



**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: October 13, 2017

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

**CU 17-937.** Application by Bob Munnich for Larkin's Restaurants, for a Conditional Use Permit to operate an event venue at **211 E. Broad St.**, in the C-4, Central Business District (TM# 0062000200502)

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](http://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](mailto: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](http://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 17-937 Fees Paid 250  
Date Received 10-6-17 Accepted By ESV

# APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\*:** Bob Munnich COO/ Larkin's Restaurants  
\*Operator of the proposed use; Name Title / Organization  
permit may be limited to this entity.

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

MAILING ADDRESS: 531 S. Main St, Greenville, SC 29601

PHONE: 864-303-0313 EMAIL: bob@larkinsrestaurants.com

**PROPERTY OWNER:** DP Properties, LLC

MAILING ADDRESS: NAI Earle Furman, LLC, 101 E Washingtons Street, Suite 400, Greenville,

PHONE: 864-232-9040 EMAIL: j.EarleFurman@naiearlefurman.com

### PROPERTY INFORMATION

STREET ADDRESS: 211 E. Broad St, Greenville, SC 29601

TAX PARCEL #: 62-2-5.2 ACREAGE: 0.744 ZONING DESIGNATION: C4

### REQUEST

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

#### DESCRIPTION OF PROPOSED LAND USE:

We would like to convert the offices into a catering venue, serving events up to 400+ guests.

### 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

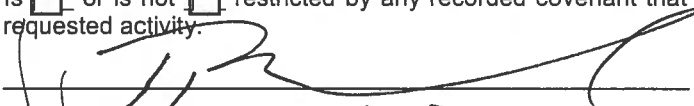
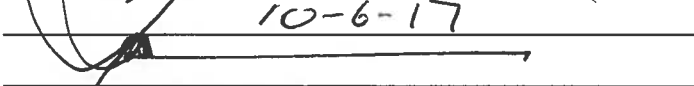
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
10-6-17	DATE
	PROPERTY OWNER SIGNATURE
6 OCTOBER 2017	DATE
DPPROPERTIES, LLC	

**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 is a central business district, with several hotels, restaurants and event spaces within a close proximity.

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.

There is adequate access along Broad St, and parking onsite.



**ZONING COMPLIANCE APPLICATION  
ESTABLISHMENTS SERVING BEER, WINE, OR LIQUOR**

Bob Munnich  
APPLICANT  
531 S. Main St  
MAILING ADDRESS 1  
Greenville SC 29601  
MAILING ADDRESS 2  
Bob@JarkinsRestaurants.com  
EMAIL  
864-303-0313  
PHONE  
[Signature]  
SIGNATURE OF APPLICANT                      DATE

DP Properties, LLC  
PROPERTY OWNER  
NAI EARL Furman, LLC  
MAILING ADDRESS 1  
101 E. Washington St, Greenville, 29601  
MAILING ADDRESS 2  
J.EARLFURMAN@NAI.EARLFURMAN.COM  
EMAIL  
864-232-9040  
PHONE  
[Signature]                      6 OCT 2017  
SIGNATURE OF OWNER OR AGENT                      DATE

**PROPERTY INFORMATION**

211 E. Broad St, Greenville SC 29601  
ADDRESS  
62-2-5.2  
TMS #                      C4  
ZONING DISTRICT DESIGNATION

*\* more details to follow  
via email*

**DESCRIPTION OF PROPOSED USE**

Provide details for each of the following, as applicable:

**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.

We are surrounded by hotels, Event venues, Restaurants, offices and one Apartment complex.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS.

most of all activities are inside, we have parking, we work to keep our events professional and upscale

3. 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.

We are in an area with Restaurants, hotels, Event space and offices. Hawkins has a reputation of being a great community supporter

4. 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.

Little or no changes to the exterior, All events end by 11 PM, Amplified sound will always be inside. We have a good bit of parking nearby

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 5<sup>th</sup> floor of City Hall.



Larkin's Restaurants Proposal for 211 E Broad St, Greenville, SC 29601 (DP3 Architects)

Operating Plan:

Our goal is to change the use of the space from offices to an event venue. We will host private events, community events, charitable events for up to 500 people in reception form, 400 for a seated dinner, and 300 for "dual format" events. (wedding ceremony and reception, seminar and meal, etc)

Operation hours would be based on business. We will definitely be closed from midnight to six AM, the majority of events will be from 4-11PM Thursdays, Friday, Saturday and holidays.

Kitchen equipment would be simple, warming cabinet, three bin sink, Ecolab dishwasher and work tables. We have not chosen exact equipment yet, but will after approval of the conditional use.

Menu: See attached.

Parking: There are 20+ spots exclusively for the space plus 75+ for mutual use of all tenants. Additionally there is one city garage within walking distance.

Designated smoking area: this will be a non-smoking facility – with a "smoker's station" in the driveway behind the facility, and in the parking lot 20 yards from the entrance.

Type of entertainment and duration: Entertainment will be based on event. – No outside amplified sound after 10 PM (rarely if ever will there be any)

Closing "last Call" procedures: We always make last call 30 minutes before the end of the catering contract time.

Security Procedures:

Number and type of security staff: We hire city police for all events with alcohol.

Training/Certification of staff: City Police. Bartenders and staff will be "TIPS" certified.

Specific Duties: Monitor guests. Enforce age restrictions and conduct standards.

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864-467-3020

318 S. Main St ~ Greenville, SC 29601  
www.larkinscatering.com



Entry/Re-entry procedures: We will allow that, however monitor behaviors outside of the building.

Crowd Management: All events are pre-booked with Guaranteed attendance numbers.

Crime Prevention Through Environmental Design: We will have two entrances with monitored entry and exit, as well as a "fire exit" in the rear of the building with an alarmed door. Additionally we will have a monitored alarm system

**Seating Plan:**

Attached in several formats

Feasibility Inspection Completed (See Attached)

**Business Plan:**

Business plan summary: We are acquiring this space to host events for our clients. We will host private events, community events, charitable events for up to 500 people in reception form, 400 for a seated dinner, and 300 for "dual format" events. (wedding ceremony and reception, seminar and meal, etc)

**Projected Revenue:**

\$1,000,000 – 80% food & equipment 20% alcohol.

Fees for Entry: None- just our facility fees

Status of DHEC: not applied for yet

SLED: will apply after Conditional Use is approved.