



Office Use Only:
Application# _____ Fees Paid _____
Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Vivian Valdivia Development Officer/McDonald's
* Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: John Connelly/Kristin Lang Britt, Peters & Associates, Inc.
(Optional) Name Title / Organization

MAILING ADDRESS: 110 N Carpenter Street, Chicago, IL 60607

PHONE: 678-357-5698 **EMAIL:** vivian.valdivia@us.mcd.com

PROPERTY OWNER: McDonald's Real Estate Company

MAILING ADDRESS: 110 N Carpenter Street, Chicago, IL 60607

PHONE: _____ **EMAIL:** _____

PROPERTY INFORMATION

STREET ADDRESS: 2200 Augusta Road

TAX PARCEL #: 0215000100401 **ACREAGE:** 0.84 **ZONING DESIGNATION:** C-2

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:
Existing McDonald's restaurant to be remodeled.

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

- 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 special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.
- 3. 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.
- 4. You must attach the required application fee: \$250.00
- 5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. 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.**
- 6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

Applicant Signature

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. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

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.

John A. Goff
11/30/20

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

DocuSigned by:

Vivian Valdivia
BCE27F74DCE44312/3/2020

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

No change to existing use is proposed.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

Existing drive thru equipment to be updated. While a second order point is being proposed with the remodel, the layout of the drive thru will essentially be in the same location as it has existed since it was installed.

3. 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 store originally opened October 30, 1968. The area is zoned C-2 with local businesses including banks, grocery stores and restaurants. Remodel and update will not decrease property values.

4. 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 proposed double order point will maintain the single lane drive through configuration but will increase the efficiency of the overall drive through. The adjacent properties should not see any change from the existing routing.

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

The addition of the double order point will still maintain the existing single lane drive through that has existed on the site for some time.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

The drive thru has been existing since the store opened October 30, 1968.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Adequate infrastructure is available.

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

Restaurant with drive thru is permitted in C-3 and S-1. Permitted with Special Exception in C-1, C-2 and C-4.



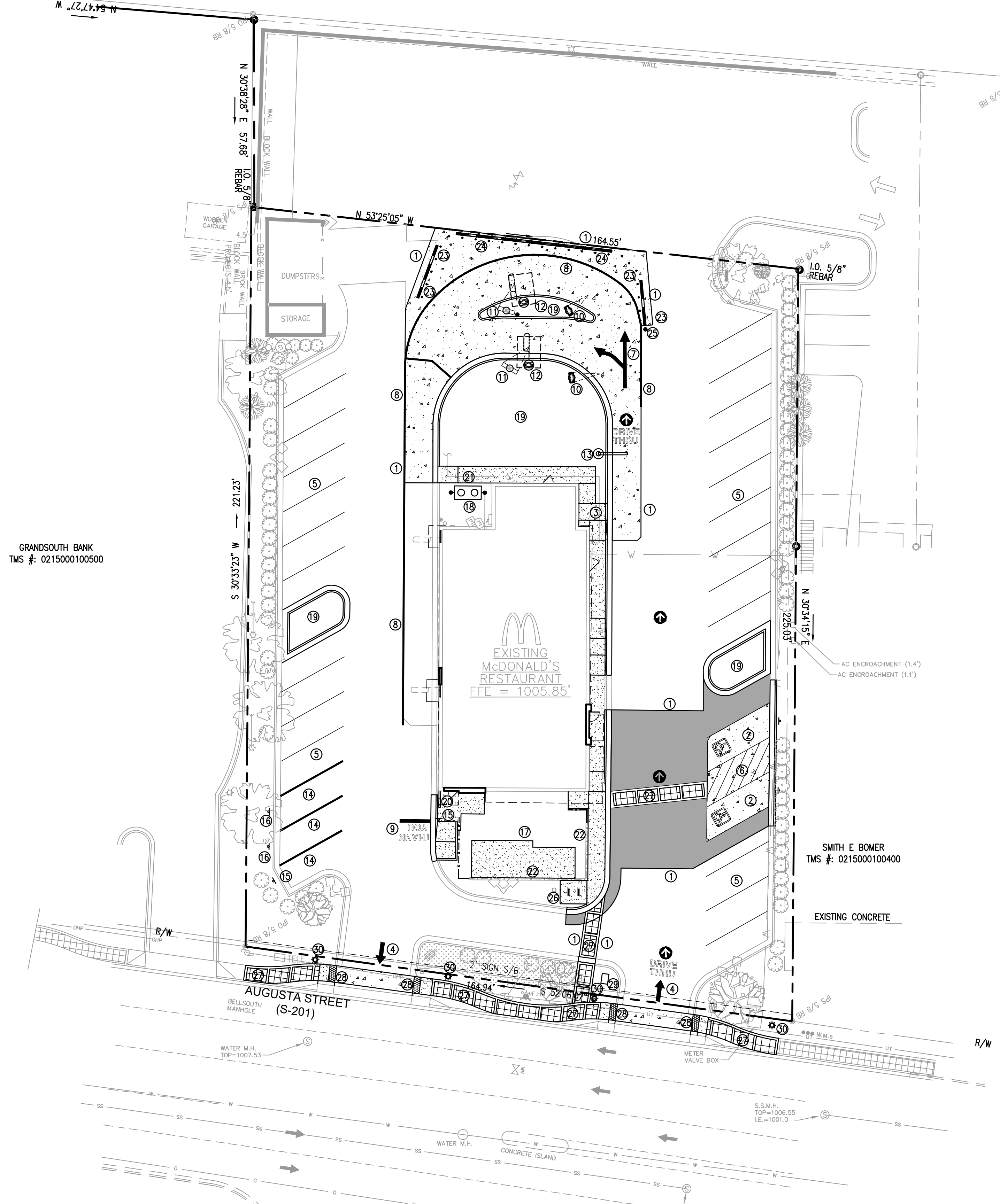
KEY NOTES:

- 1 MATCH EXISTING PAVEMENT ELEVATIONS
2 CONSTRUCT ACCESSIBLE PARKING AREA. REFER TO SHEET C-4.0.
3 INSTALL DELIVERY RAMP (1:12 MAX).
4 PAINT DIRECTIONAL ARROWS PER DETAIL SHEET SD-1.2
5 PAINT 4" WIDE STRIPE, WHITE PER MCDONALD'S SPECIFICATIONS.
6 PAINT 4" WIDE STRIPES, WHITE @ 45' 2'-0" O.C. PER MCDONALD'S SPECIFICATIONS.
7 PAINT "DRIVE-THRU" DIRECTIONAL ARROW, YELLOW PER DETAIL SHEET SD-1.2
8 PAINT 6" WIDE YELLOW STRIPE ON ASPHALT FROM EDGE OF CONCRETE DRIVE-THRU LANE
9 PAINT "THANK YOU" PER DETAIL SHEET SD-1.2
10 OUTDOOR DIGITAL PRE BROWSE BOARD (PER DETAIL SHEET SD-1.1 & SC-1.1): FOOTING AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
11 OUTDOOR DIGITAL MENU BOARD (PER DETAIL SHEET SD-1.1 & SC-1.1): FOOTING AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
12 CORE 16 CHARCOAL paneled SLIM SPRINGBOARD CANOPY (PER DETAIL SHEET SD-1.1): FOOTING AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
13 CORE 16 CHARCOAL paneled WELCOME POINT GATEWAY SIGN WITH "ANY LANE ANY TIME" (PER DETAIL SHEET SC-1.1): FOOTING BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
14 DESIGNATED DRIVE-THRU ORDER AND MOBILE ORDER PARKING STALL SHALL BE PAINTED WITH A YELLOW 4" WIDE STRIPE.
15 PULL FORWARD SIGN FOR DESIGNATED DRIVE-THRU ORDER PARKING STALLS PER DETAIL ON SHEET SD-1.1.
16 MOBILE ORDER SIGN FOR DESIGNATED MOBILE ORDER PARKING STALL PER DETAIL ON SHEET SD-1.1.
17 PATIO WITH CONCRETE SURFACE TO MATCH EXISTING. COORDINATE PATIO DETAILS WITH MCDONALD'S CONSTRUCTION MANAGER AND DECOR PLANS.
18 INSTALL 1500 GALLON GREASE TRAP. REFER TO SD-1.2. CLEAN PARKING LOT, REPAIR CRACKS, SEALCOAT ASPHALT AND RE-STRIPE LOT.
19 STABILIZE ALL NON-PAVED DISTURBED AREAS WITH VEGETATION. REFER TO LANDSCAPE PLAN BY OTHERS FOR FURTHER INFORMATION.
20 INSTALL 5' LONG HANDRAIL A MINIMUM OF 18" FROM LATCH SIDE OF DOOR.
21 CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITY LATERALS AND COORDINATE WITH MCDONALD'S ACM IF DRIVE THRU FOUNDATIONS ARE IN CONFLICT.
22 PAINT PATIO WALLS TO MATCH BUILDING.
23 INSTALL CONCRETE RETAINING WALL WITH GUARD POSTS SPACED @ 4'-0" O.C. REFER TO C-4.0 FOR WALL ELEVATIONS AND SD-1.2 FOR DETAILS.
24 INSTALL CONCRETE RETAINING WALL WITH FENCE ON TOP AND GUARD POSTS SPACED @ 4'-0" O.C. REFER TO C-4.0 FOR WALL ELEVATIONS AND SD-1.2 FOR DETAILS.
25 INSTALL GUARD POST. REFER TO SD-1.2.
26 INSTALL BIKE RACK PER CITY OF GREENVILLE STANDARD DETAIL. REFER TO SD-1.3.
27 INSTALL CONCRETE SIDEWALK PER CITY OF GREENVILLE STANDARD DETAIL. REFER TO SD-1.3.
28 INSTALL DETECTABLE WARNING SURFACE PER CITY OF GREENVILLE STANDARD DETAIL. REFER TO SD-1.3
29 PROPOSED MONUMENT SIGN. REFER TO SIGN PACKAGE FOR DETAILS.
30 CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY AND CITY OF GREENVILLE FOR INSTALLATION OF STREET LIGHTS (MITCHELL II FIXTURE WITH TYPE D POLE)

GENERAL SITE NOTES:

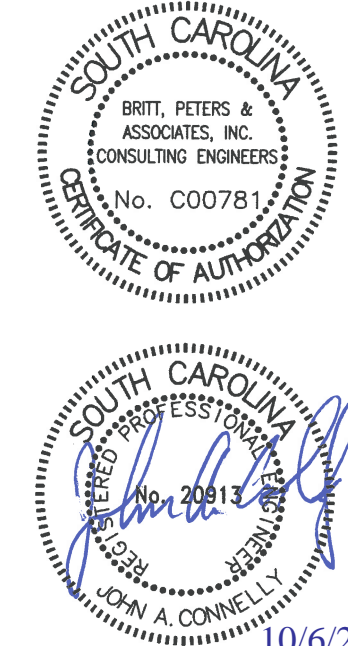
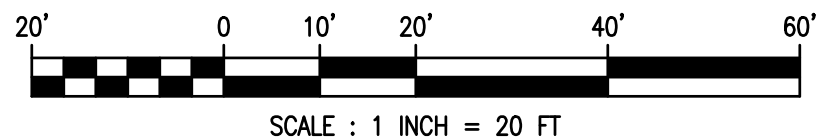
- 1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT SC 811 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
9. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
10. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.
11. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
12. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 4504500384E, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
13. TMS #: 0215000100401
14. PROPERTY SIZE: 0.84 ACRES
DISTURBED AREA: 0.3 ACRES
15. PAVEMENT SPECIFICATIONS: CONTRACTOR TO REFER TO SOILS REPORT FOR SITE SPECIFIC PAVEMENT SPECIFICATIONS. MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE IF TESTS PROVE CORRECT. PER ABOVE SPECIFICATION, TESTS WILL BE AT MCDONALD'S EXPENSE, OTHERWISE, GENERAL CONTRACTOR WILL BE CHARGED.
16. ALL SITE CONCRETE IS TO BE TREATED WITH WATER REPELLANT CONCRETE SEALER TO PROTECT THE SURFACES FROM SPALLING AND DAMAGE FROM CHEMICAL ATTACK OF CHLORIDE SALTS. SEALER SHOULD BE SILANE/SILOXANE WATER REPELLANT. RECOMMENDATIONS INCLUDE PROSO-CO-SALTGUARD OR V-SEAL 102 WINTERGUARD.

Table with ZONING REQUIREMENTS, SITE ZONING: C-2 - LOCAL COMMERCIAL DISTRICT, BUILDING SETBACKS, EXISTING PARKING, PARKING REQUIREMENTS, PROPOSED PARKING, and BIKE PARKING details.



LEGEND

- EXISTING PROPOSED
CURB & GUTTER REFER TO SD-1.2
CONCRETE SIDEWALK REFER TO SD-1.2
CONCRETE PAVEMENT REFER TO SD-1.2
CONCRETE RETAINING WALL WITH FENCE ON TOP REFER TO C-4.0
GUARD RAIL REFER TO SD-1.2



Project information including: PREPARED BY: BRITT PETERS AND ASSOCIATES INC., DRAWN BY: MPM, STD ISSUE DATE, REVIEWED BY: JAC, DATE ISSUED: 06/27/2018, TITLE: SITE PLAN, SHEET NO.: C-3.0, SITE PLAN.