



Office Use Only:

Application# CU 19-631 Fees Paid 250-
Date Received 8/8/19 Accepted By BW

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

APPLICANT / PERMITTEE*: Sandra Powell 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: 443 Congaree Rd. Ste. C Greenville, SC 29607
PHONE: (864) 325-6126 EMAIL: scevents19@gmail.com

PROPERTY OWNER: Philip [Signature]
 MAILING ADDRESS: P.O. Box 1794 GREENVILLE, SC 29602
 PHONE: 864-551-3524 EMAIL: PHILIP@REALSERVADVISORS.COM

PROPERTY INFORMATION

STREET ADDRESS: 443 Congaree Rd Ste. C
TAX PARCEL #: 0285000100108 ACREAGE: _____ ZONING DESIGNATION: C-3

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Parties or any events like weddings, 15th birthday parties.

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

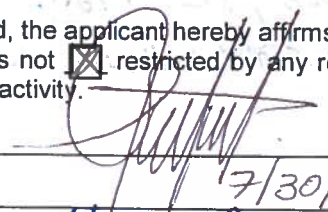
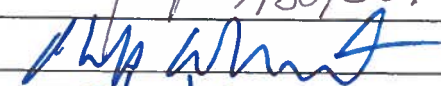
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
7/30/2019	DATE
X 	PROPERTY OWNER SIGNATURE
X 7/30/19	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

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.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Sandra Powell Phone (864) 325-6126
 Mailing Address 443 Congaree Rd Ste C Greenville, SC 29607
 Email scevents19@gmail.com
 Signature of Applicant [Signature] Date _____

Property Owner

Name PHILIP WHISNANT Phone 864-551-3524
 Mailing Address 1 P.O. Box 1794 GREENVILLE, SC 29602
 Email PHILIP@REALSERVADVISORS.COM
 Signature of Property Owner [Signature] Date 7/30/19

Property Information

Address 443 Congaree Rd Ste C Greenville, SC 29607
 TMS# _____ Zoning District Designation _____

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



city of greenville

Provide a response for each of the following:

- X 1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
USE IS CONSISTENT WITH COMPREHENSIVE PLAN -
AREA UTILIZED BY RESTAURANTS, RETAIL AND
OFFICE.
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.
ITS LOCATION IS SURROUNDED BY ALL BUSINESSES,
AND WE HAVE OUR OWN PARKING SPACES WHICH
WILL NOT DISTURB ANYONE AROUND.
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.
THE BUILDING'S OWNER OPERATES A BUSINESS IN THE OTHER
HALF OF THE PROPERTY AND HE IS OK WITH OUR BUSINESS PLAN.
WE OPERATE DURING THE NIGHT, WITH A VERY BIG PARKING
LOT THAT WILL ALLOW FOR MINIMAL TO NO DISRUPTIONS TO
ANYONE ELSE. THERE ARE NO BUSINESSES AROUND THAT WOULD
BE DISRUPTED BY THE NOISE.

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.

Operation Plan

1. Type of use: Events Venue
2. Days and Hours of Operation: As requested 2am
3. Staffing Schedule: 3 owners working as needed
4. Kitchen Equipment Schedule: One kitchenette equipped with microwave and refrigerator available for accommodation of the catering but NOT TO COOK IN THE PREMISES.
5. Menu and hours of Food Service: Client will provide his/her own prepared food.
6. Parking for Customers and Employees: We have plenty of parking spaces for customers and owners.
7. Designated Smoking Area: Inside of premises is smoke free.
8. Types of Entertainment and Duration: Parties and we requesting 2:00am
9. *****Closing/"Last Call Procedures: We are requesting last call for 2:00 am. IF granted, people will be notified that they have 20 minutes left before vacating premises, the music will then stop 15 minutes before time of closing.

*****Security Procedures

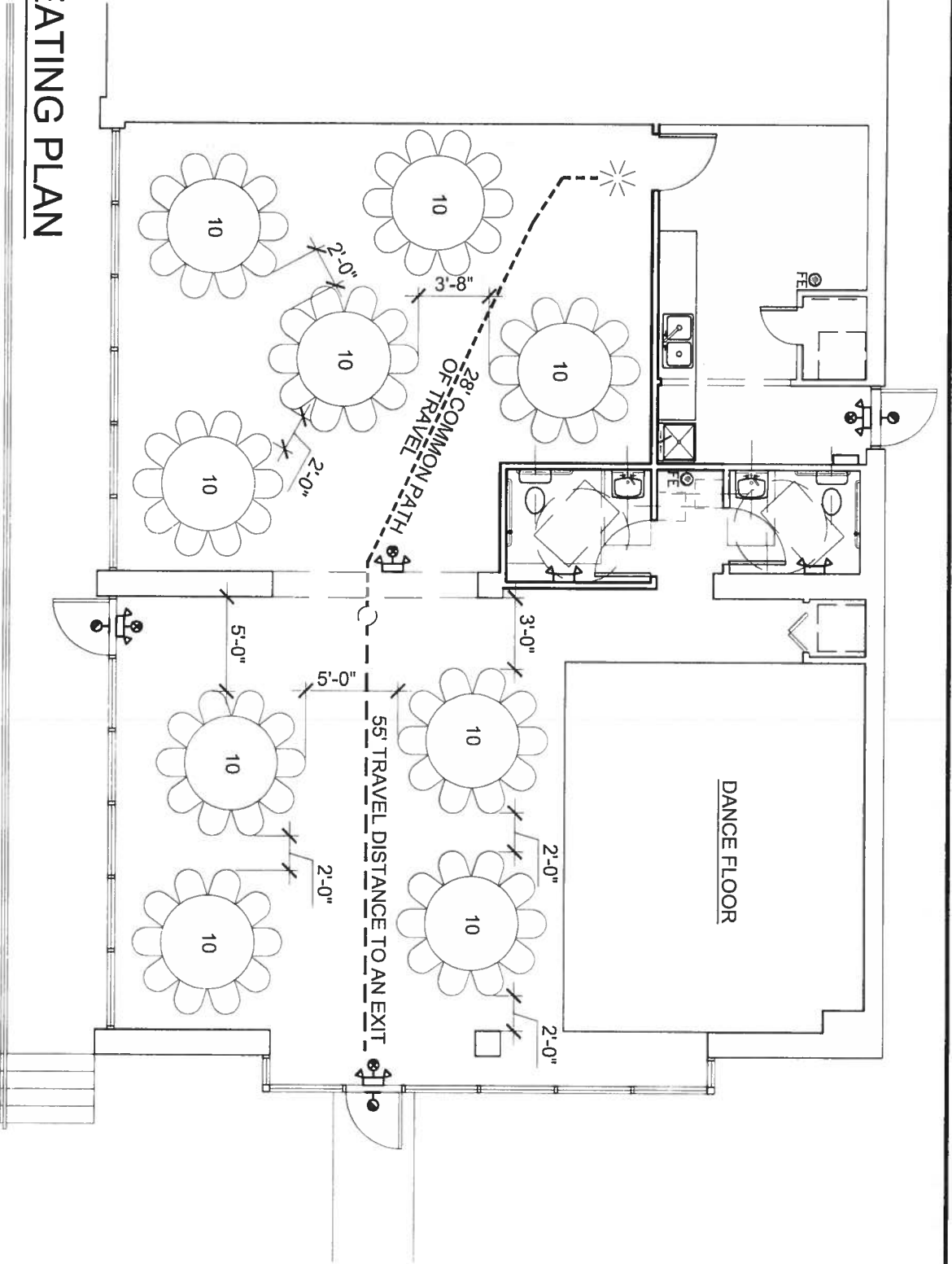
As requested

*****Seating Plan add copy

Business Plan:

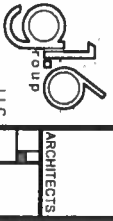
1. Business Plan Summary: Target Audience: Anyone in need of an event
2. Projected Revenue Alcohol vs. Food Sales: We will not sell food or alcohol.
3. Fees for Entry/Membership/Entertainment: There will be no entry fee from us.
4. Status of Business License Application: We already have a business license.
5. Status of DHEC 'Retail Food Establishment Permit: Not Applicable
6. Status of Abl-901 Application to SCDOR: Not Applicable
7. Provide Documentation That Sled Requirements Have Been Met: See Attached Paper

SEATING PLAN



INTERIOR IMPROVEMENTS FOR AN EVENTS VENUE

433C CONGAREE ROAD
GREENVILLE, SC



210 ALTAMONT ROAD
GREENVILLE, SC 29609
864.640.6014

08-06-19

A1

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