



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.



Office Use Only:

Application# 17-159 Fees Paid 250
Date Received 8-14-17 1:54p Accepted By EEV

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

APPLICANT / PERMITTEE: Andrew Peek owner - The Firmament LLC
*Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.

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

MAILING ADDRESS: S Market Point Dr. Greenville, SC 29607

PHONE: 804 616 5101 EMAIL: Andrew@theFirmamentgvl.com

PROPERTY OWNER: BF - GVL LLC

MAILING ADDRESS: 1300 Tunnel Road. Asheville, NC 28805

PHONE: 828 298 3406 EMAIL: info@cazalea.management.com

PROPERTY INFORMATION

STREET ADDRESS: S Market Point Dr. Greenville, SC 29607

TAX PARCEL #: 547.1-01-016.45 ACREAGE: 2 ZONING DESIGNATION: PD

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Restaurant, Bar with live music

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.

Andee Cheek APPLICANT SIGNATURE

August 11, 2017 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**.

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.

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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>Allen Creek</u>	APPLICANT SIGNATURE
<u>August 11, 2017</u>	DATE
<u>B. Anderson</u>	PROPERTY OWNER SIGNATURE
<u>8/14/2017</u>	DATE

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Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

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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.

RECEIVED
AUG 14 2017
BY: _____



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Andrew Peek Phone 864 616 5101

Mailing Address 5 Market Point Dr. Greenville, SC 29607

Email andrew@theFirmamentgrv.com

Signature of Applicant Andrew Peek Date 8-11-17

Property Owner

Name BF-GVL LLC Phone 828-298-3406

Mailing Address 1 1300 Tunnel Road

Email info@azaka.com

Signature of Property Owner _____ Date _____

Property Information

Address S Market Point Dr

TMS# 547.1-01.016-145 Zoning District Designation PD

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.

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.

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.

The Firmament
5 Market Point Dr.
Greenville, SC 29607

Description of proposed land use:

The Firmament -- A Live Music Auditorium, Art, Culture and Event Center

Our Proposal is consistent with the comprehensive plan and is compatible with surrounding uses.

Infrastructure plans have been verified

OPERATING PLAN:

1. TYPE OF USE:

Proposed use is a Restaurant and bar with occasional live music, serving brick oven pizza, beer, wine and liquor. All ABL licenses have been applied for and conditionally approved, pending final kitchen inspection.

2. DAYS OF OPERATION

Sunday and Monday -- Special events only

Tuesday 11 am - 10 pm * 12 am for show night

Wednesday 11 am - 10 pm * 12 am for show night

Thursday 11 am - 10 pm * 12 am for show night

Friday 11 am - 2 am

Saturday 11 am - 2 am

3. Staffing Schedule

Our staff will consist of 2 cooks and 3 bartenders and 1 Bar manager at all times.

4. Kitchen Equipment Schedule

We will be using a Blodgett 961 gas brick stone oven, a mixer and a dishwasher.

5. Menu and Hours of Food Service

Kitchen will be open during all hours of operation. Menu attached.

6. Parking for Customers and Employees

We have 139 parking spaces at our facility and we have permission from several restaurants that close at 10 pm to handle any overflow should we need any extra. Sticky Fingers, and La Parrilla.

7. Designated Smoking area

This will be outside of the venue per city ordinance and we intend to erect a fence with covering in the future, city approval permitting.

8. Type of Entertainment and Duration

We will offer a rotating schedule of all genres of music at this location. All weekday shows will end at 12 am, Weekend shows will end at 2 am.

9. Closing Last Call Procedures

Last call will be announced 30 min prior to closing, noted by illuminating overhead bar lights. Bartenders will be trained to voice last call at proper times and refuse service at 15 minutes to closing. All non employed personnel will be required to exit the premises at such times.

SECURITY PROCEDURES

1. Number and type of Designated Security Staff

We have chosen to outsource all security needs to a SLED certified firm, "9 5 Security" We will operate 4 licensed agents during ticketed show nights as well as 1 on or off duty Greenville Police Officer to ensure the safety of our patrons.

2. TRAINING / CERTIFICATION B OF STAFF

All 9 5 Security agents are SLED certified

Our Kitchen manager will keep all local and state DHEC training and certifications in force. All Bar Staff will be properly trained to ensure the safety of all patrons as well as those in the community.

3. Specific Duties / Responsibilities of Staff

All employees will be required to ensure we are serving patrons of proper age, and be trained to not over serve alcohol.

4. Entry / Exit / Re-Entry Procedures

We have 2 main entrances at front. Both will have SLED certified security agents present at all times. one will be allocated for first entry, 2nd for smoking and re-entry. We also have 2 rear entries where one will be for kitchen and staff and the other will be for Artist Entry and Emergency Exit only.

5. Crowd Management

We sufficient egress at all exits and will staff security at each to help ensure the safety of all patrons.

6. Crime Prevention through environmental design.

We will be installing security cameras at all entrance/exits as well as place SLED certified staff during ticketed events.

SEATING PLAN

1. See attached Floor plan supplied by SGA Architects.
2. Feasibility completed -- See attached

BUSINESS PLAN:

1. Business Plan Summary -- To offer the public a wide range of live music ranging from outlaw country to rock and roll and in between, along with amazing pizza and cold drinks. Our target audience is 18-45 and beyond because good music has no age limit.
2. Projected Revenue -- see attached spreadsheet
3. We have no membership fees, however we will have an assortment of free and ticketed events, hosted by ticketfly,

4. Status of city business license -- applied awaiting
5. Status of SCDHEC -- awaiting proper occupancy permit and permit to add kitchen appliance
6. Status of ABL-901 -- Conditionally approved awaiting kitchen inspection and occupancy permit.

Questions for Zoning Compliance Application

1. Per our conversation with Kevin Howard at CITY ANNEXATION our proposal is consistent with the comprehensive plan and is compatible with surrounding uses.
2. We are within all zoning requirements and are already among several locations that stay open to 2 am. This will also help with the congestion we see downtown, Offering great entertainment in another central part of Greenville.
3. We lost our beloved Handlebar a few years back and the city is desperately in need of a venue to see great musicians again. Safety is our #1 concern and we are ready to implement excellent precautions to make sure our patrons and the city's guidelines and bylaws are kept. We chose a building that is structurally sound and the best for keeping noise inside. There are no schools, churches or homes located nearby. This is the best location for this type of venue in the city. We have searched for years.

Application for Conditional Use City of Greenville, SC

- 1. Per our conversation with Kevin Howard at CITY ANNEXATION our proposal is consistent with the comprehensive plan and is compatible with surrounding uses.**
- 2. Infrastructure is verified and plans submitted by the building and site plan applications. Per city Annexation, there "are adequate services available"**

MENU

Specialty 14"

THE FIRMAMENT -- \$18 (bacon, jalapenos, pepperoni)

ULTIMATE -- \$24 (unlimited toppings)

PEPPERONI HEAVEN -- \$18

BUFFALO CHICKEN -- \$18

VEGGIE -- \$16.00

18" Cheese Slice -- \$3.50

Meat toppings \$1 each (Pepperoni, Chicken, Salami, Ham, Sausage, Bacon, ground beef)

Veggie toppings \$.75 each (jalapenos, banana peppers, green peppers, mushroom, onion, fresh tomatoes, sundried tomatoes, black olives, extra cheese)

