



City of Greenville

Notice of Administrative Decision for Application # CU 21-735

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 1501 E NORTH ST STE 102 (TMS#: 019000-02-07000)

Application: Application by Gregory R McPhee, Extra Crispy LLC, for a **CONDITIONAL USE** to establish a restaurant with indoor and outdoor seating in the C-1, Neighborhood commercial district, located at **1501 E. North St.** (TM# 019000-02-07000).

Decision: Approved with Conditions

Conditions:

- 1) The operation of the establishment shall comply with the use-specific standards for commercial uses and eating establishments contained within 19-4.3.3(A) and 19-4.3.3(C) of the Land Management Ordinance.
- 2) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 9/17/21 the Applicant, Gregory R. McPhee **dba "MR. CRISP"**; requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; and Section 19-4.3.3, *Use Specific Standards*, of the Greenville City Code to establish a restaurant with indoor and outdoor seating in the C-1, Neighborhood commercial district. Notice was mailed to property owners within 300 feet of the subject property on September 17, 2021.

Findings:

- The use 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 infrastructure capacity is adequate to serve the conditional use.
- The use complies with the standards for granting a special exception:

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.



Kristopher Kurjiaka
Principal Development Planner

October 8, 2021
Date



Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____

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

APPLICANT / PERMITTEE*: Gregory R. McPhee Managing Partner Extra Crispy 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: 2 Mesa Drive Greenville, SC 29609

PHONE: (803) 445-9198 EMAIL: info@theanchoragerestaurant.com

PROPERTY OWNER: Richard Lynch

MAILING ADDRESS: 309 East Stone Avenue, Greenville, SC 29609

PHONE: (864) 630-0254 EMAIL: RLynch@psbKcpas.com

PROPERTY INFORMATION

STREET ADDRESS: 1501 1503 East North Street Suite 102, Greenville, SC 29601

TAX PARCEL #: 090000207011 ACREAGE: 1.7 ZONING DESIGNATION: C-1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Full Service Eating Establishment

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

9-9-21
DATE


PROPERTY OWNER SIGNATURE

9-9-21
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 Document

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 Document

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:

In reference to Section 19-4.3.3 Section A outlining general requirements:

- We believe our plans and the anticipated augmentation to the building will bring value to the property and only benefit the neighborhood. The site plan has in ground waste management and ample room to allow for proper disposal of waste that will lend itself to a neat and tidy property.
- The site plan allows for cars to be channeled through our parking area and includes a second exit along the back of the property as not to congest East North Street if patrons are attempting to turn left out of the parking area. It also includes the ability to loop around when looking for parking without venturing into the residential area behind the restaurant.
- All deliveries and waste removal will be conducted during daytime hours and will not conflict with any city ordinances.
- We are a full-service restaurant and do not anticipate an issue with loitering. Most of our business will be procured using a reservation system which should help to stagger the flow of people in and out of the building. Standing will not be allowed on the patio in our desired dining area.
- We do not intend to amplify sound outside the structure and the music playing inside the restaurant will not be directed towards the outside and will be at a reasonable level and will cease with the closing of the restaurant which will be around 9:30pm.
- We will not be open to the public later than 9:30 and do not see any issues arising from late night activities.

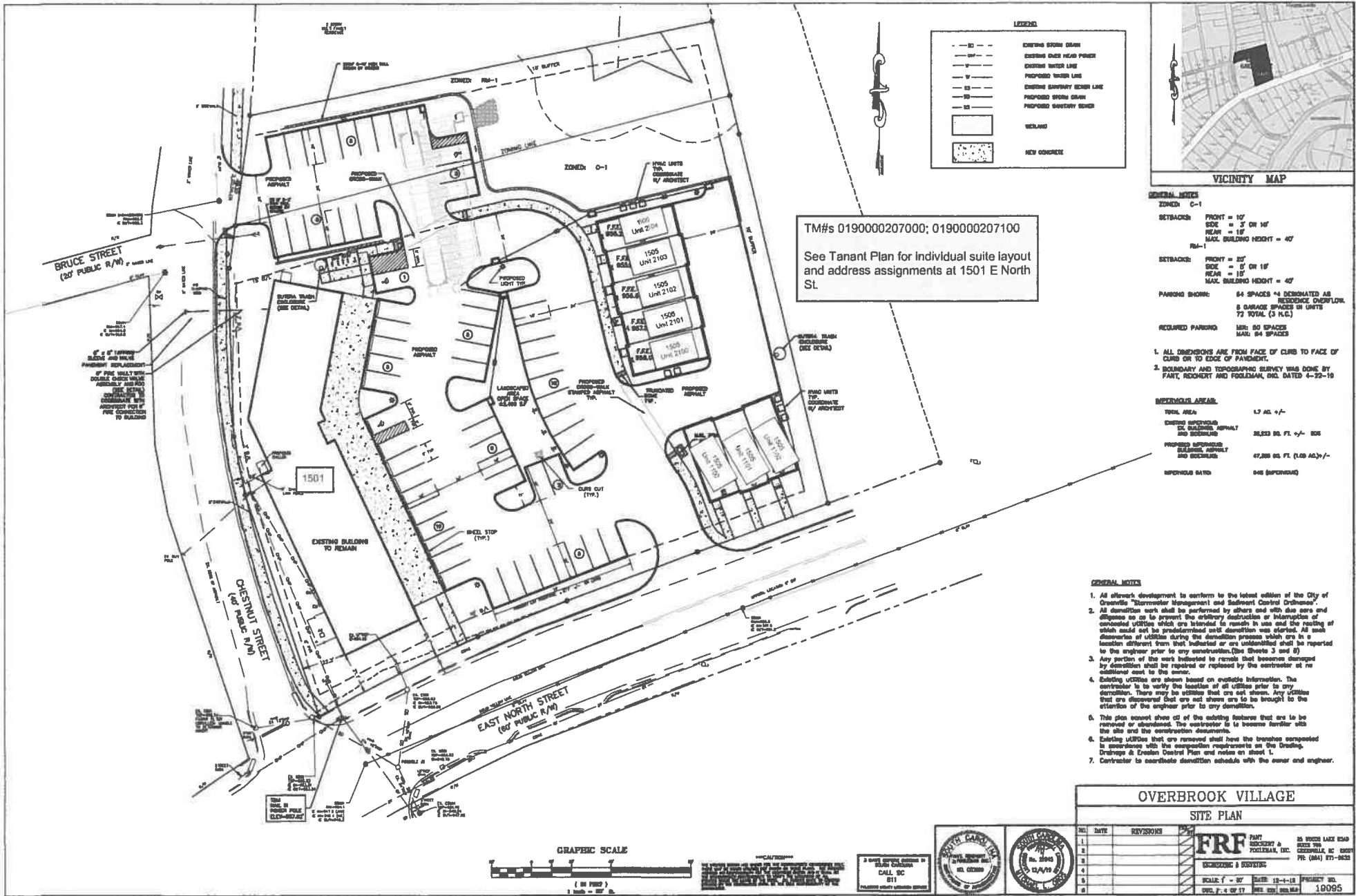
In reference to Section 19-4.3.3 Section C outlining eating establishments:

- We will not encroach on any public sidewalks or pathways and intend to have a very clear ingress and egress area.
- We will not offer live entertainment inside or outside.
- Our square footage is 2559 approximately which is well under the 3500 limits.
- Our operating hours will range from 11am and 9:30pm and fall within the requirements.
- We have completed and submitted a special exemption permit to sell alcohol.
- We are in the process of submitting all paperwork necessary with SLED for our ABL License.

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

The owner of the property before our proposed improvements has worked with the city to devise a site plan that allows for these factors to be considered.

- Our parking lot provides the required spaces for our square footage and allows for traffic to turn around on the property as not to disrupt the residential properties behind us.
- East North Street at our location has a turning lane that will prevent cars turning into the property from blocking the flow of traffic.
- All trash and recycling services will be stowed in areas that will not allow for any contents to seep into the ground water or sewer systems.
- In ground grease interceptors are in place on property and are pending approval from ReWa.
- We are not closely located to any schools or churches and do not see our presence disturbing their traffic, schedules, or services.
- We are also not located next to any green space or parks.
- We will have a fire and life alarm system in place as well as sprinklers that will adhere to all codes and requirements.
- All exhaust fans will be equipped with the proper fire suppression systems to satisfy the Fire Department.



LEGEND

---	EXISTING STORM DRAIN
---	EXISTING GWS HEAD PIPES
---	EXISTING WATER LINES
---	PROPOSED WATER LINES
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED SANITARY SEWER
□	WELAND
□	NEW CONCRETE



TM#s 0190000207000; 0190000207100
 See Tenant Plan for individual suite layout and address assignments at 1501 E North St.

GENERAL NOTES

ZONED: C-1

SETBACKS: FRONT = 10'
 SIDE = 5' OR 10'
 REAR = 15'
 MAX. BUILDING HEIGHT = 40'

RM-1

SETBACKS: FRONT = 20'
 SIDE = 5' OR 10'
 REAR = 15'
 MAX. BUILDING HEIGHT = 40'

PARKING SPACES: 64 SPACES *4 DEMONSTRATED AS RESIDENCE CHESTLON, 8 GARAGE SPACES IN UNITS, 72 TOTAL (3 P.C.)

REQUIRED PARKING: MIN: 60 SPACES
 MAX: 64 SPACES

- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB OR TO EDGE OF PAVEMENT.
- BOUNDARY AND TOPOGRAPHIC SURVEY WAS DONE BY PAUL, HODGKIN AND FOLEMAN, INC. DATED 4-22-19

SPENCER AREA:

TOTAL AREA: 1.7 AC +/-

EXISTING IMPROVED: 24 BUILDINGS, ASPHALT AND CONCRETE: 38,233 SQ. FT. +/- 100'

PROPOSED IMPROVED: 47,268 SQ. FT. (1.8 AC.) +/-

SPENCER SATIS: 646 (SPENCER)

- GENERAL NOTES**
- All site work development to conform to the latest edition of the City of Greenville "Stormwater Management and Sediment Control Ordinance".
 - All demolition work shall be performed by others and with due care and diligence so as to prevent the arbitrary destruction or interruption of contiguous UTILITIES which are intended to remain in use and the routing of which could not be predetermined until demolition was started. All new discoveries of UTILITIES during the demolition process which are in a location different from that indicated or are unidentified shall be reported to the engineer prior to any construction. (See Sheets 3 and 6)
 - Any portion of the work indicated to remain that becomes damaged by demolition shall be repaired or replaced by the contractor at no additional cost to the owner.
 - Existing UTILITIES are shown based on available information. The contractor is to verify the location of all UTILITIES prior to any demolition. There may be UTILITIES that are not shown. Any UTILITIES that are discovered that are not shown are to be brought to the attention of the engineer prior to any demolition.
 - This plan cannot show all of the existing features that are to be removed or abandoned. The contractor is to become familiar with the site and the construction documents.
 - Existing UTILITIES that are removed shall have the branches compacted in accordance with the compaction requirements on the Grading, Drainage & Erosion Control Plan and notes on sheet 1.
 - Contractor to coordinate demolition schedule with the owner and engineer.

OVERBROOK VILLAGE
SITE PLAN

NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			

FRF PART 7577
 ENGINEER & ARCHITECT
 FOLEMAN, INC.
 12/4/19

SCALE: 1" = 20'
 DATE: 12-4-19
 SHEET NO. 001.001

19095



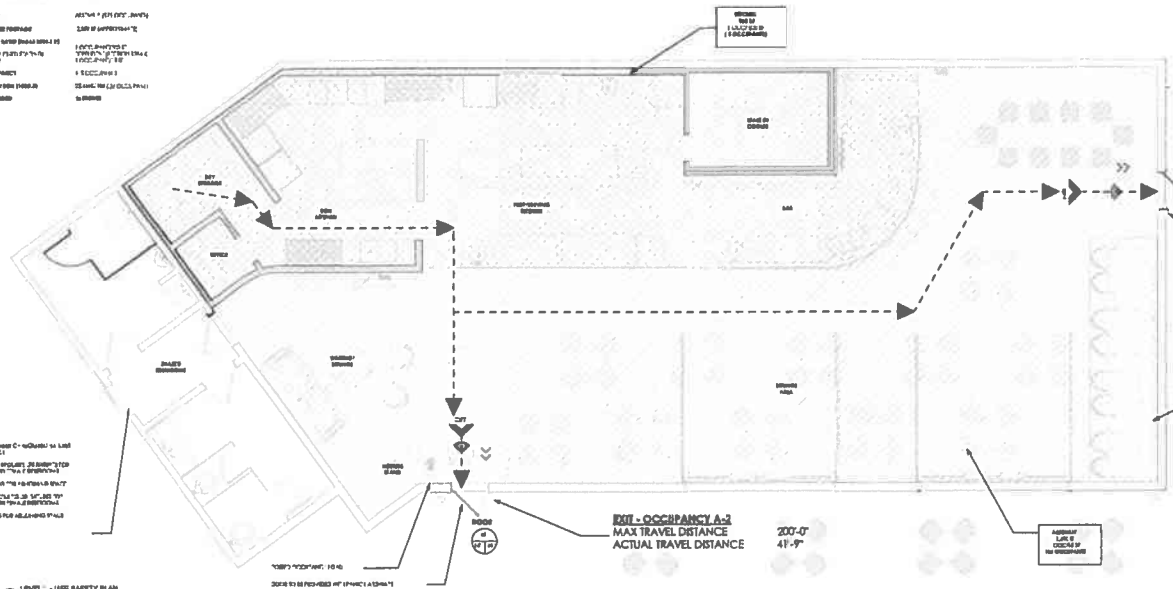
3 HOUR OFFICIAL RECORD BY
 CALL SC
 811



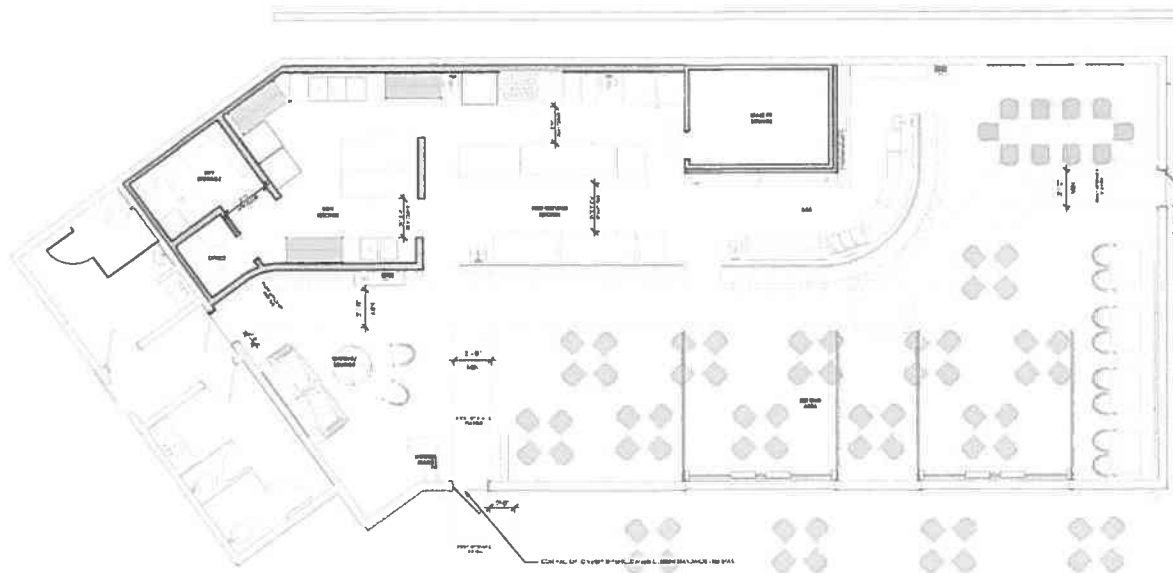
MR. CRISP LIFE SAFETY

SYMBOLS
 ROOM NUMBER
 OCCUPANCY
 EGRESS ROUTE
 FIRE ALARMS
 EXITS
 STAIRS
 ELEVATOR

NOTES
 1. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE DETECTORS.
 2. ALL ROOMS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS.
 3. ALL ROOMS SHALL BE EQUIPPED WITH FIRST AID KITS.
 4. ALL ROOMS SHALL BE EQUIPPED WITH EMERGENCY ILLNESS AND INJURY KIT.
 5. ALL ROOMS SHALL BE EQUIPPED WITH EYE WASH STATION.
 6. ALL ROOMS SHALL BE EQUIPPED WITH SHOWER FACILITY.
 7. ALL ROOMS SHALL BE EQUIPPED WITH FIRST AID KIT.
 8. ALL ROOMS SHALL BE EQUIPPED WITH EYE WASH STATION.
 9. ALL ROOMS SHALL BE EQUIPPED WITH SHOWER FACILITY.



LEVEL - LIFE SAFETY PLAN
 100'-1'-0"



LEVEL - ACCESSIBILITY PLAN
 100'-1'-0"

A. ROOM FINISHES

- CEILING FINISHES
- FLOOR FINISHES
- WALL FINISHES

B. ROOM EQUIPMENT FINISHES

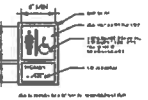
- DOOR
- WINDOW
- STAIR
- ELEVATOR
- PLUMBING
- ELECTRICAL
- MECHANICAL
- TELEPHONE
- TELEVISION
- VIDEO
- AUDIO
- DATA
- NETWORK
- SECURITY
- ENVIRONMENTAL
- ENERGY
- CONSTRUCTION
- FINISHES

C. LIFE SAFETY SYMBOLS

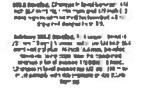
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D. NOTES

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BATHROOM SCHEMATIC
 100'-1'-0"



THRESHOLD DETAIL
 100'-1'-0"

Revision Schedule		
No.	Description	Date

MR. CRISP
 GREG AND BETH MCPHIE
 1501 EAST NORTH STREET, SUITE 102 GREENVILLE, SC 29607



1000 EAST NORTH STREET
 GREENVILLE, SC 29607
 TEL: 864.233.1111
 FAX: 864.233.1112
 WWW.PROJECTPLUS.COM

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 GREENVILLE, SC 29607
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LIFE SAFETY/ACCESSIBILITY

A1.1