



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: July 12, 2017

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

- A. **CU 17-588.** Application by Scott Eisenbrown for a Conditional Use Permit to operate a bar/nightclub at **69 Rocky Slope**, in the S-1, Service District (TM# 0260000101506)

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 17-588 Fees Paid \$250
Date Received 6/21/17 Accepted By Am

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

APPLICANT / PERMITTEE*: Scott Eisenbrown Co-owner
**Operator of the proposed use; permit may be limited to this entity.*

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

MAILING ADDRESS: 14 Arthur Ave, Greenville, SC, 29605
PHONE: 440-725-8720 EMAIL: theunleasheddogbar@gmail.com

PROPERTY OWNER: KPE & SGE, LLC *
MAILING ADDRESS: 14 Arthur Ave, Greenville, SC, 29605
PHONE: 440-725-8720 EMAIL: theunleasheddogbar@gmail.com

Alhassen
Clausius

PROPERTY INFORMATION

STREET ADDRESS: 69 Rocky Slope Rd, Greenville, SC, 29607
TAX PARCEL #: 026000-01-01506 ACREAGE: .4 ZONING DESIGNATION: S1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Proposed use is a dog friendly bar (use is considered "nightclub")

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


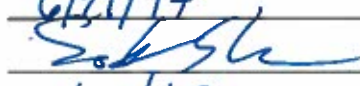
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
6/21/17	DATE
	PROPERTY OWNER SIGNATURE
6/21/17	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**.

Per our annexation recommendation from the city, our proposal is consistent with the comprehensive plan and is compatible with surrounding uses

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.

Infrastructure has been verified by MEP calculations and plans submitted with the building and site plan applications. Also, per our annexation application the city noted that "there are adequate services available..."



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Scott Eisenbrown Phone 440-725-8720

Mailing Address 14 Arthur Ave, Greenville, SC, 29605

Email theunleasheddogbar@gmail.com

Signature of Applicant _____ Date _____

Property Owner

Name KPE & SGE, LLC Phone 440-725-8720

Mailing Address 14 Arthur Ave, Greenville, SC, 29605

Email theunleasheddogbar@gmail.com

Signature of Property Owner _____ Date _____

Property Information

Address 69 Rocky Slope Rd, Greenville, SC, 29607

TMS# 026000-01-01506 Zoning District Designation S1

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.
See attached Annexation application document from City DRB

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 attached Annexation application document from City DRB

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 attached Annexation application document from City DRB

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.

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.): Dog friendly bar serving beer and wine, and offering light dog grooming services (dog baths)

2. Days and Hours of Operation: Current plan is as follows

Mon & Tue special events

Wed, Thur, Fri 4PM to 10 PM

Sat & Sun: 11 AM to 10 PM

3. Staffing Schedule: Our staff will consist of 1 property manager (co-owner), 1 bar manager and additional bartenders as needed

4. Kitchen Equipment Schedule: N/A

5. Menu and Hours of Food Service: We will provide menus for local restaurants to deliver food from. We are in close proximity to restaurants located next to Haywood Mall. Also, we will stock prepared sandwiches and chips.

6. Parking for Customers and Employees: Car and bicycle parking will be provided on-site. We also have an agreement for additional parking at the adjacent property to meet ordinance requirements. In addition, we will work with the adjacent property for overflow parking in the case of special events. Adjacent property operates on different schedule which will allow for us to use their lot.

7. Designated Smoking Area: Inside the bar, patio and dog park will all be non-smoking.

8. Type of Entertainment and Duration: Occasional daytime live entertainment. All amplified outdoor music will end by 9 PM. All surrounding property use is commercial, with M-F daytime business hours (banks and medical offices).

9. Closing / "Last Call" Procedures: Last call will be announced 30 min prior to bar closing each night. Bartenders will be trained on last call procedures. No drinks will be served less than 15 min before closing. Guests will be required to leave at closing time.

Security Procedures

1. Number and Type of Designated Security Staff: We will not have security staff on a permanent basis. However, we will contract security services as needed for special events.

2. Training / Certification of Staff: All staff will be complete training on alcohol safety and how to properly check ID's.

3. Specific Duties / Responsibilities of Staff: Checks ID's of every guest and ensures guests are not over-served alcohol.

4. Entry / Exit / Re-Entry Procedures: There will be 1 main entrance to the bar. Access to the patio and dog park are through the main bar. There will be posted 21+ age requirement signs on entry door. All guests must check-in with the bar (or we will have someone stationed at entry way) in order to have ages validated. Nobody under the age of 21 will be permitted.

5. Crowd Management: We will not be open late and are only serving beer and wine, so we do not anticipate significant crowd problems. As stated above, security may be hired for special events in case we need additional support managing our guests.

6. Crime Prevention through Environmental Design (CPTED): We will have security cameras inside the bar, on the patio and out in the dog park. Also, since there is only 1 entrance, we can control the flow of guests into the bar and ensure guests are properly ID'd.

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. See attached

2. Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals: Our goal is to provide Greenville dog owners a safe environment to socialize with their dogs and human companions. We will sell beer/wine, offer light dog grooming services and also sell dog related goods. Our target audience are dog owners/lovers, age 21 and above.

2. Projected Revenue: % Alcohol Vs. Food Sales: 98% alcohol sales and 2% food sales. However, we will also be providing dog services and selling dog goods. Overall, alcohol will be 80% of our total revenue.

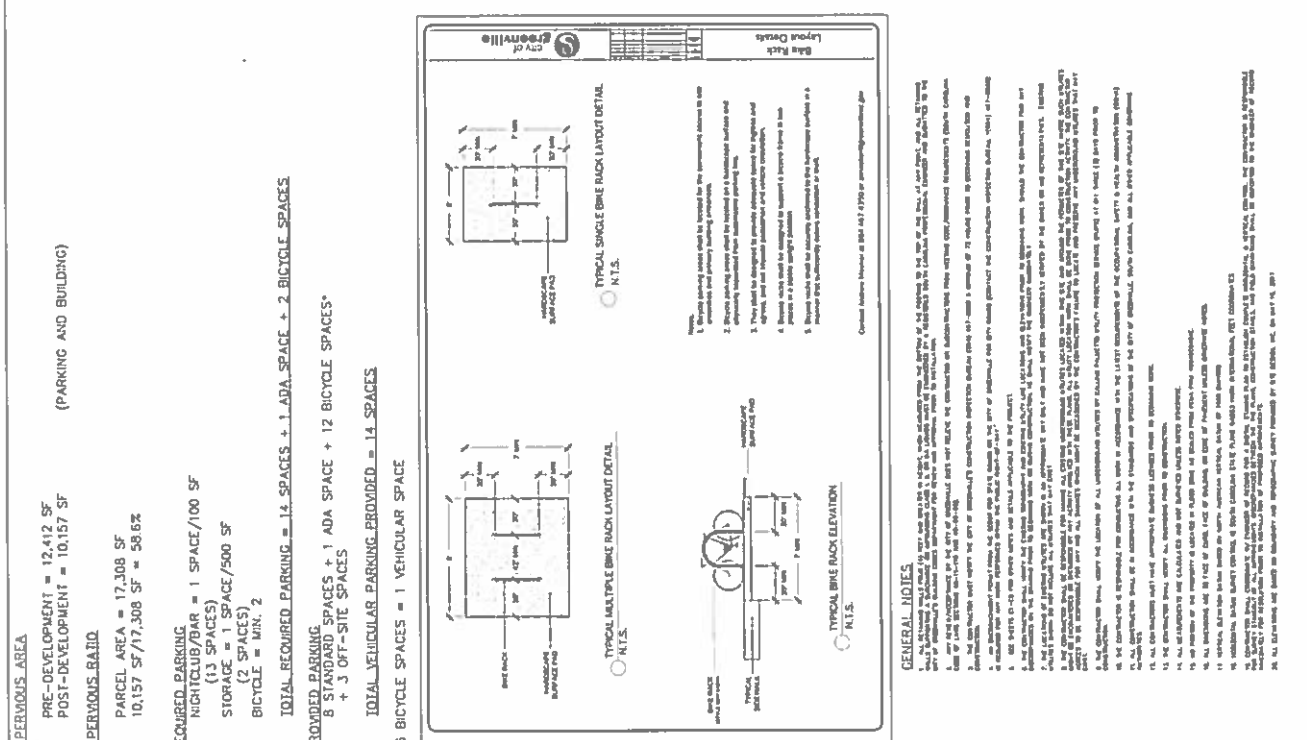
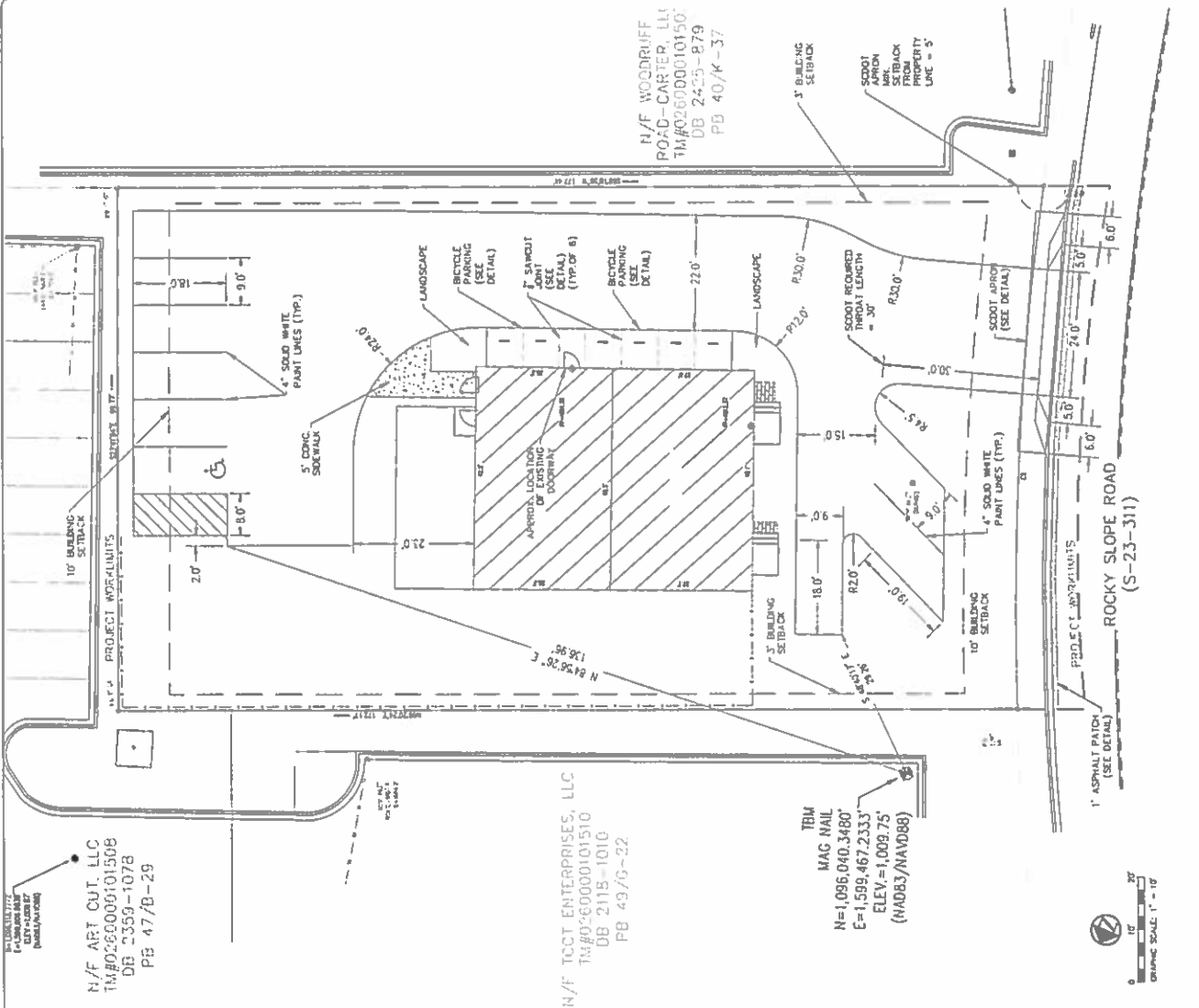
3. Fees For Entry / Membership / Entertainment: We will have occasional live entertainment during daytime hours. There will not be a membership fees.

4. Status Of City Business License Application: Not yet applied

5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable: N/A – no food will be prepared on-site

6. Status Of Abl-901 Application To SC Department Of Revenue: In-process

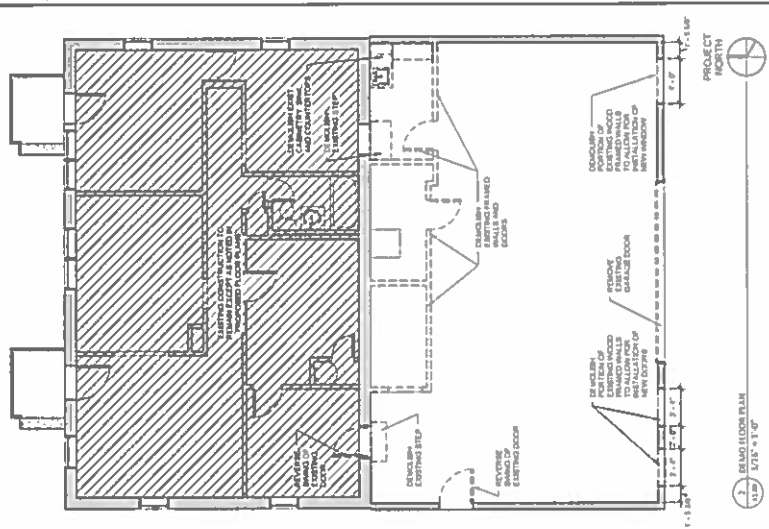
7. Provide Documentation That Sled Requirements Have Been Met: In-process





GENERAL DEMOLITION NOTES

1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BALTIMORE ORDINANCES AND ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
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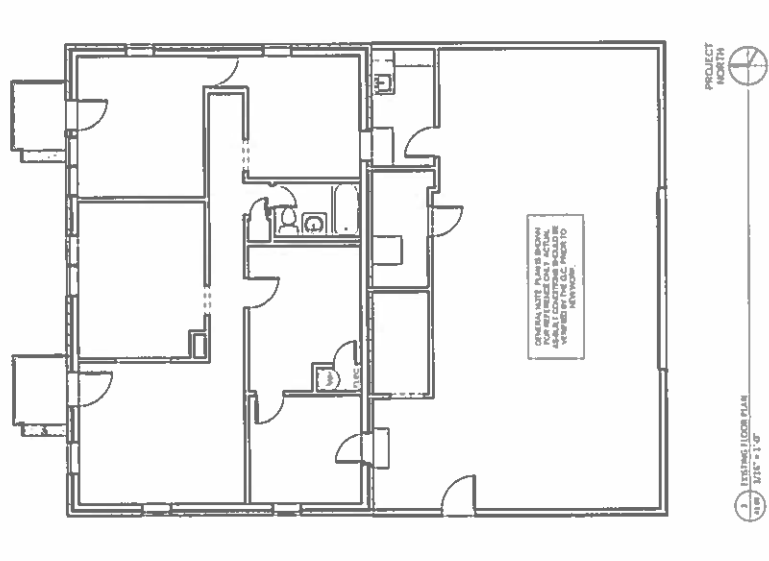
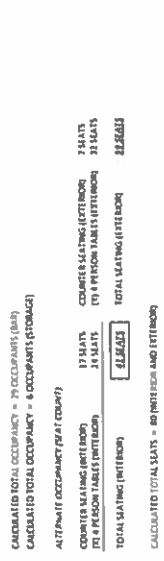


OCCUPANCY CALCULATIONS

SEATING AREA	17 SLATS	COUNTER SEATING (SEATING)	33 SLATS
RESTROOM (TOILET)	10 PERSON (TOILET)	BY PERSON (TOILET)	33 SLATS
TOTAL SEATING (SEATING)	27 SLATS	TOTAL SEATING (SEATING)	66 SEATS
CALCULATED TOTAL SLATS = 80 (NET SEAT AND SEATING)			

CALCULATED TOTAL OCCUPANCY = 4 OCCUPANTS (SEAT)
 AVAILABLE OCCUPANCY (GROSS FLOOR AREA)
 GROSS FLOOR AREA: 173.00 SF
 ALLOWABLE OCCUPANCY PER 100 SQ. FT.: 2.31 (BALTIMORE CODE)
 ALLOWABLE OCCUPANCY: 40.00 (173.00 SF x 0.231)

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