



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: February 18, 2020

The following applications are currently under review by the Planning & Development Division:

- A. CU 20-113.** Application by Fifth Third Bank for a **CONDITIONAL USE** to operate a 24 hour bank vestibule located at **656 S MAIN ST** (TM# 007000-03-01800)

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.



Office Use Only:

Application# CU 20-113 Fees Paid 250

Date Received 2/13/20 Accepted By BTW

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

APPLICANT / PERMITTEE: Fifth Third Bank

**Operator of the proposed use; permit may be limited to this entity.*
Name Title / Organization

APPLICANT'S REPRESENTATIVE: Suzanne Wilson BDG Architects LLP
(Optional) Name Title / Organization

MAILING ADDRESS: 201 South Tryon Street Suite 525 Charlotte, NC 28202

PHONE: 704-981-8951 ext. 110 EMAIL: suzanne.wilson@bdgllp.com

PROPERTY OWNER: Omnific Greenville LLC/656 S. Main Street Investors LLC

MAILING ADDRESS: 1708-C Augusta Street #322, Greenville SC 29605

PHONE: 703-772-3852 EMAIL: tnorville@atlanticsouthdevelopment.com

PROPERTY INFORMATION

STREET ADDRESS: 656 South Main Street Greenville, SC 29601

TAX PARCEL #: 0070 0003 018 00 ACREAGE: 0.141 ZONING DESIGNATION: C-4

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Bank with 24 hour ATM in vestibule

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>Jayanne Wilson</u> | APPLICANT SIGNATURE |
| <u>12/20/2019</u> | DATE |
| <u>T. N. N.</u> | PROPERTY OWNER SIGNATURE |
| <u>12/23/2019</u> | DATE |

(656 S. MAIN STREET)
INVESTORS LLC

**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.**

A bank with 24 hour ATM access is compatible with standard bank developments. The appearance and aesthetics of the building will not be negatively impacted. Encourages a pedestrian friendly environment and provides convenience to citizens & visitors.

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.

The conditional use for a 24 hour ATM has a minimal effect on infrastructure.

LEGEND:

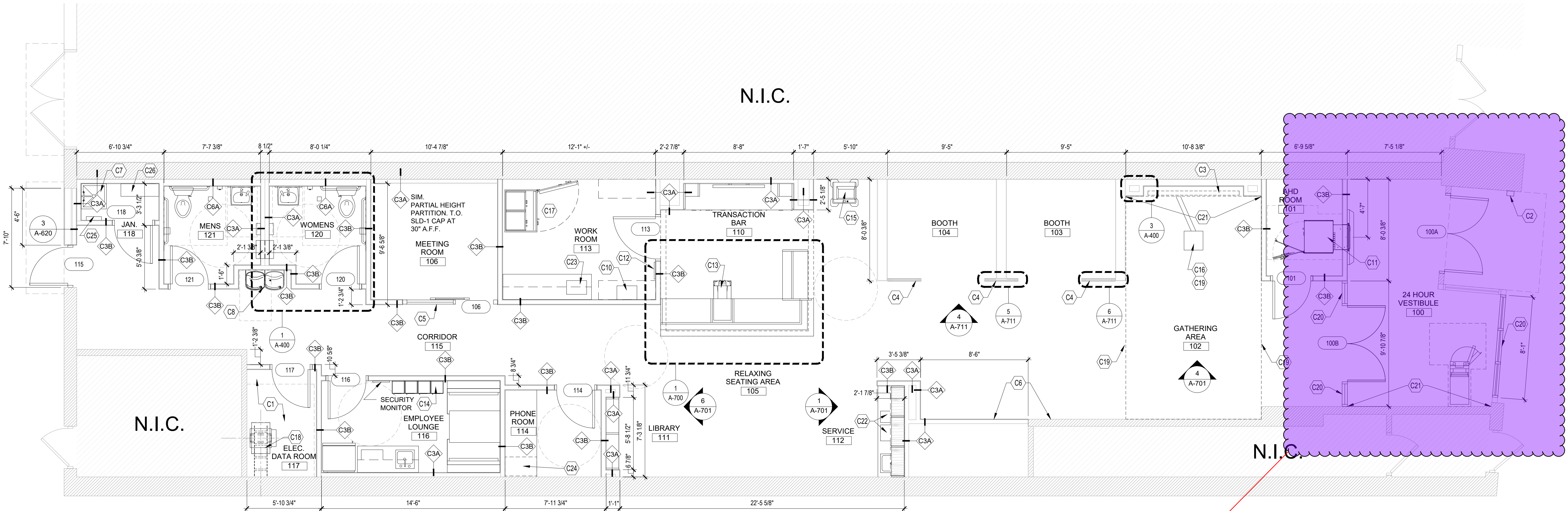
- EXISTING TENANT SPACE TO REMAIN
- NEW WALL CONSTRUCTION REFER TO PARTITION SCHEDULE
- ROOM NAME ROOM NUMBER INDICATOR
- DETAIL NUMBER
- DETAIL INDICATOR
- SHEET NUMBER
- F.E.C. FIRE EXTINGUISHER CABINET - CONFIRM EXACT LOCATION OF CABINET WITH FIRE MARSHAL AND PROVIDE REQUIRED SIGNAGE
- INDICATES NEW DOOR TYPE - REFER TO DOOR SCHEDULE ON SHEET A-600
- INDICATES EXISTING PARTITION TYPE - PROVIDE 5/8" GYP. BD ON THE INSIDE FACE OF ALL EXISTING EXTERIOR WALLS, TYP.
- INDICATES NEW PARTITION TYPE - REFER TO PARTITION SCHEDULE ON SHEET A-620. ALL PARTITIONS SHALL BE TYPE C3B UNLESS NOTED OTHERWISE
- CONSTRUCTION NOTE

GENERAL NOTES FLOOR PLAN:

| | | | |
|-----|--|-----|---|
| C1 | PROVIDE 5/8" PAINTED (PT-1) PLYWOOD ON ALL WALLS OF ELEC./DATA ROOM. | C17 | CASH VAULT BY BANK VENDOR. VERIFY ALL REQUIREMENTS WITH EQUIPMENT VENDOR. |
| C2 | RECESSED KNOX BOX WITH TAMPER SWITCH, MODEL # 3200R VERIFY LOCATION WITH LOCAL MUNICIPALITY TO INSURE COMPLIANCE | C18 | DATA RACK. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS. |
| C3 | WALL MOUNTED MONITOR BY OWNER'S VENDOR. COORDINATE WITH OWNER'S VENDOR | C19 | LINE OF SOFFIT ABOVE |
| C4 | PANEL SYSTEM BY INTERLAM SURFACES. SQUARE DOUBLE SIDED PATTERN PANEL 1" THICK. PATTERN TYPE: REPEATING 3.5' SQ. ON 4" O.C. | C20 | NEW GLASS WALL SYSTEM. |
| C5 | NEW INTERIOR GLASS WALL SYSTEM (DIRTT WALL) REFER TO SHEET A-600 | C21 | LEVEL 5 FINISH. |
| C6 | ALIGN NEW WALL WITH FACE OF EXISTING | C22 | COFFEE & QUENCH MACHINES TO ROUTE WATER SUPPLY THRU THE WALL. |
| C7 | MOP SINK - REFER TO PLUMBING DRAWINGS | C23 | TABLET CHARGING STATIONS WITH POWER & DATA-NOTIFY ENG. |
| C8 | HIGH-LOW DRINKING FOUNTAIN | C24 | FILE PEDESTAL BELOW COUNTER, OWNER PROVIDE. |
| C9 | CONTRACTOR TO PREP FLOOR FOR POWER AND DATA CONDUIT REQUIRED FOR FLOOR BOX UNDER NEW FURNITURE AND/OR BANKING EQUIPMENT. CONTRACTOR TO REFER TO ELECTRICAL DRAWINGS FOR EXACT REQUIREMENTS. | C25 | MOP HOOKS |
| C10 | DUAL CONTROL KEY BOX | C26 | (3) THREE WALL MOUNTED ADJUSTABLE SHELVES |
| C11 | NIGHT DEPOSIT BOX. FURNISHED BY NATIONAL VENDOR AND INSTALLED BY NATIONAL VENDOR. PREPARATION BY G.C. TO PROVIDE INSULATION AND WOOD TRIM ON INTERIOR UPON COMPLETION OF ALL ELECTRIC & ALARM WIRING. G.C. TO PROVIDE WOOD BLOCKING BETWEEN BASE OF UNIT | | |
| C12 | PHONE AND WALL MOUNTED MONITOR BY BANK VENDOR. COORDINATE WITH OWNER AND ELECTRICAL DRAWINGS. | | |
| C13 | CR MACHINE PROVIDED BY OWNER'S VENDOR. COORDINATE WITH OWNER'S VENDOR FOR REQUIREMENTS. | | |
| C14 | LOCKERS | | |
| C15 | PRINTER | | |
| C16 | NEW FLOOR BOX. REFER TO ELECTRICAL DRAWINGS AND VERIFY EXACT LOCATION WITH FURNITURE VENDOR. | | |

GENERAL NOTES FLOOR PLAN:

- ALL DIMENSIONS ARE FROM FACE OF FINISH U.N.O
- EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
- SEE SHEET A-620 FOR PARTITION TYPES.
- LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13.
- ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
- CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE SPACE.
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION
- CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO THEIR WORK OR THE WORK OF ANY SEPARATE CONTRACTORS. ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
- REFER TO INTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
- REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER. (TO BE PROVIDED BY CONTRACTOR)
- CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT.
- NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUAINTING THEMSELVES WITH EQUIPMENT VENDOR REQUIREMENTS.
- COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS.
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
- REFER TO SHEET A-600 FOR DOOR AND WINDOW SCHEDULE ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE



24 Hour Vestible

NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

FLOOR PLAN SCALE 1/4" = 1'-0" 1



201 South Tryon Street Suite 525 Charlotte, NC 28202 P: 704 - 981- 9851 www.bdgllp.com



FIFTH THIRD BANK
GREENVILLE W. END
656 SOUTH MAIN STREET
GREENVILLE, SC 29601

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| ISSUE/BY | DATE | DESCRIPTION |
|----------|----------|----------------|
| - | 12/16/19 | BID-PERMIT SET |

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| PROJECT INFORMATION BLOCK | |
| JOB #: | 193464 |
| DATE: | 12-16-2019 |
| DRAWN BY: | GS |
| CHECKED BY: | TG |

SHEET TITLE
FLOOR PLAN, LEGEND AND NOTES

SHEET NUMBER
A-110