



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: May 11, 2016

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

- A. CU 17-367.** Application by Ioannis Makkas for "The Round Table Group LLC" for a Conditional Use Permit to operate a bar until 2 AM at **644 N. Main St**, Suite 100, in a PD District.
- B. CU 17-434.** Application by Tamara Johnson for "Greenville Pool Club" for a Conditional Use Permit to operate an event venue at **600 S Main St**, in the C-4, Central Business District (TM#0070000302800)
- C. CU 17-439.** Application by Allen Hendrick for "Abanico Inc." for a Conditional Use Permit to operate a bar until 2 AM at **21 E. Washington St**, in the C-4, Central Business District (TM# 0001000501400)

You are invited to review documents relating to the applications on file in the Planning and Development office on the 5th 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>CU 17-367</u>	Fees Paid	<u>250</u>
Date Received:	<u>4-13-17</u>	Accepted by	<u>TA</u>
Date deemed complete		App Deny Conditions	



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: IOANNIS MAKKAS The Round Table Group LLC
*Operator of the proposed use; permit may be limited to this entity. Name Title / Organization

APPLICANT'S REPRESENTATIVE: _____
(Optional) Name Title / Organization

MAILING ADDRESS: 644 N. Main St Suite 100

PHONE: 864-373-9445 EMAIL: ji.roz.restaurant@gmail.com

PROPERTY OWNER: The Beach Company

MAILING ADDRESS: PO Box 242 Charleston, SC 29402

PHONE: 843-722-2615 EMAIL: dbrashier@thebeachcompany.com

PROPERTY INFORMATION

STREET ADDRESS: 644 N. Main St Suite 100

TAX PARCEL #: 0034 0001 00 101 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: Restaurant / BAR

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.

4-12-17

APPLICANT SIGNATURE

DATE

4/12/17

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**.

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 dba Ji-roz The Round Table Group LLC
 Name ICANNIS MAKKAS Phone 864-567 9889
 Mailing Address 9 RAMBLEWOOD LN Greenville SC 29615
 Email ji.roz.restaurant@gmail.com
 Signature of Applicant [Signature] Date 4-12-17

Property Owner

Name The Beach Company Phone 843-722-2115
 Mailing Address 1 PO Box 242 Charleston SC 29402
 Email dbrashier@thebeachcompany.com
 Signature of Property Owner [Signature] Date 4/12/17

Property Information

Address 644. N. Main St suite 100 Greenville SC 2960
 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:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
I am a restaurant with a bar & would like to stay open later than midnight to serve residences in the area.
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.

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.

I will be serving food & drinks there will be no loud music or noise. We are not a shot bar! We just want to be an amenity to the area.

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.

644 N Main St - Aerial



City Limit Boundary
Parcels



The map is a product of the City of Greenville, SC. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville is not responsible for any inaccuracies or omissions on this map. Copyright The City of Greenville, SC



Office Use Only:

Application# 24-17-434 Fees Paid 250
Date Received 5-4-17 Accepted By [Signature]

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

FALLS LAND LLC

APPLICANT / PERMITTEE: Tamara Johnson President/ Greenville Pool Club
**Operator of the proposed use; permit may be limited to this entity.* Name Title / Organization

APPLICANT'S REPRESENTATIVE:
(Optional) Name Title / Organization

MAILING ADDRESS: PO Box 465 Greenville, SC 29602

PHONE: 864-305-4145 EMAIL: tammy@highspiritshospitality.com

PROPERTY OWNER: Falls Land, LLC ✓

MAILING ADDRESS: 101 Falls Park Drive Greenville, SC 29601

PHONE: (864)242-2100 EMAIL: theresa@hughesinvestments.com

PROPERTY INFORMATION

STREET ADDRESS: 600 S. Main Street, Suite 700

TAX PARCEL #: 007000302800 ACREAGE: .170 ZONING DESIGNATION: CBD

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Private club, a membership based amenity primarily for residents of Hughes Investment properties, commercial tenants and invitation only non-residents.

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>Tamm</u>	APPLICANT SIGNATURE
<u>May 4, 2017</u>	DATE
<u>Stouwe</u>	PROPERTY OWNER SIGNATURE
<u>May 4, 2017</u>	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 attached

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.

See attached

Conditional Use Application

Greenville Pool Club, Inc

DBA: Topside Pool Club

Submitted by: Tamara Johnson, CEO of High Spirits Hospitality

Date: April 18, 2017

OVERVIEW

I. Concept:

Hughes Investments is developing a seven-story multi-use building at 600 South Main Street, Greenville, SC 29601. As part of the development project, the rooftop has been designed to include a small pool, bar area and open rooftop space. The goal is to provide a pool amenity for the neighboring residential and possibly commercial tenants of Hughes Investments various properties. Memberships to the pool will be sold on an annual basis to selected tenants, granting them access to the pool and rooftop during operating hours. In addition to the pool, Hughes Investments has approached High Spirits Hospitality (HSH) to manage the rooftop and conduct bar and snack sales.

High Spirits Hospitality has years of experience managing special events and social spaces. We own Liquid Catering, The Old Cigar Warehouse, High Spirits Events and Bravo1 Protection. We are proud to have maintained a positive relationship with the City of Greenville since our inception in 2011. We understand the city's mission of providing social spaces without compromising the history and livable atmosphere of the city.

II. Operating Structure

Greenville Pool Club (DBA name yet to be determined) will be established as a 501c(7), a non-profit Social Club. The operating board will consist of five members, with a seat guaranteed to the CEO of High Spirits Hospitality and one seat to the General Manager of Greenville Pool Club, Inc. The Greenville Pool Club will hold all receipts from all revenue streams, the business and liquor license for the establishment, the general liability insurance, staff payroll and all other operating expenses. Greenville Pool Club will contract through High Spirits Hospitality for support staff such as bookkeeping, graphic design, marketing and the overall management of the organization's day-to-day operations.

III. Revenue Streams

A. Memberships

- a. **Annual Memberships:** Annual memberships would be offered to the tenants of Hughes Investments. Residential memberships would open first, if enough memberships are left, commercial tenants would be given an opportunity to apply. Currently we would

anticipate an annual membership of \$1,000 a year for a single resident and \$1,800 a year for a couple. Tenants of Falls Park Place in particular will be automatically granted a membership. At this time it's difficult to anticipate how many memberships would be sold, we would estimate selling 250-300 separate memberships.

- b. **Membership Approval:** All members would have to be approved by a five-member Membership Committee. Prospective members would submit an application providing personal information that would help the committee determine if a prospect is a good fit. Prospects may not be discriminated against based on religion, sex, sexual orientation, race, national origin or disability. Prospects would have to pay a moderate application fee and then pay two months of membership dues up front upon acceptance. Once a member is accepted, they can remain a member as long as they are good standing in regards to conduct and financial dues. All members must be over 21 years of age, although we will offer family hours during the day for underage children to attend.
- c. **Guest Passes:** Each member is given eight guest passes per month. Additional guest passes can be purchased on a daily basis as space allows for \$5-\$20 per day pass.

B. Bar Sales

Greenville Pool Club will hold a on-premise beer, wine and liquor license for a private club. GPC will determine an appropriate menu and will serve cocktails and libations for a reasonable price. All prices are to be determined by GPC's management staff and will be based off current cost of goods. No glassware will be served and guests will not be allowed to bring in their own alcohol during operating hours. We anticipate being more of a social club with moderate drinking in a fun atmosphere. We will not encourage over serving or excessive consumption of alcohol. With our membership agreement, if a member proves to be unruly or prone to excessive consumption, we will be able to revoke their membership.

C. Food Sales

GPC will have a small refrigerated cabinet that will be open to members to purchase prepackaged tapas such as pimento cheese, meat and cheese platters, hummus, etc.

D. Special Event Rentals

Members may reserve the club during off hours for private events. Rental rates will vary based on the hours requested and the equipment needed. GPC will manage all venue rentals. Members must purchase their bar service from the club, and limited caterers will be allowed in. Non-members may reserve the space by paying for a one day membership.

E. Member-Only Events

During off-hours the goal would be to host additional member-only events that will add value to our members by providing networking activities, and generate additional revenue. Events would include yoga classes, wine tasting classes, movie nights, etc. Some events will be free for members while others may have an appropriate fee.

IV. Operating Plan

A. Operating Hours

Initially the Operating Hours will be as follows:

Monday-Tuesday: Closed to members

Wednesday: 12:00 PM-11:00 PM

Thursday: 12:00 PM-11:00 PM

Friday: 12:00 PM-11:59 PM

Saturday: 10:00 AM-11:59 PM

Sunday: 10:00 AM-11:00 PM

B. Staffing

- a. The GPC will operate with a small staff whose payroll is assumed through the club.
- b. The club will be managed by a General Manager, whose duties will include managing the daily inventory, orders, membership sales, private events, scheduling, training and basic human resources. This position would be full-time salary exempt, taking into account a short work week during the off season.
- c. We would anticipate hiring 5-7 additional bartenders and cocktail servers during the season. These positions will all be non-exempt part-time positions not eligible for any benefits. All bartenders will be trained to follow Safe Alcohol Service policies.
- d. The club will also contract a SLED-Certified security officer through Bravo1 Protection as needed for special events. These officers will act as greeters during the busy evening hours and will ensure the general safety and safe alcohol consumption of all guests.

C. Kitchen Equipment Schedule

We will offer guests prepackaged tapas they can purchase. Additionally, if a guest wants to order full meal they can place an order with Jianna's of Happy + Hale downstairs or bring in their own to-go food. We would not have any kitchen equipment operating at a schedule that will be a nuisance.

D. Menu and Hours of Food Service

Guests can purchase tapas at any time.

- o Hummus & Pita
- o Duke's Palmetto Cheese and Crackers
- o Duke's Salsa with tortilla chips
- o Meat and Cheese platters
- o Packaged fresh juices and smoothies from Happy & Hale
- o Crudit  platter

E. Parking for Customers and Employees

Most of our guests live within walking distance since they are downtown apartment residents. We are located in the CBD, so parking is not required. There is the Embassy Suites parking garage close by, as well as the parking garage across Liberty Bridge on Falls Street. Employees will park at other properties owned by High Spirits Hospitality, primarily at The Old Cigar Warehouse.

F. Designated Smoking Area

The entire building is designated as smoke-free. Any guests who want to smoke will have to go to the street level and smoke in the alley next to the building. (Boggs Street).

- G. Type of Entertainment and Duration**
We would not have live entertainment on a regular basis. A special event may hire a small band or we may have periodic acoustic musicians for special member events. Any amplified music would cease at 10:00 PM.
- H. Closing/ "Last Call Procedures"**
We will call Last Call 15 minutes before closing every night with guests being asked to leave at Closing Time. Since it's a member-based club, all of our members will be informed of Last Call procedures when they sign their membership agreement. Since we don't anticipate heavy drinking, we shouldn't have to "push" people out on a consistent basis.

V. Security

- A. Number and Type of Designated Security Staff**
We won't have security staff booked on a regular basis, but we will have them for a private event or on holiday weekends. We will always have at least two bartenders on duty after 8:00 PM, and they will be trained on how to handle various security incidents. Furthermore, we have an on-call contract with Bravo1 Protection, in the event we need to call a SLED-certified officer in to handle a situation, they can do that with short notice.
- B. Training/Certification of Staff**
All staff will go through intense in house training that will cover;
- Safe alcohol service
 - How to deescalate aggressive situations
 - How to properly check ID's
 - How to manage inclement weather
 - How to best control overflowing noise and nuisance for nearby tenants.
- C. Specific Duties/Responsibilities of Staff**
- Check the ID of each and every guest when they purchase and alcoholic beverage
 - Monitor the weather for inclement weather patterns
 - Ensure guests are served within a reasonable limit, discontinue alcohol service as needed to ensure the safety of our guests, employees and general public.
 - Maintain our occupancy load below its issued limit.
 - Monitor the pool to ensure guests entering the pool are not overintoxicated and will not harm themselves. The bar over looks the pool itself so it's easy to watch.
- D. Entry/Exit/Re-Entry Procedures**
Members will be issued electronic access cards they will need to get the rooftop level. They will enter the building lobby, call the elevator and swipe their card to get the elevator to go up. Upon entry at the top of the stairs there will be an Ipad where guests will check-in. Additionally, staff will make sure they check in when they get to the bar. If

the member brings a guest, they will have to register them with the bartender. If a guest leaves, they will have to check back in.

On nights when we are full, we will operate an online wait list app where our members can check to see if we are full and put their name on the waitlist. We'll call them when there is space and they will have 20 minutes to show up. We do not anticipate ever having a line outside due to this waitlist system. Plus, with the access cards no one who is not a member can get in.

E. Crowd Management

With the type of atmosphere we have, we don't anticipate having issues with Crowd Management. We will control the crowd with access controls.

F. Crime Prevention through Environmental Design

The rooftop is designed to keep an open line of sight from the bar. All guests will be within a line of sight of our staff at all times. There are two restrooms that are right next to the bar, so we'll be able to keep a close eye on them. We will not have glassware, so we shouldn't have a problem with broken bottles. There is an architectural lip under the deck railing, so pedestrians should be shielded from something getting dropped.

VI. Seating Plan

See attached

VII. Business Plan

A. Summary

Greenville Pool Club will operate with the objective of providing a modern social setting where members can congregate to enjoy the incredible scenery of our city from this unique rooftop. Most of our members will be residents of downtown, and will come to the club to mingle with other members and get outside. We anticipate most members being young professionals, ages 30-45. On weekdays members will bring their coworker or boss to the roof for Happy Hour. On weekends they will come with the spouse or family to relax for a few hours by the pool. Alcohol will be sold with moderation, mostly featuring high end cocktails and craft beer.

B. Projected Revenue:

Between alcohol and food sales, alcohol will make up at 90% of the sales.

C. Fees for Entry/Membership

We are still finalizing our 2017 membership rates, but we anticipate them being \$1,000 annually for a single and \$1,800 for a couple. Non-residents will have a higher fee structure. Daily guest passes will range from \$5-\$20 depending on the day.

D. Status of City Business License

In progress, waiting on our Secretary of State Certificate of Existence to come back.

- E. Status of DHEC License**
As a private club, we don't have to get a DHEC license. We are only serving prepackaged food, so no license is needed.
- F. Status of ABL-901**
We have had our final SLED inspection but are still waiting on our license approval (as of 5/2/17). At this point we have had no complaints or concerns raised regarding our operations, so we don't anticipate there being any issues with our SLED license.
- G. Describe the ways in which the proposed use is consistent with the comprehensive plan:**
The use of this rooftop is consistent with the City of Greenville's comprehensive plan of creating exceptional social gathering places. There are several rooftops nearby including the new Up on the Roof at Embassy Suites. We are also located within the CBD, which allows for this type of use.
- H. Describe the ways in which the request is appropriate for its location and is compatible with the existing use of the lands and will not reduce the property values thereof.**
As a membership based club, the residents will be able to enjoy exclusive access to the rooftop, which is part of the reason they want to live in the building. The building is designed to where most of the noise will filter on to Main Street and over Riverwalk. Downtown residents are accustomed to social spaces and it increases the value of livability and walkability.
- I. Describe the ways in which the request will minimum adverse effects on adjacent land.**
Our atmosphere is designed to be safe and relaxing, not loud and obnoxious. Service deliveries will be restricted from 6:00 AM-8:00 PM and will not impose on neighboring residents. There is a small area for delivery vehicles to park behind the building. Since we aren't a big club, we don't anticipate more than 5-8 deliveries per week. Trash will be hauled off-site by our staff or a contracted janitor during delivery hours.
- Noise will be kept to a minimum with small use of amplified background music. We will only have a DJ or small band for private events during warm months. All music will cease at 10:00 PM. Parking should not be a nuisance since our members will understand there is no parking available.



Office Use Only:

Application# CU 17-439 Fees Paid 250.00
Date Received 5-8-17 Accepted By [Signature]

S/S TAC

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

APPLICANT / PERMITTEE: Abanico Inc Cooperation
**Operator of the proposed use; permit may be limited to this entity.* Name Title / Organization

APPLICANT'S REPRESENTATIVE: Allen Hendrick CFO
(Optional) Name Title / Organization

MAILING ADDRESS: 6300 White Horse Rd STE 122 Greenville, SC 29611

PHONE: 864-246-1117 EMAIL: abanico.sc@gmail.com

PROPERTY OWNER: NG Properties, LLC ✓

MAILING ADDRESS: 2372 Roper Mountain Rd Greenville, SC 29615 *Simpsonville, SC 29681*

PHONE: 864-320-8808 EMAIL: jerry@ngprop.com

PROPERTY INFORMATION

STREET ADDRESS: 21 E. Washington St Greenville SC 29601 ✓

TAX PARCEL #: 0001000501400 ACREAGE: .041 ZONING DESIGNATION: C4-CBD

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Restaurant / Bar / Event Space

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**.

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5. You must attach the required application fee: \$250.00


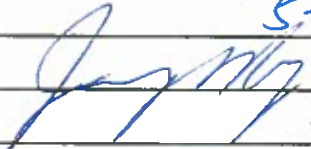
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
5-5-17	_____	DATE
	_____	PROPERTY OWNER SIGNATURE
5-5-2017	_____	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**.

This will be a Commercial venue, not residential.
Section 19-4.3 I do not think this applied to us.

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 will be located in Downtown Greenville and all services are adequate to serve our business.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Abanico Inc Phone 864-246-1117
 Mailing Address 6300 White Horse Rd STE 122 Greenville, SC 29611
 Email abanico.sc@gmail.com

Signature of Applicant  Date 5-5-17

Property Owner

Name NG Properties, LLC Phone 864-320-8808
 Mailing Address 1 2372 Roper Mountain Rd Greenville, SC 29611
 Email jerry@ngprop.com SIMPSONVILLE, SC 29681

Signature of Property Owner  Date 5-5-2017

Property Information

Address 21 E. Washington St Greenville, SC 29601
 TMS# 0001000501400 Zoning District Designation C4-CBD

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:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
Restaurant / Venue Space is consistent with the plan for Downtown and especially for
Brown Street we are locate at the corner of E. Washington St and Brown St.

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.
The prior restaurant / bar "21 East" fit in well with its neighbors on Brown Street. We will be
using the location for the same purpose. We will no make any major changes inside or outside
the building, so this will not reduce the value of the property.

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.
We will not change anything outside the venue. The business was ran as a restaurant and bar
before and had no problems, and our plan is to have the same type of business. Parking will
be at the Spring Street Garage, we have a loading zone right outside our side door, we will
direct sound into the center of the rooms.

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.

21 E Washington St - Aerial



City Limit Boundary

Parcels



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