



**The City of Greenville
Public Notice**

To: Owners of property located within 300 feet of the following Application
From: Planning & Development Division
Subject: Zoning Application for Administrative Approval of a Conditional Use
Date: February 28, 2018

The following application is currently under review by the Planning & Development Division:

CU 15-851M. Application of Nate Tomforde dba "Pour Taproom" to Modify the Conditional Use Permit for a bar closing by 2 AM at **7 Falls Park Dr** in the C-4, Central Business District, to allow live indoor music (TM# 0070000102400)

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.

| | | | |
|----------------------|-------------------|-------------|-----------------|
| Application # | <u>CU15-851 M</u> | Fees Paid | <u>125 -</u> |
| Date Received: | <u>2-16-18</u> | Accepted by | <u>HT</u> |
| Date deemed complete | | App | Deny Conditions |



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Nate Tomforde **Owner/** Pour Taproom Greenville 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: 7 Falls Park Dr Greenville, SC 29601

PHONE: 864-412-7400 EMAIL: pourtaproom@gmail.com

PROPERTY OWNER: Timberland Capital Investments LLC

MAILING ADDRESS: 31 Cleveland St Greenville, SC

PHONE: 864-242-3811x23 EMAIL: accounting@latone.net

PROPERTY INFORMATION

STREET ADDRESS: 7 Falls Park Dr Greenville SC 29601

TAX PARCEL #: 007000-01-02400 ACREAGE: _____ ZONING DESIGNATION: _____

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE: We are an existing business wanting to offer free Live music inside only that will end before 12 midnight.

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.

Kate Lombardo

APPLICANT SIGNATURE

02 / 15 / 2018

DATE

John C Harper
02/21/18

PROPERTY OWNER SIGNATURE

DATE

Rec'd by ECV

**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**.

NA

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.

We are an existing business and this offering of live music to our customers will not have any impact on _____ the surrounding infrastructure because it is for inside only before 12 midnight.



**ZONING COMPLIANCE APPLICATION
ESTABLISHMENTS SERVING BEER, WINE, OR LIQUOR**

Pour Taproom Greenville LLC
APPLICANT
7 Falls Park Dr Greenville SC 29601
MAILING ADDRESS 1
pourtaproom@gmail.com
MAILING ADDRESS 2
EMAIL
864-412-7400
PHONE
Kate Lombardi 02 / 15 / 2018
SIGNATURE OF APPLICANT DATE

Timberland Capital Investments LLC
PROPERTY OWNER
31 Cleveland St Greenville, SC
MAILING ADDRESS 1
accounting@latone.net
MAILING ADDRESS 2
EMAIL
864-242-3811x23
PHONE
Don C Harper
SIGNATURE OF OWNER OR AGENT DATE

PROPERTY INFORMATION

7 Falls Park Dr
ADDRESS
007000-01-02400
TMS #

ZONING DISTRICT DESIGNATION

DESCRIPTION OF PROPOSED USE

Provide details for each of the following, as applicable:

OPERATING PLAN.

- 1) TYPE OF USE (RESTAURANT, NIGHTCLUB, EVENT VENUE, ETC.)
- 2) DAYS AND HOURS OF OPERATION
- 3) STAFFING SCHEDULE
- 4) KITCHEN EQUIPMENT SCHEDULE
- 5) MENU AND HOURS OF FOOD SERVICE
- 6) PARKING FOR CUSTOMERS AND EMPLOYEES
- 7) DESIGNATED SMOKING AREA
- 8) TYPE OF ENTERTAINMENT AND DURATION
- 9) CLOSING / "LAST CALL" PROCEDURES

SECURITY PROCEDURES.

- 1) NUMBER AND TYPE OF DESIGNATED SECURITY STAFF
- 2) TRAINING / CERTIFICATION OF STAFF
- 3) SPECIFIC DUTIES / RESPONSIBILITIES OF STAFF
- 4) ENTRY / EXIT / RE-ENTRY PROCEDURES
- 5) CROWD MANAGEMENT
- 6) CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

SEATING PLAN.

- 1) PROVIDE A FLOOR PLAN, DRAWN TO SCALE, BY A REGISTERED SOUTH CAROLINA ARCHITECT. THE PLAN MUST DEMONSTRATE THE PROPOSED OCCUPANCY WITH CALCULATIONS BASED ON THE CURRENT ADOPTED BUILDING CODE.
- 2) SCHEDULE A FEASIBILITY INSPECTION OF THE PROPERTY: 864.467.4457

BUSINESS PLAN.

- 1) BUSINESS PLAN SUMMARY: TARGET AUDIENCE, THEME, OBJECTIVES / GOALS
- 2) PROJECTED REVENUE: % ALCOHOL VS. FOOD SALES
- 3) FEES FOR ENTRY / MEMBERSHIP / ENTERTAINMENT
- 4) STATUS OF CITY BUSINESS LICENSE APPLICATION
- 5) STATUS OF SCDHEC 'RETAIL FOOD ESTABLISHMENT' PERMIT, IF APPLICABLE
- 6) STATUS OF ABL-901 APPLICATION TO SC DEPARTMENT OF REVENUE
- 7) PROVIDE DOCUMENTATION THAT SLED REQUIREMENTS HAVE BEEN MET

PROVIDE A RESPONSE FOR EACH OF THE FOLLOWING:

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

We are an existing business that is applying for an exception to allow free live music, inside only, and to end before 12midnight

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

NA

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.

We are an existing restaurant and other businesses around us offer live music.

We have never had a noise complaint and our entire business is inside only

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.

This will not affect any adjacent land around us as it is all inside activity

MEET WITH THE TECHNICAL ADVISORY COMMITTEE

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

- | | |
|----------------------------------|------------|
| - Building Codes and Inspections | - Police |
| - Business Licensing | - Fire |
| - Economic Development | - Planning |
| - Public Information and Events | - Legal |

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.



**CONDITIONAL USE PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA**

*A copy of this permit must be kept on premises at all times, available to City inspectors.
For more information, contact the Planning and Development office at City Hall, 864.467.4476.*

This Conditional Use Permit (CU 15-851) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, 19-4.1, *Table of Uses*, and 19-4.3.3, *Use Specific Standards*:

"Bar"

Property location: **7 Falls Park Drive
(TMS#: 007000-01-02400)**

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, Nate Tomforde as owner of Pour Taproom Greenville, LLC and the business known as "Pour Taproom," and is not transferrable.
- 2) Operation of the facility shall substantially conform to the information provided by the Applicant to the Technical Advisory Committee and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the Conditional Use Permit.
- 3) At all times during its occupancy, the Applicant shall assign a manager to the premises who shall ensure compliance with the terms of this Permit, the City Code, and the applicable SC Code of Laws and Regulations. Operation of the business shall comply at all times with the provisions of the State Alcoholic Beverage Control Act and the Regulations of the Department of Revenue.
- 4) The Applicant and all of its managers and employees responsible for the management of the facility (current and future) shall participate in the "Merchant Education / Server Training" Program offered by the Phoenix Center or comparable program offered by other vendor(s) approved by the Greenville Police Department. Evidence of satisfactory completion of this training shall be retained for each employee on-site and available for inspection by code enforcement officers. Current personnel shall receive training within ninety (90) days of the date of the granting of this Permit and future personnel shall receive training within thirty (30) days of hiring.
- 5) The establishment shall close no later than ~~12 Midnight~~ 2:00 AM. **Modified 3/03/2017**
- 6) There shall be no live entertainment.
- 7) Exterior sound amplification is prohibited. Any interior sound system shall be directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10 PM.
- 8) Maximum building occupancy shall be approved by the Building Codes department and shall be managed by the proprietor to prevent over-crowding.
- 9) 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.

Nathali Schmidt

ISSUED THIS 8th DAY OF January, 2016.

PLANNING & DEVELOPMENT DIVISION