift (there will be one during the late night shift).
4. **Menu and Hours of Food Service:** <http://tropicalgrille.net/menu/>
Food Delivery Trucks Hours of Delivery: Typically they deliver a night drop (3-5 am). (No traffic, no pedestrians)
5. **Parking for Customers and Employees:** Customer parking: Street side, parking lots / garages
 - a. Employees: On their own (parking garages)
6. **Designated Smoke Area:** Back of the building (there will be a sign back there). No smoking around the restaurant.
7. **Type of Entertainment and Duration:** Restaurant, Open until 3am (Thursday - Saturday only)
8. **Closing / "Last Call" Procedures:** Signed turned off, lock doors.

Seating Plan:

1. **Floor Plan:** Attached

Security Procedures:

We have someone who handles restaurant security at the other Tropical Grille locations and at other downtown restaurants that we are in discussion with, but it is dependent on if we are open late and the volume of the late night crowd.

Business Plan:

1. **Target Audience, Theme, and Objectives/Goals:** We believe people have become more conscious of the food they put in there body and we provide our customers a fast healthy and affordable meal using only the freshest local ingredients as well as free range all-natural chicken. With the Main Street location being surrounded by businesses, it will draw in professionals and an adult crowd during lunch; as well as attract people during dinner and the "late night" crowd.
2. **Projected Revenue:** Food sales, no alcohol
3. **Fees for Entry:** N/A
4. **Status of Business License Application:** Submitted, License #: 17-41563

Interior Upfit for
Tropical Grille

21 South Main Street
 Greenville, SC 29601



**Proposed Exterior
 Dining Plan**

Scale: 1" = 10'-0"



**R. Bradley Van Name
 Architect, P.A.**
 10 Armsdale Drive
 Taylors, SC 29687
 Tel: (864) 325-0647
 Email: rbvn@charter.net
 ©2017 rbvn

Project No. 17xx

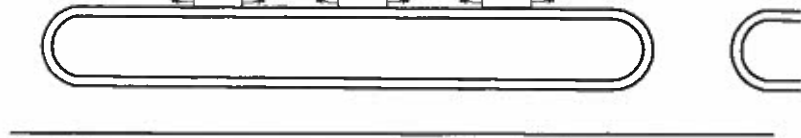
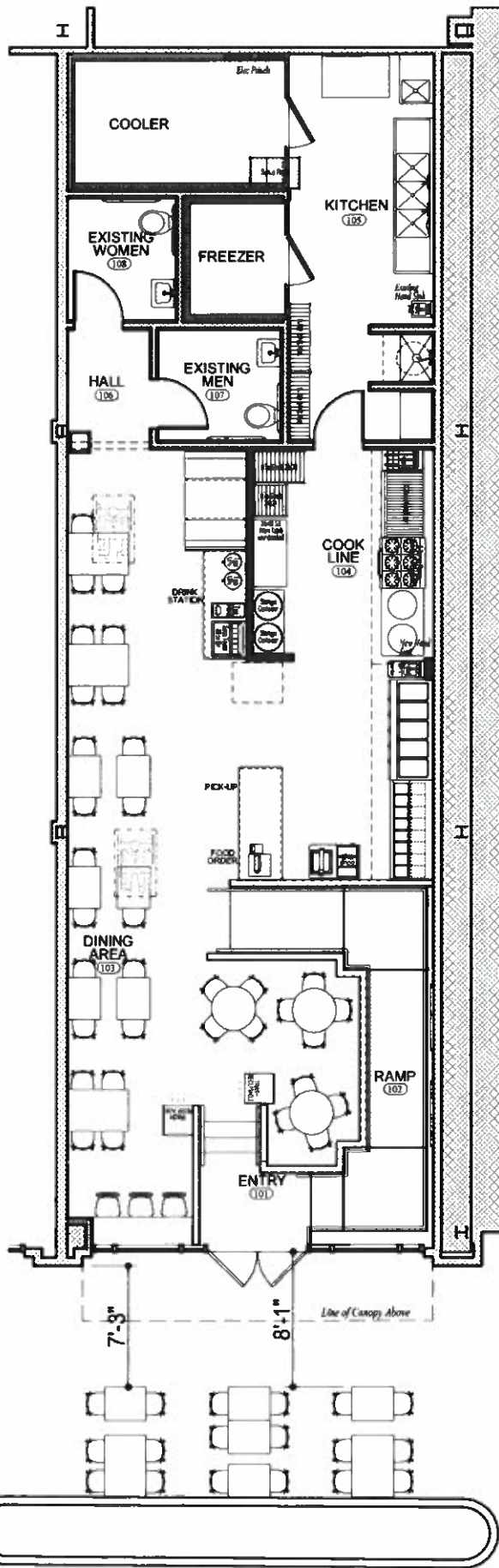
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Sheet No.

SK-1

August 28, 2017



TROPICAL CHOPS

Classic Chop

Freshly grilled chopped chicken breast served over yellow rice with any of our signature sauces.

\$5.49 \$7.69

Deluxe Classic Chop

Freshly grilled chopped chicken breast with lettuce & tomatoes served over yellow rice & any of our signature sauces.

\$5.99 \$7.99

Cuban Chop

Freshly chopped chicken breast served with black beans & white rice.

\$6.49 \$8.99

South of the Border Chop

Freshly chopped chicken breast lettuce, tomatoes, guacamole, sour cream, cheddar cheese and mexican salsa over yellow rice.

\$6.69 \$8.99

Vegetarian Chop

Vegetarian black beans, lettuce, tomatoes, sour cream and cheddar cheese served over yellow rice.

\$5.25 \$7.25

Roasted Pork Chop

12 hr. Marinated slow roasted pork served with white rice.

\$5.69 \$7.69

Cuban Roasted Pork Chop

12 hr. Marinated slow roasted pork with black beans & white rice.

\$6.69 \$8.69

Chicken Veggie Chop

Freshly chopped chicken breast served with fresh steamed seasonal vegetables.

\$6.29 \$8.25

Chicken Fresco Chop

Freshly chopped grilled chicken breast served over yellow rice topped with cucumbers, tomatoes & red onions.

\$6.99 \$8.99

WRAPS & SANDWICHES

\$5.25 Classic Wrap

Freshly chopped chicken breast, lettuce, tomatoes & choice of our signature sauce in a pita.

\$5.49 Deluxe Classic Wrap

Freshly chopped chicken breast, lettuce, tomatoes & yellow rice with our choice of signature sauce in a pita.

\$6.95 Chicken Ceaser Wrap

Freshly chopped chicken breast & iceberg lettuce tossed in ceaser dressing with fresh parmesan cheese.

\$5.25 Roasted Pork Wrap

12 hour marinated slow roasted pork served with white rice.

\$6.25 Cuban Roasted Pork Wrap

12 hour marinated slow roasted pork with black beans & white rice in a pita.

\$5.25 Vegetarian Wrap

Black beans, lettuce, tomatoes, sour cream & cheese.

\$5.69 South of the Border Wrap

Freshly chopped chicken breast, lettuce, tomatoes, guacamole, sour cream & cheddar cheese.

\$6.99 Cuban Style Steak Sandwich

Thinly sliced sirloin steak served hot on cuban bread with caramelized onions, lettuce, tomatoe & potato sticks.

\$6.25 Cuban Sandwich

Roasted pork, ham, swiss, pickles, mustard. Pressed.

\$6.75 Pan Con Lechon

Cuban style pork sandwich.

TROPICAL SALADS

Dressing: balsamic vinaigrette, ranch, ceasar, light ranch, italian.

Garden Salad

Crisp iceberg lettuce, fresh diced tomatoes & cheddar cheese, with your choice of dressing.

\$4.99 W/Chicken \$6.99

Classic Ceasar Salad

Crisp iceberg lettuce tossed in ceasar dressing with fresh parmesan cheese.

\$4.99 W/Chicken \$6.99

FRESH SIDES

Baked Sweet Plantains

White or Yellow Rice

Brown Rice

Yuca Fries

Seasoned Vegetables

Black Beans

SAUCES

Mild Salsa

Hot Salsa

Sour Cream

Hot Sauce

Sweet & Sour

Guava Bbq

Garlic Cilantro

Jalapeno/Garlic

BEVERAGES

Bottled Water

Fountain Drink

Juice Box

Matena

Jupinna

Iron Beer

KIDS MENU

Classic Mini Chop

Freshly grilled chopped chicken breast served over yellow rice with any of our signature sauces & choice of juice box or small soda

Cuban Mini Chop

Freshly chopped chicken breast served with black beans, white rice & choice of juice box or small soda.

Roasted Pork Mini Chop

12 hr. Marinated slow roasted pork served with white rice & choice of juice box or small soda.

Nathalie Schmidt

From: Nathalie Schmidt
Sent: Tuesday, September 05, 2017 5:17 PM
To: 'Julie Ghareeb'
Subject: RE: Tropical Grille Main Street

Julie,

Thank you, this looks great. Please put the TAC meeting date and time on your calendar and invite anyone that is involved with operating the business. Monday, October 16, between 1:00 and 3:00 pm in the first floor conference room of City Hall. The committee reviews each application separately, so please have a seat in the lobby when you arrive and we'll come there to call you when we're ready for you.

Thanks,

Nathalie Schmidt, AICP

Development Planner | Economic Development
nschmidt@greenvillesc.gov | www.greenvillesc.gov
PH: 864.467.4552 | FAX: 864.467.4510

From: Julie Ghareeb [mailto:julie@blackstreamre.com]
Sent: Tuesday, September 05, 2017 5:08 PM
To: Nathalie Schmidt <nschmidt@greenvillesc.gov>
Subject: Re: Tropical Grille Main Street

Hi Nathalie,

Thank you for all of your help today! I've attached the additional information for the zoning compliance application for Tropical Grille on Main Street. Please let me know if you need anything else!

Best,

Julie G. Ghareeb

BlackStream
7C Brendan Way
Greenville, SC 29615
Direct: [703.618.3600](tel:703.618.3600) | Office: [864.637.9302](tel:864.637.9302)

