



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: August 18, 2017

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

- A. CU 17-754.** Application by Omar Naji for Sports Entertainment Management Group, LLC "Hall of Fame Sports Grill" for a Conditional Use Permit to operate a bar/nightclub until 2 AM at **531 Wade Hampton Blvd**, in the C-3, Regional Commercial District (TM# 0189010100704)
- B. CU 17-756.** Application by Jessica Yun for "Otto Izakaya" for a Conditional Use Permit to operate a restaurant serving alcohol after midnight at **802 S. Main St.** in the C-4, Central Business District (TM# 0072000100101)
- C. CU 17-758.** Application by Britton McCorkle for BW Greenville, LLC "Brazwell's Premium Pub" to modify a Conditional Use Permit to expand floor area of bar open until 2 AM at **631 S. Main St**, in the C-4, Central Business District (TM# 0089000101101)
- D. CU 17-759.** Application by Andrew Peck for "The Firmament, LLC" for a Conditional Use Permit to operate an indoor entertainment facility at **5 Market Point Dr**, in a PD, Planned Development District (TM#0547010101645)
- E. CU 17-760.** Application by Michael Redmond for "Blue Ridge Brewing Co." for a Conditional Use Permit to establish a restaurant operating after midnight at **405 Westfield St**, in the C-4, Central Business District (TM# 0071000100101)

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 FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: Omara Nain Owner
Operator of the proposed use Name Title / Organization
permit may be limited to this entity. SPORTS ENTERTAINMENT MANAGEMENT GROUP LLC

APPLICANT'S REPRESENTATIVE
(Optional) Name Title / Organization

MAILING ADDRESS 46 Pine Knoll Dr

PHONE 864/430-2226 EMAIL NAINO74@gmail.com
1074

PROPERTY OWNER WICKER WADE HAMPTON LLC 28217

MAILING ADDRESS 5300 Old Pinesville rd Ste 150 Charlotte NC 28226

PHONE 704-617-3600 EMAIL Tewicker@bellsouth.net

PROPERTY INFORMATION

STREET ADDRESS 531 Wade Hampton Blvd, Greenville, SC 29601

TAX PARCEL # 01890100701 ACREAGE _____ ZONING DESIGNATION C-3

REQUEST

Refer to Article 19-4, Use Regulations of the Land Management Ordinance ()

DESCRIPTION OF PROPOSED LAND USE

PUB/Restaurant

INSTRUCTIONS

- The application and fee **made payable to the City of Greenville** must be submitted to the planning and development office during normal business hours
- 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
- For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight the applicant must also submit the Business Plan/Financial Statement for the Applicant's Existing Business

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.

James H. Huggins

APPLICANT SIGNATURE

8/9/17

DATE

Theresa E. Wicker

PROPERTY OWNER SIGNATURE

8-9-17

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**.

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.

1. The proposal complies with the goals, policies and standards of the ordinance and, in particular, with the standards of Section 19-2.3.6 in that it is located in a C3 zoning district and not within a special emphasis neighborhood, neighborhood overlay district, preservation overlay district or within a CBD overlay or special sign overlay district.

The property has been continuously utilized as a restaurant/night club/bar for the least 20 years and all onsite traffic is directed directly into Wade Hampton Blvd., there is no exterior amplification nor drive thru facilities and all commercial use is conducted inside of the premises.

2. The property is serviced by a six-lane road, Wade Hampton Blvd, has city water, sewer, police and fire protection. Waste pickup shall be private. All services provided are more than adequate based upon the size and permitted occupancy of the structure located thereon with adequate onsite parking therefore in accordance with the City of Greenville Zoning Ordinance.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name DANIEL NASH Phone 864-430-2226

Mailing Address 46 Pine Knoll Dr

Email NASH1074RG@gmail.com

Signature of Applicant [Signature] Date 8/9/17

Property Owner

Name Tom Wickes Phone 704-617-3600

Mailing Address 1 5300 Old Pineville Rd Ste 150 Charlotte, NC 28217

Email Tewickes@bellsouth.net

Signature of Property Owner [Signature] Date 8-9-17

Property Information

Address 531 Wade Hampton Blvd, Greenville, SC 29609

TMS# 0189010100704 Zoning District Designation C-3

Description of Proposed Use

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

Operating Plan

- Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
- Days and Hours of Operation
- Staffing Schedule
- Kitchen Equipment Schedule
- Menu and Hours of Food Service
- Parking for Customers and Employees
- Designated Smoking Area
- Type of Entertainment and Duration
- Closing / "Last Call" Procedures

Security Procedures

- Number and Type of Designated Security Staff
- Training / Certification of Staff
- Specific Duties / Responsibilities of Staff
- Entry / Exit / Re-Entry Procedures
- Crowd Management
- Crime Prevention through Environmental Design (CPTED)

Seating Plan

- 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.
- Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

- Business Plan Summary: Target Audience, Theme, Objectives / Goals
- Projected Revenue: % Alcohol Vs. Food Sales
- Fees For Entry / Membership / Entertainment
- Status Of City Business License Application
- Status Of SCDHEC "Retail Food Establishment" Permit, If Applicable
- Status Of Abl 901 Application To SC Department Of Revenue
- 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.

Attached

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.

Attached

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.

Attached

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.

HALL OF FAME SPORTS GRILL

OPERATING PLAN

1. TYPE OF USE

Hall of Fame Sports Grill is a neighborhood sports themed restaurant and bar providing patrons a place to view sporting events of all nature in a friendly casual atmosphere.

2. HOURS OF OPERATION

Monday through Thursday 4pm -2am

Friday through Sunday from 11 a.m. until 2 a.m.

3. STAFFING SCHEDULE

- One manager
- One assistant manager
- Four bartenders
- Six wait staff
- Four cooks

4. KITCHEN EQUIPMENT SCHEDULE

- 1 Walk-In Cooler-Existing
- 1 Saturn Double Door Freezer-Existing
- 1 Saturn Double Door Refrigerator-Existing
- 1 Star Double Hot Plate-Existing
- 1 36" Griddle-Existing
- 2 Dean Deep Fryers-Existing
- 1 Scottsman Ice Machine-New
- 1 True Sandwich Unit-Existing
- 1 Three box Kitchen Sink
- 1 Hand Wash Sink

5. MENU AND HOURS OF FOOD SERVICE

Menu attached. Serving hours of the kitchen will be 4 pm until 1 am during the week and 11 am until 1:00 am on weekends. Hoping to start Saturday and Sunday Brunch from 11 am-2 pm sometime in the Fall

6. PARKING FOR CUSTOMERS AND EMPLOYEES

Customers will be parking on premise. Staff parking will be next door on adjacent in overflow parking.

7. DESIGNATED SMOKING AREA outside 10ft away from door. See attached

8. TYPE OF ENTERTAINMENT AND DURATION

Sporting events will be shown the majority of the time. On off night may have trivia or acoustic music acts.

9. CLOSING/LAST CALL PROCEDURES

Last call will be given at 1:15. All alcoholic beverages will be removed by staff 15min prior to closing.

HALL OF FAME SPORTS GRILL

SECURITY PROCEDURES

1. NUMBER AND TYPE OF DESIGNATED SECURITY

As we are trying to rid this location of its past image. We want to set no other image than a neighborhood bar and grill, I feel security is not deemed necessary for the concept. However, we want to have security on the weekends to make sure our guests and staff are safe, we will hire a qualified third-party company to make sure our guests are safe.

SEATING PLAN

1.Attached to application

BUSINESS PLAN

1. BUSINESS PLAN SUMMARY

The business will be a Sports themed restaurant and bar serving food and alcohol during operating hours. The business is open to everyone.

2. PROJECTED REVENUE

Expected first year revenue is approximately \$600,000 to \$800,000. This will be generated from food and alcohol.

3. FEES FOR ENTRY/MEMBERSHIP/ENTERTAINMENT

This type of concept does not require a membership, nor entry fees. It will follow the guidelines of the concept mainly viewing of sporting events or activities.

4. STATUS OF CITY BUSINESS LICENSE APPLICATION

In progress

5. STATUS OF SCDEHEC ' RETAIL FOOD ESTABLISHMENT' PERMIT

In progress

6. STATUS OF ABL-901 APPLICATION TO SC DEPARTMENT OF REVENUE

In progress

7. DOCUMENTATION THAT SLED REQUIREMENTS HAVE BEEN MET

In progress

CITY OF GREENVILLE ZONING COMPLIANCE APPLICATION

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

I am very familiar with the city of Greenville's comprehensive plan, As I have owned and operated three businesses in the city of Greenville for 13 years. I have paid close attention to the revitalization and development in the lower end of Wade Hampton Blvd. or the point. With the proposed housing and retail development, as well as the retail development on the Aiken Property. It is clear that this is a fast-growing area and is also adjacent to the Earl Street, Summit Drive, Chick Springs Road and close to Overbrook residential area. Combine this with the townhomes currently under construction the old Colonial Inn property. There is no doubt that a restaurant like The Hall of Fame Sports Grill will be a major asset for the surrounding neighborhoods. This type of concept has proven to be widely accepted and appreciated by all of residents in that booming markets.

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.

Approximately forty years ago, this location was in fact a restaurant. As time passed, there was a fair amount of blight in this area. This site became many different venues over the years, none of which were conducive to attracting local residents and their families. This type of restaurant and bar will absolutely bring the change that this area will appreciate.

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.

Absolutely no adverse effects will be realized by the Hall of Fame Sports Grill. Quite the opposite will occur. As a matter of fact, we tend to have concerns regarding some of the other types of businesses in the area as being ones that do attract a clientele that one would not expect to see in this area. however, we feel that in the near future developers will ultimately acquire these properties and redevelop them into more attractive properties in the next three to five years. I am one for not to disturb the neighbors as we want them on our side. All of our lighting is dim with no glare affect and no loud music will be played outside in keeping to be a good neighbor and be an asset to the neighborhood.

Topped With Jalapeños, Tomatoes, a Blend of Cheeses, Onion, Lettuce, Guacamole, and Sour Cream.

Second Base Pickle \$6.95
Basket of Fried Pickles with our Special Dipping Sauce.

Louisville Slugger \$6.95
Our Homemade Cheese Sticks with Marinara sauce.

Home Plate Quesadilla \$9.95
Beef or Chicken

Atlanta Falcon \$9.95
Fresh, Hand-battered Fried Chicken Strips served with our special Dipping Sauce.

Pitcher's Mound \$4.25
A Basketfull of our specially seasoned French Fries.
Add Bacon - \$2.00 Add Cheese - \$1.50

The Ditka \$8.95
Tender marinated Beef Tips served with Hall of Fame Dipping Sauce

The Detroit Red Wings \$11.95
10 Hall of Fame Jumbo Wings, served with Celery and choice of Bleu Cheese or Ranch dressing.

Hot • Medium • BBQ • Honey Mustard
Extra Sauces - \$1.00

Salads

Jimmy the Greek \$9
Traditional Greek Salad served with Cucumbers, Kalamata Olives, Diced Tomatoes, Peperoncini, Onions and Loads of Feta Cheese. Add Chicken \$3 Add Beef \$4

The L.A. Dodger Chef Salad \$9
Fresh, Crisp Lettuce and Spring Greens with Shredded Cheese, Tomatoes, Cucumbers, Onions, Ham and Turkey.

Dressings Include: Ranch, Bleu Cheese, Thousand Island and Greek
Extra Salad Dressing \$1

Sandwiches

The South Carolina Gamecock \$7.95
My Alma Mater! Jumbo All-Beef Hot Dog with Mustard, Onions, and Our Homemade Chili.

***The Citadel Bulldog \$9.95**
8 oz. Fresh 100% Ground Chuck, Hand-pattled Cheeseburger with our Special Seasoning, Cooked to Order. Served with Lettuce and Tomato on a Toasted Bun.

***The Dallas Cowboy \$12.95**
6 oz. marinated USDA Choice Ribeye, served on a Fresh Onion Roll with Mayo.

The Furman Paladin \$6.95
A Paladin Take on a Classic! Peanut Butter and Grape (Purple!) Jam, Grilled to Perfection! Ask for the Sliced Banana on it - A Real Winner!

The Clemson Tiger \$7.95
A Southern National Champion! A Grilled Pimento Cheese Sandwich with Bacon, with an added twist - Jalapeños peppers!

***The Carolina Panther \$8.95**
Marinated and Grilled Chicken Tenders, Topped with Lettuce and Tomato, Served on a Toasted Bun.

***The North Carolina Tar Heel \$8.95**
Our Hand Battered Buffalo Chicken Strips Served with Bleu Cheese Dressing, Lettuce & Tomato on a Toasted Bun

All Sandwiches served with A Pitcher's Mound of Fries

Add To Any Item on Our Menu
Bacon - \$2.00 Pimento Cheese - \$1.50
Guac - \$1.50 Japs - \$0.50
Chill - \$1.00

Dessert

The National Champlon \$5.95

A Super-sized Slice of our Weekly Special Homemade Cake. Fit for a National Champ!

Drinks

Sweet Tea \$1.95
Arnold Palmer \$1.95
Lemonade \$1.95
Soda \$1.95
Coffee \$1.95
Bottled Water \$2.00
Coke • Diet Coke
Dr. Pepper • Sprite



