



Office Use Only:

Application# CU 19-190 Fees Paid 250-
Date Received 3/11/19 Accepted By _____

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

APPLICANT / PERMITTEE*: Will McCameron Brewery 85
**Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.*

APPLICANT'S REPRESENTATIVE: Joe Delaney KEEL concepts Inc.
(Optional) Name Title / Organization

MAILING ADDRESS: PO Box 3746, Greenville SC 29608

PHONE: 864-374-2200 EMAIL: joe@keelconcepts.com

PROPERTY OWNER: Angry Duck Holdings, LLC

MAILING ADDRESS: 6 Whitlee Ct, Greenville SC 29607

PHONE: 864-303-9591 EMAIL: will@brewery85.com

PROPERTY INFORMATION

STREET ADDRESS: 6 Whitlee Ct, Greenville SC 29607

TAX PARCEL #: M011010100332 ACREAGE: 6.27 ZONING DESIGNATION: I-1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Brewery with Accessory Building

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.**

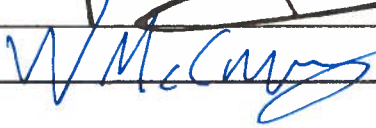
7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.



3/11/2019


3/11/2019

APPLICANT SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

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**.

Please refer to zoning compliance application

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.

Utilities have been verified to have adequate capacity. Fire and emergency access will not be reduced to the existing site and will also be available to the new building.



Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Joe Delaney Phone 864-374-2200

Mailing Address PO Box 3746, Greenville SC 29608

Email joe@keelconcepts.com

Signature of Applicant  Date 3/11/2019

Property Owner

Name Angry Duck Holdings, LLC Phone 864-303-9591

Mailing Address 1 6 Whitlee Ct, Greenville SC 29607

Email will@brewery85.com

Signature of Property Owner  Date 3/11/2019

Property Information

Address 6 Whitlee Ct, Greenville SC 29607

TMS# M011010100332 Zoning District Designation I-1

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

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.
See Attachment

2. 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.
See Attachment

3. 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.
See Attachment

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.

BREWERY 85
6 WHITLEE COURT
GREENVILLE, SC 29607

ZONING COMPLIANCE APPLICATION
DESCRIPTION OF PROPOSED USE

Operating Plan

- 1.) The type of use is an accessory building complying with City of Greenville municipal code section 19-4.4. The new building is incidental to the site's existing principal use as a production brewery. The new building will contain a beer tasting counter and a large storage space that can be reorganized to host a special event.
- 2.) Special events may be held any day of the week between the hours of 9am to 12am.
- 3.) Staff shall arrive no later than one hour prior to an event and will remain on premises at least one hour past conclusion.
- 4.) There will be no kitchen equipment.
- 5.) Food will be provided via third-party catering services during special events.
- 6.) Off-street parking which meets the City of Greenville's minimum capacity and dimensional standards shall be provided on site. Additional overflow parking will be accommodated through a written agreement with our neighbor, Proterra.
- 7.) There will be an exterior area designated for smoking and/or vaping. Its location will comply with Section 16-167 of Greenville's municipal code. Smoking and/or vaping will not be allowed indoors or within certain outdoor areas per Sections 16-164, 16-165, 16-166 of the municipal code.
- 8.) Special events will range from wedding receptions, stand-up comedy, small scale concerts, private corporate parties, and charity fundraising galas. Entertainment typically lasts 3 to 4 hours.
- 9.) Alcohol sales will stop 45 minutes before the end of events. Announcements are also made concerning taxi and third party shuttle services.

Security Procedures

- 1.) For special events, we will hire local, off-duty law enforcement agents from either the city police force, Sheriff's office, or SLED.
- 2.) All staff shall be third-party certified through Health Communications, Inc "TIPS" program (Training for Intervention Procedures). This is education and training for the responsible service, sale, and consumption of alcohol that is designed to prevent intoxication, underage drinking, and drunk driving. Additionally, most staff members are also certified through ServSafe as well as being certified Cicerone Beer Servers.
- 3.) Duties of staff include but are not limited to: customer service and real time safety of customer well-being; inspections of the building before, during and after events for safety; monitoring the crowd for safety protocols including inebriation; following of city, state, and federal laws and regulations.
- 4.) All entries and exits will be continuously monitored by staff and security personnel to prevent unlawful activity. Furthermore, outside alcohol is not allowed onto Brewery 85 premises. Alcoholic beverages served by our brewery are also not allowed off of the premises. State law dictates that for on-site consumption a customer may not be served until visible inebriation.
- 5.) Before larger events, a crowd flow and control plan is created with the event coordinators and our staff. Building floor layouts are set in advance of each event and reviewed for proper crowd flow and safety design. Emergency exits are clearly marked and any necessary safety signage is displayed.
- 6.) Outdoor areas shall be well illuminated and neatly maintained to discourage criminal activity. Landscaping shall be designed to minimize cover for criminal activity. Materials and valuable assets shall be stored securely and internally, away from view. Windows and Doors shall be designed to provide views of parking areas and pedestrian approaches to entry points. Video surveillance components shall be in use and visible to the public.

Business Plan

- 1.) The target audience is our existing loyal customer base of college grads, tourists, business people and beer aficionados. The objective is to create a space that can serve our two biggest needs, storage and crowd overflow. The space will also be available to rent as a special event venue.
- 2.) Only Brewery85 beer will be served and outside catering food will be required as no food preparation will be allowed inside the space.
- 3.) No membership dues or fees.
- 4.) Current city business license in good standing.
- 5.) No retail food establishment permits needed.
- 6.) ABL-901 license in good standing.
- 7.) Owner is in compliance with regulations.

Seating Plan

See attachment.

BREWERY 85
6 WHITLEE COURT
GREENVILLE, SC 29607

ZONING COMPLIANCE APPLICATION
DESCRIPTION FOR CONDITIONAL USE

- 1.) Describe the ways in which the proposed use is consistent with the comprehensive plan.

Brewery 85 currently operates taproom, storage, and limited manufacturing space in a shared area within our brewery. In the interest of customer safety, further product sanitation, and brewery growth we simply seek to construct an accessory building for overflow crowd and light storage.

- 2.) 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.

Brewery 85 has been an operating entity with no issue in the City of Greenville for more than five years. We have been forthright and collaborative in all of our efforts with the City, emergency, and infrastructure services. We have a great standing relationship with all adjacent property owners. Will McCameron, one of the owners and the operator of Brewery 85, organized the Wall Interstate Park Business Neighborhood Association and used it as an outlet to coordinate efforts to revitalize and rejuvenate a shared use retention pond on our property for the seven properties that utilize the pond for water runoff. The brewery has strengthened the bond between neighbors by offering a shared common space for meetings and gatherings.

- 3.) 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.

Being located in an industrial and business park, we are already bound to address many of these issues within our neighborhood bylaws and covenants especially pertaining to noise, odor, and street appeal. With the presented plan we will have a budget to address the main concern for our neighborhood: Limited availability of parking. We have already coordinated with our neighbors and made great strides in improving our existing neighborhood parking as well as having a verbal agreement with our neighbors at Proterra to share their parking lot when not in use for our taproom. Currently we would like to add more parking, signage, and infrastructure to ease the strain of our current parking problem as well as make it easier for patrons and guests to navigate our property and the neighborhood as a whole much easier than before.



EXISTING BUILDING
(100' X 100')
F.F.=978.2

24 EXISTING
PARKING SPACES

EXTEND
SIDEWALK

35 ADDITIONAL
PARKING SPACES

CROSSWALK

SUN SAIL
POSTS

BIERGARTEN

FOOD TRUCK
POWER

20' DRAINAGE EASEMENT
SD

SANITARY SEWER EASEMENT
8" PVC
SS

EX. CB

S36°29'12"E-SD

EX. 4' CHAIN

PARKING CALCS			
FUNCTION	AREA	CALC	REQUIRED
TAP ROOM	800 SF	1:100	8 SPACES
BREWERY	9200 SF	1:1500	7 SPACES
EVENT SPACE	6400 SF	1:300	21 SPACES
BIERGARTEN	5000 SF	1:300	17 SPACES
TOTAL REQUIRED			53 SPACES
TOTAL PROVIDED			59 SPACES



BREWERY 85 ACCESSORY BUILDING
GREENVILLE, SC

BREWERY 85 ACCESSORY BUILDING

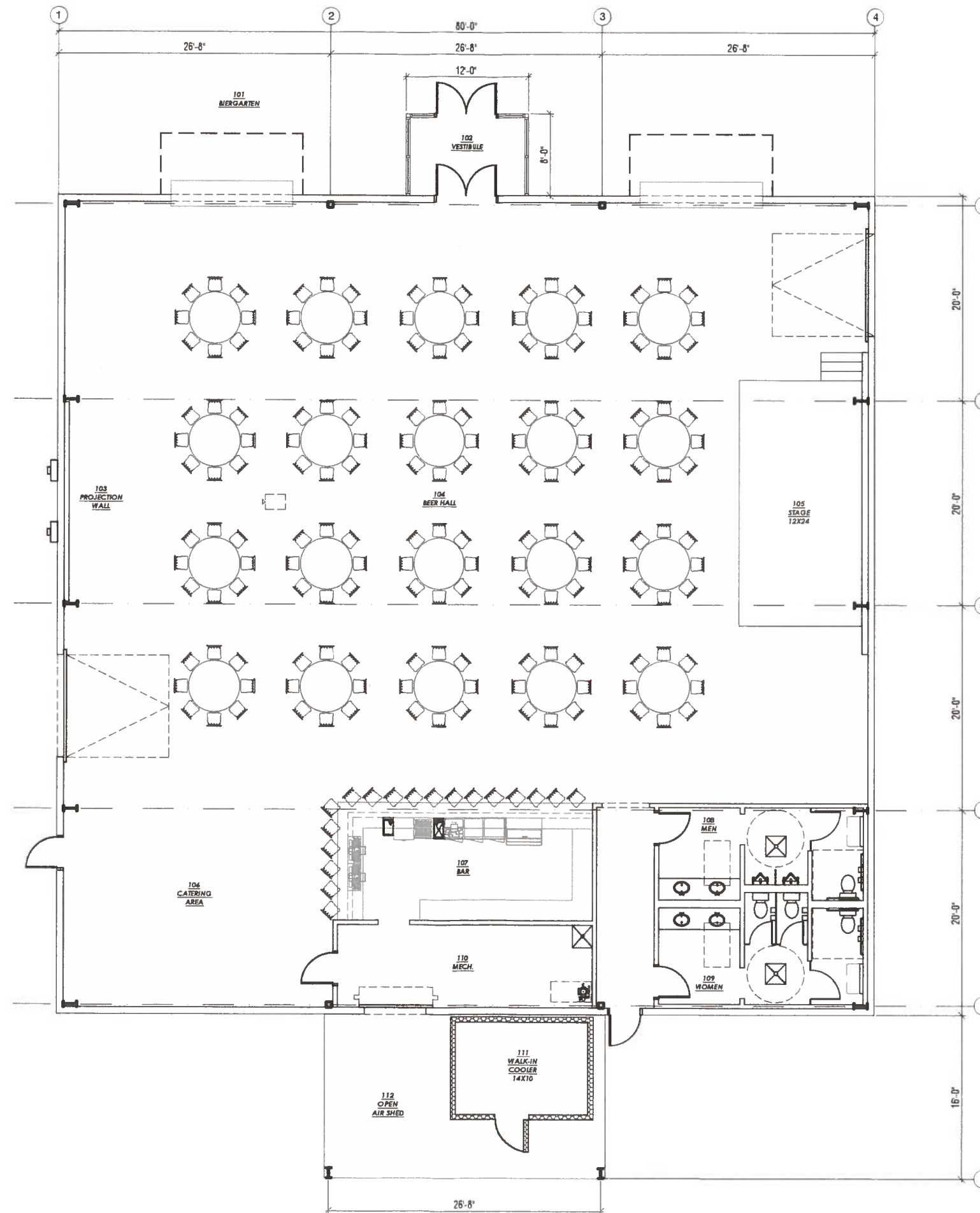


TABLE & CHAIR	160
BAR SEATING	18
STAGE	19
SERVICE	10
BACK OF HOUSE	3
TOTAL	209*

* WHEN SET UP FOR EVENT