



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.

Application #	<u>CW 17-851</u>	Fees Paid	<u>250</u>
Date Received:	<u>9-11-17</u>	Accepted by	<u>[Signature]</u>
Date deemed complete		App	Deny Conditions



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: JESSE CARIER MIDTOWN STATION LLC
*Operator of the proposed use; permit may be limited to this entity. Name Title / Organization
Midtown Station LLC

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

MAILING ADDRESS: 7C BRENDAN WAY GREENVILLE SC 29615
 PHONE: 8643143418 EMAIL: JESSE@BLACKSTREAMRE.COM

PROPERTY OWNER: MIDTOWN STATION LLC
 MAILING ADDRESS: 2131 WOODRUFF RD STE 2100 #325, GREENVILLE SC 29607
 PHONE: _____ EMAIL: _____

PROPERTY INFORMATION

STREET ADDRESS: 7 McADOO AVENUE GREENVILLE SC 29607
 TAX PARCEL #: 0196000702900 ACREAGE: 0.175 ZONING DESIGNATION: R-6

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE: THE APPLICANT IS REQUESTING A CONDITIONAL USE FOR A FUTURE PARKING LOT TO SERVE AS A BUFFER FOR THE RESIDENTIAL HOUSES & FUTURE COMMERCIAL DEVELOPMENT ON LAURENS RD & TO SERVICE PARKING NEEDS FOR FUTURE DEVELOPMENT.

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 19-2.3.8, 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

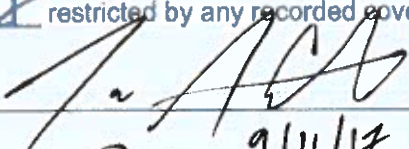
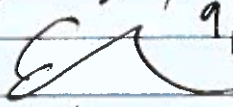
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
9/11/17	DATE
	PROPERTY OWNER SIGNATURE
9/11/17	DATE

**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.**

SEE ATTACHED

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.

SEE ATTACHED

APPLICANT RESPONSE TO SECTION 19-2.3.6(D), STANDARDS – CONDITIONAL USE PERMIT

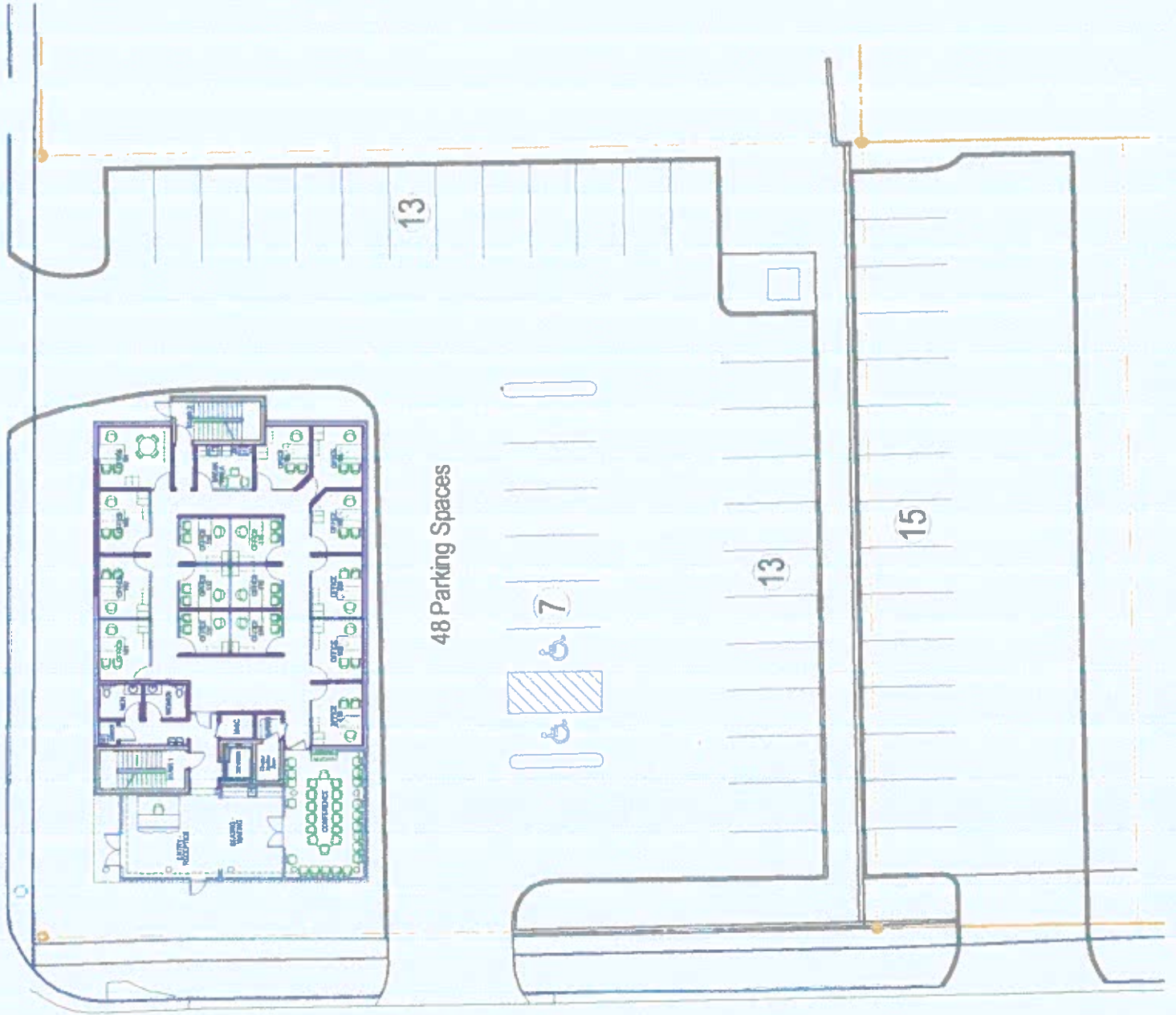
MIDTOWN STATION, LLC.

1. Midtown Station, LLC has plans to develop the current parking lot located at 504 Laurens Road (Corner of McAdoo and Laurens; TMS# 0196000700300). The Planned development consists of a ±20,000 SF mixed use building including ±10,000 SF of office and ±10,000 SF of multi-family. The parking will be on ground level of 504 Laurens Road, and will meet code requirements. The applicant is requesting a conditional use approval of 7 McAdoo Avenue (TMS#0196000702900) to demolish the current improvement (single family detached home) and to use the lot as a parking lot and buffer zone between the proposed commercial development and current adjacent residential property at 9 McAdoo Avenue. While design has not been advanced we will work with City staff and the community to develop the lot in accordance with this proposal and all applicable design and community standards and forthcoming agreements for design.
2. The immediate area and surrounding neighborhood will benefit from the redevelopment of 504 Laurens Road with the proposed conditional use of 7 McAdoo Avenue and proposed mixed-use office building. Being an urban arterial roadway there is already significant infrastructure in place along Laurens Road to adequately serve this proposed development. We are not aware of any concerns with the ability of existing nearby infrastructure to properly support this redeveloped site. Existing infrastructure systems should be sufficient to serve the area without detriment and additional improvements should not be necessary.

Site redevelopment and the ability to provide additional buffering between the planned commercial mixed-use development and parking lot adjacent to the residential property at 9 McAdoo Avenue will be an improvement compared to the existing site.

LAURENS ROAD

MCADOO AVENUE
(60' PUBLIC R/W)



48 Parking Spaces

MidTown Station

Laurens Road
Greenville, SC 29601

Sperry Van Ness
ARCHITECTS

R. Bradley Van Nance
Architect P.A.
10 Armadillo Drive
Taylors, SC 29687
Tel: (864) 325-0647
Fax: (864) 325-0648
www.sperryvanness.com

Project No. 17xx
Sheet No.
SD-4a
June 19, 2017