



**City of Greenville**  
**Notice of Administrative Decision for Application # CU 21-453**

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

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

**Application:** Conditional Use Permit to establish a retail sales use within a C-1 zoning district.

**Decision:** Approved with Conditions

**Conditions:**

- 1) The gross floor area shall not exceed 1,200 square feet; and
- 2) The hours of operation shall be limited to the hours between 6:00 a.m. and 9:00 p.m.; and
- 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 6/07/21 the Applicant, Brian Krees **dba "KREES SALES & SERVICE"**; 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 sales use within a C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on June 11, 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 25<sup>th</sup>, 2021

Date



Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

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

**APPLICANT / PERMITTEE\*:** Brian Krees Managing Member Krees Sales & Service, LLC

<i>*Operator of the proposed use; permit may be limited to this entity.</i>	Name	Title / Organization
	Caleb Boyd	Broker / Joyner Commercial

<b>APPLICANT'S REPRESENTATIVE:</b> <i>(Optional)</i>	Name	Title / Organization
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MAILING ADDRESS: 168 Spring Crossing Circle, Greer SC. 29605

PHONE: 8643345232 EMAIL: brian@kreespromos.com

**PROPERTY OWNER:** Jack E. Shaw

MAILING ADDRESS: 126 Millport Circle - Suite 200 Greenville, SC 29607

PHONE: 864-233-6391 EMAIL: ronshaw@shawresourcesinc.com

**PROPERTY INFORMATION**

STREET ADDRESS: 2310 E. North Street Greenville, SC 29607 (Unit E)

TAX PARCEL #: 0280000206800 ACREAGE: .799 ZONING DESIGNATION: C1

**REQUEST**

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

**DESCRIPTION OF PROPOSED LAND USE:**

Sales Office, Embroidery Services, and Heat applied custom designs to shirts jackets hats etc. Also sales of Promotional items to businesses, schools, churches. ASI Distributor ASI/245854

**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

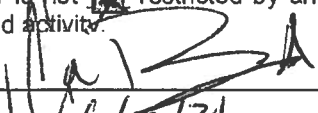
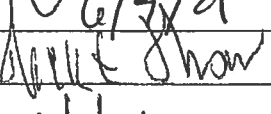
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
6/7/21	DATE
	PROPERTY OWNER SIGNATURE
6/1/21	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**.

No traffic/deliveries after 6pm or before 6am, no loitering shall be allowed, no external noises or sound amplification shall be used, no drive thru, and operating hours will NOT be between 10pm and 5 am

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.

Utility usage/capacity/access does not change with this tenants use. Traffic and use of other government infrastructure will also not be affected as most sales are online.

