



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>Cu. 17 - 842</u>	Fees Paid	<u>250</u>
Date Received:	<u>9-7-17</u>	Accepted by	<u>[Signature]</u>
Date deemed complete	_____	App Deny Conditions	_____



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Shawnequa Burgess Owner
*Operator of the proposed use; permit may be limited to this entity.
 Name Title / Organization

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

MAILING ADDRESS: 132 Glenn Rd Greenville SC 29607

PHONE: 864-735-5258 **EMAIL:** ladelldacook@gmail.com

PROPERTY OWNER: Palmetto Real Estate Trust ✓

MAILING ADDRESS: 45 Liberty Ln, Greenville, SC 29607

PHONE: 864-233-6007 **EMAIL:** MANAGER@palmetto-trust.com

PROPERTY INFORMATION

STREET ADDRESS: Ste # E 3214 Augusta St Greenville SC 29605

TAX PARCEL #: 0211000800501 **ACREAGE:** 2.53 **ZONING DESIGNATION:** C-3 CGRN48

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE: Grandfather as lounge, restaurant.
Tasty Soul Food & Bar

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.

<u><i>[Signature]</i></u>	APPLICANT SIGNATURE
<u>9/6/17</u>	DATE
<u><i>[Signature]</i></u>	PROPERTY OWNER SIGNATURE
<u>September 6th 2017</u>	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**.

Our Goals is to open a Soulfood Restaurant & Bar that
is made with real homecook food to feed the Soul using ~~no~~ real
products for healthier eating

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.

N/A



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Shaunnequa L. Burgess Phone 864-735-5258

Mailing Address 132 Glenn Rd Greenville SC 29607

Email ladelldacook@gmail.com

Signature of Applicant [Signature] Date 9-6-17

Property Owner

Name Palmetto Real Estate Trust Phone 864-233-6007

Mailing Address 1 45 Liberty Ln, Greenville, SC 29607

Email MANAGER@PALMETTO-TRUST.COM

Signature of Property Owner [Signature] Date 09.06.17

Property Information

Address 3214 Augusta Rd. Greenville SC. 29607

TMS# 0211000800501 Zoning District Designation C3 - CGRN48

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 ✓

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)

*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



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.

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 Restaurant is located around clothing stores and other shopping places to give customers somewhere to eat after shopping.

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.

The restaurant & Bar will not interfere with any current parking or loading. The noise level will be appropriate for no disturbance.

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.

Operating Plan

1) Type of Use: Restaurant & Bar

2) Days & Hours of Operation:
Wednesday thru Sunday
11³⁰am - 2am

3) Staffing Schedule:

Bartenders

• 1st Shift 11am - 7pm

• 2nd Shift 7pm - 2am

Servers

• 1st Shift 11am - 7pm

• 2nd Shift 7 - 2am

Dishwasher

• 1st Shift 12noon - 6³⁰p

• 2nd Shift 7p - 1³⁰p

Cook

• 1st Shift:

10³⁰a - 6³⁰p

• 2nd Shift:

5³⁰p - 1³⁰p

4. Kitchen Equip Schedule:

5.) Menu: (attached)

Hours of Food Service: 11³⁰ a - 1³⁰ am

6.) Parking for Customers & Employees
· Large parking lot for customers
& a separate parking for employees!

7.) Designated Smoking Area:

8.) Type of Entertainment:

Free Wifi

· to I.V.: to enjoy football &
other sports. Or just for general TV
watchers.

9.) Closing / "Last Call" Procedures

· Announcement will be made for the kitchen & the last call for alcohol will be announced.

Security Procedures:

Business Plan: On Paper

Security Procedures:

· Will have an individual at the door to check ID's and they will be staffed from (8pm - 2pm)

TASTY

soul food restaurant & bar

Side Meat

\$3.49 - \$9.49

Sides

\$2.49

Drinks

\$1.99

Desserts

\$3.99

Wednesday

WINGS (3)

BAKED CHICKEN
(WHITE OR DARK)

PORK CHOP
(1 GRILLED OR FRIED)

COUNTRY FRIED CHICKEN
(CHICKEN BREAST)

CUBED STEAK

SPAGHETTI

sides

BROCCOLI CASSEROLE

CABBAGE

COLLARDS

CORN ON THE COBB

GREEN BEANS

LIMA BEANS

MACARONI & CHEESE

MASHED POTATOES

RICE & GRAVY

YAMS

Thursday

WINGS (3)

BAKED CHICKEN
(WHITE OR DARK)

COUNTRY FRIED CHICKEN
(CHICKEN BREAST)

TURKEY LEGS

TURKEY NECKS

MEATLOAF

sides

COLLARDS

DRESSING

GREEN BEANS

MACARONI & CHEESE

MASHED POTATOES

MIXED VEGGIES

POTATO SALAD

YAMS

Friday

WINGS (3)

BAKED CHICKEN
(WHITE OR DARK)

PORK CHOP
(1 GRILLED OR FRIED)

COUNTRY FRIED CHICKEN
(CHICKEN BREAST)

FRIED FISH
(WHITING FILLET OR
CROAKER WHOLE)

ALFREDO
(CHICKEN OR SHRIMP)

PIGS FEET (3 HALVES)

SHRIMP & GRITS

RIBS

sides

BROCCOLI CASSEROLE

COLLARDS

CORN ON THE COBB

GREEN BEANS

GRITS

MACARONI & CHEESE

MASHED POTATOES

RICE & GRAVY

Saturday

WINGS (3)

BAKED CHICKEN
(WHITE OR DARK)

PORK CHOP
(1 GRILLED OR FRIED)

PIGS FEET
(3 HALVES)

CHITTERLINGS

OXTAILS

sides

BROCCOLI CASSEROLE

COLE SLAW

COLLARDS

GREEN BEANS

MIXED VEGGIES

POTATO SALAD

RICE & GRAVY

YAMS

Sunday

WINGS (3)

BAKED CHICKEN
(WHITE OR DARK)

PORK CHOP
(1 GRILLED OR FRIED)

PIGS FEET
(3 HALVES)

TURKEY LEGS

COUNTRY FRIED CHICKEN
(CHICKEN BREAST)

sides

BROCCOLI CASSEROLE

COLLARDS

GREEN BEANS

MACARONI & CHEESE

MIXED VEGGIES

POTATO SALAD

RICE & GRAVY

YAMS

◊ **Desserts:** PEACH COBBLER AND BANANA PUDDING ARE AVAILABLE DAILY FOR \$3.99 PER SERVING.