



City of Greenville
Notice of Administrative Decision for Application # CU 21-436

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

Property Address: 2310 E NORTH ST. STE. F (TMS#: 028000-02-06800)

Application: Conditional Use Permit to operate a retail use in a C-1 district, TREE OF ETERNAL LIFE

Decision: Approved with Conditions

Conditions:

- 1) The gross floor area shall not exceed 1,200 square feet.
- 2) The hours of operation shall be limited to the hours between 6:00 a.m. and 9:00 p.m.
- 3) 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 5/27/21 the Applicant, Mr. Mandrill Montgomery **dba "TREE OF ETERNAL LIFE"**; 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 operate a retail use in a C-1, Local Commercial, zoning district. Notice was mailed to property owners within 300 feet of the subject property on May 28, 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.

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.

Matthew D. Lonnerstater, AICP
Development Planner

June 11th, 2021

Date



Office Use Only:

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

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

APPLICANT / PERMITTEE*: Mandrell Montgomery CO-OWNER
*Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.

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

MAILING ADDRESS: 2310 E. North Street Greenville SC 29607-1254 SUITE F
PHONE: 404 550 5990 EMAIL: Mandrell.MONTGOMERY@GMAIL.COM

PROPERTY OWNER: JACK & SHAW

MAILING ADDRESS: PO BOX 5835 Greenville SC 29606-5835
PHONE: 864-233-6391 EMAIL: RONSHAW@ShawresourcesINC.COM

PROPERTY INFORMATION

STREET ADDRESS: 2310 E NORTH STREET GREENVILLE SC 29607-1254 SUITE F
TAX PARCEL #: 00280.00-02-068.00 ACREAGE: 0.034435 ZONING DESIGNATION: C-1
00280.00-02-068.00

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

RETAIL SALES SEE ATTACHED

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>Markell M. Hays</u>	APPLICANT SIGNATURE
<u>May 20, 2021</u>	DATE
<u>[Signature]</u>	PROPERTY OWNER SIGNATURE
<u>5/24/21</u>	DATE

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

(You may attach a separate sheet)

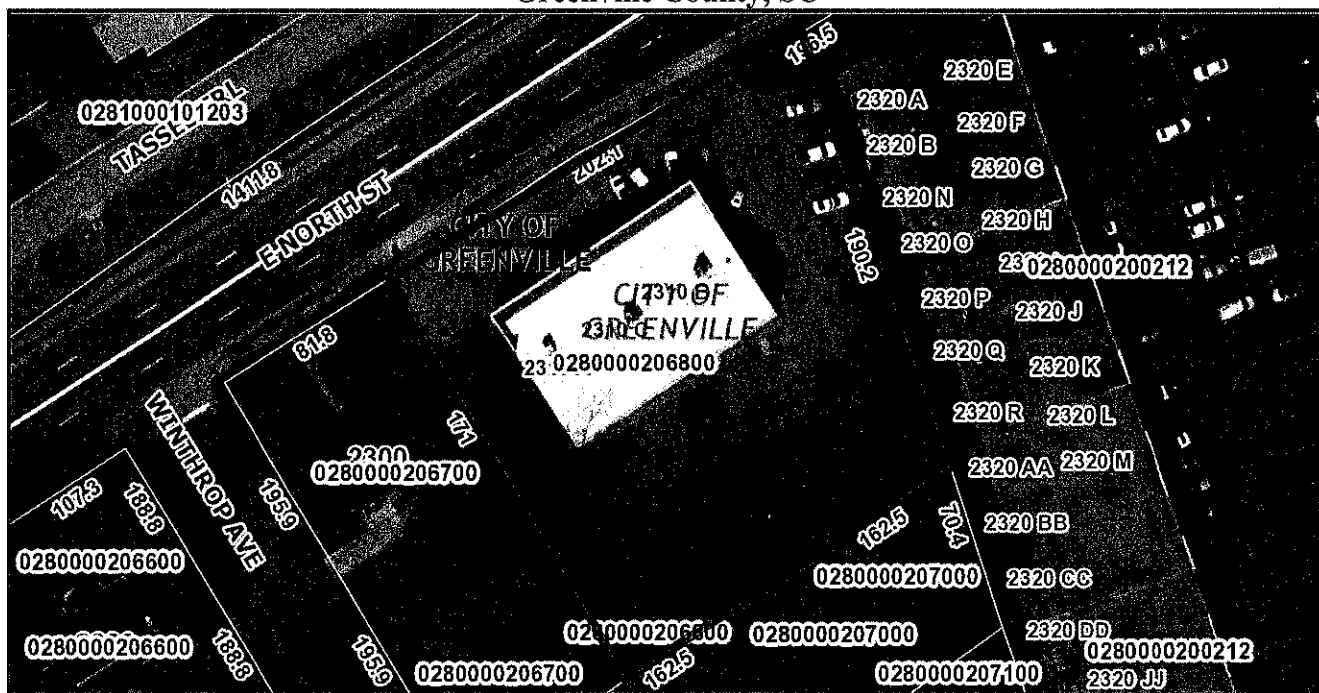
1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

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

Greenville County, SC



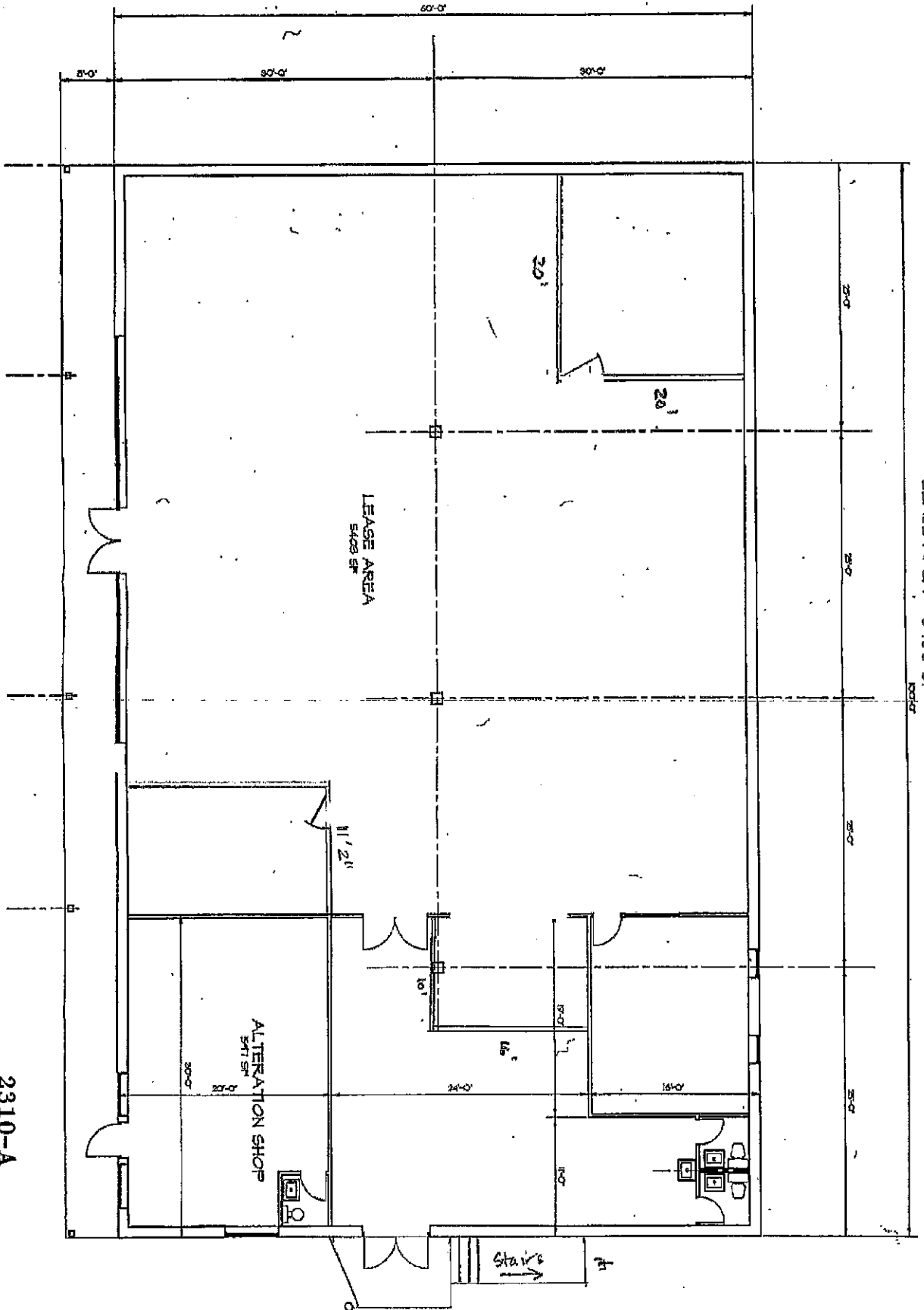
PIN / Tax Map #	0280000206800	Jurisdiction	1
Owner Name	Shaw Jack E	Land Use	421
Owner Name 2		Legal Description	20 21
Mailing Address	Po Box 5835	Subdivision	College Heights
City	Greenville	Site Address Number	02310
State	SC	Site Address Street	NORTH
Zip Code	29606	Sale Price	\$0
In Care Of		Fair Market Value	\$650,700
Previous Owner		Taxable Market Value	\$650,700
Deed Date	10/19/1972	Taxes	\$13,710.32
Deed Book	0958	Date Taxes Paid	12/31/2020
Deed Page	270	Estimated Acres	0.799
Plat Book	YYY	Square Feet	0
Plat Page	67	Number of Bedrooms	0
Tax District	500	Number of Bathrooms	0
Market Area	C00077	Number of Half Baths	0

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

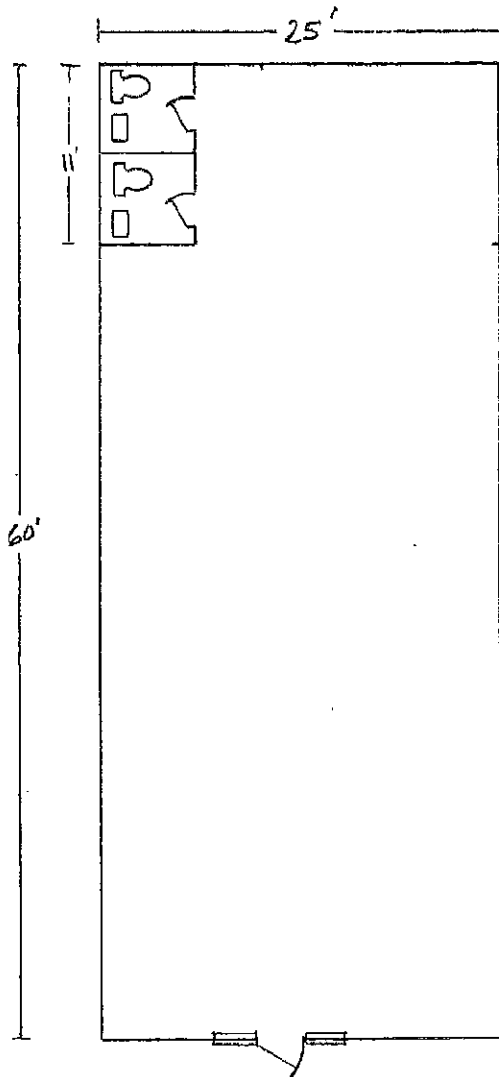


Map Scale
1 inch = 80 feet
5/24/2021

2310-A
5400 sq. ft.



Bldg dimensions 100' x 60'



1/8" SCALE

Suite F 25' X 60'

Applicant Response to Section 19-2.3. 6. (D), Standards -Conditional Use Permit for Retail Sales

1. Pursuant to the standards outlined in Section 19-4.3 of Greenville City Ordinance for retail sales and services the proposed establishment meets and or complies with the following C-1 standards.

a. The gross floor area shall not exceed 1,200 square feet.

The proposed retail area is 25 x 23 feet or 575 square feet, with storage area in the rear.

b. The hours of operation shall be limited to the hours between 6:00 a.m. and 9:00 p.m.

The proposed hours of operation are between 11:30 am and 7 pm.

c. The sale of alcoholic beverages shall require a special exception permit.

Alcoholic beverages will not be sold or stored at the proposed establishment.

d. Special exception permits, when required, shall be limited to the applicant, and shall not be transferrable.

The proposed establishment will not transfer special exception permits.

2. The infrastructure capacity is adequate to serve a small retail store.

Roads: There is adequate vehicular access to and from the establishment. There is more than adequate parking shared with four adjacent establishments of the same size. As a relatively small boutique retail store focused on online sales, we do not anticipate any substantial impact to current traffic or traffic flow.

Potable water: Drinking water is provided by the city and subject to established standards.

Sewage: sewage drainage is provided by the city and is adequate for the proposed establishment

Schools: The proposed establishment provides a service that may benefit students of all ages by providing healthy natural alternatives to junk food, aluminum based deodorants, lotions and other products. We promote a healthy lifestyle and healthy lifestyle choices.

Parks: The proposed establishment will have no impact on local parks.

Police: The proposed establishment will not have adverse impact on law enforcement or police services. A security system will be established.

Fire: The proposed establishment will practice fire safety, establish and maintain an early warning system as well as fire extinguishers.

Emergency Facilities: The proposed establishment will have lighted exit signs and a land line to contact emergency services.

Description of Proposed Land Use

The proposed store is in the rear of 2310 east north street, leased by Tree of Eternal Life, LLC. from the owner of the property Shaw Resources. The proposed store faces the posterior of building and is not visible from East North Street. The proposed store would be adjacent 4 other establishments of the same size and décor, specifically suite F. The leased suite is 25 x 60 feet. The proposed retail area is 25 x 23 feet in the front of the suite. The proposed storage area to the rear is 25 x 35 feet. It contains two rest rooms. There aren't proposed changes to the fundamental structure of the site or any proposed site improvements in the structure. There proposed establishment will be consistent with the establish décor of the surrounding buildings. There are not any topographic or natural features relevant to the permit request. Alcoholic beverages will not be sold nor contained within this establishment. The Tree of Eternal Life will sell natural products and items including but not limited to: aluminum-free deodorants, toothpastes,, various types of fabrics and other clothing items, books, and a small variety of natural food items.

with