



AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS

THURSDAY, OCTOBER 9, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 10th Floor

206 S. Main Street

Greenville, South Carolina 29601

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/meeting>

1. Call to Order

2. Welcome and Opening Remarks from the Chair

3. Roll Call

4. Approval of Minutes

A. Approval of Minutes for meeting on September 11, 2025

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. OLD BUSINESS

A. **A 25-307 (Applicant has requested deferral to a date certain)**

Application by FMO Real Estate, LLC to **APPEAL** the administrator's decision to deny a permit to install a digital face on a billboard in a MX-D, Mixed Use Downtown district near the intersection of **N ACADEMY ST AND BUNCOMBE ST** (TM# 001400-05-00300)

9. NEW BUSINESS

A. **S 25-699**

Application by Nathanael Wilson Bennett dba Gaslight Bar and Grill for a **SPECIAL EXCEPTION** to operate a 'Bar or nightclub' use after midnight in a BG, Business General district at **600 KEITH DR** (TM# 028200-03-00200)

10. OTHER BUSINESS

A. Election of Chair and Vice-Chair

B. Staff updates on Current Planning projects

11. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
October 7, 2025**
for the October 9, 2025 Public Hearing

Docket Number:	A 25-307
Appellant:	FMO Real Estate, LLC
Property Owner:	James E Woodside & Co LLC
Property Location:	North Academy Street and Buncombe Street (unaddressed parcel)
Tax Map Number:	001400-05-00300
Acreage:	0.42
Zoning:	MX-D, Mixed Use Downtown District-DD -DD, Downtown Design Overlay District
Proposal:	APPEAL OF ADMINISTRATOR'S DECISION

Applicable Sections of the City of Greenville Code of Ordinances:

<i>Sec. 19-6.1.4.</i>	<i>Board of Zoning Appeals</i>
<i>Sec. 19-6.2.15.</i>	<i>Quasi-Judicial Review</i>
<i>Sec. 19-4.11.6.</i>	<i>Outdoor Advertising Signs</i>
<i>Sec. 19-6.3.4.</i>	<i>Nonconforming Signs</i>

Recommendation: **Affirm Administrator's Decision**

Staff Analysis:

Summary

On February 19, 2025, Lamar Advertising submitted a sign application to modify an existing billboard at the southwest corner of the intersection of North Academy Street and Buncombe Street. The narrative stated, "this is an application for a permit to replace the static sign at the existing billboard located at the intersection of Academy and Buncombe Rd. with a digital display." The application also noted that "the proposed digital display to be installed would be removed from Augusta Road which is currently at the following location: TMID: M015010100101." The application clarified that "the proposed digital display would face towards the intersection of N. Academy St and Buncombe Street."

On March 19, 2025, then Zoning Code Enforcement Officer John Hamlett completed the review of the sign application for compliance with the city's development code. Mr. Hamlett denied the application and stated the following in his review:

**1. The application is for the face replacement on an existing non-conforming billboard located within MX-D zoning.*

**2. Per the GDC the only permissible zoning districts for outdoor advertising signs (billboards) are BG, BH, IX and IG districts with the exception of two permitted in MX-D zoning located at:*

1. A maximum of 1 roof-mounted Type I outdoor advertising sign is permitted with visibility from South Church Street between East McBee Avenue and East Washington Street; and

2. A maximum of 1 Type I outdoor advertising sign is permitted along East North Street between North Academy Street and Lavinia Avenue.

**3. The proposed work would constitute the expansion of a non-conformity which is not permitted.*

Application is Denied.

On April 2, 2025, FMO Real Estate, LLC, filed an appeal of the Zoning Administrator's decision to deny the sign application. Materials were filed in a timely manner to supplement the appeal.

Deferrals, at the Appellant's request, occurred over the following months prior to presenting the case to the Board.

Background

A billboard has existed on the subject property since at least 1997.

On June 11, 2001, the City of Greenville passed an ordinance that established a maximum number of Type I outdoor advertising signs (also known as billboards), required a billboard registry, and restricted placement of billboards.

On August 31, 2001, a sign permit application was submitted and later issued by the City of Greenville to Fairway Outdoor Advertising, LLC to register a billboard on the subject property on the city's registry.

In October 2012, a settlement agreement between the City of Greenville and Fairway Outdoor Advertising, LLC was signed that approved multiple changes to billboards across the city limits. One change allowed Fairway Outdoor Advertising to convert the "2-face Side by Side unit at Hwy 123 (Academy St.) S/O Buncombe St. to Back to Back unit."

On July 2, 2013, a sign permit was issued by the City of Greenville to remove two previous side by side style billboards on-site and to install a new monopole billboard on site. The billboard was approved at an overall height of 37 feet and 12' by 25' in area. The permit specified the sign was a "v-type monopole, static, illuminated" billboard.

No permit applications related to the billboard were submitted until February 19, 2025, when Wesley McCracken, on behalf of Lamar Advertising, submitted a sign application to modify an existing billboard. The narrative stated, "this is an application for a permit to replace the static sign at the existing billboard located at the intersection of Academy and Buncombe Rd. with a digital display." The application also noted that "the proposed digital display to be installed would be removed from Augusta Road which is currently at the following location: TMID: M015010100101." The application clarified that "the proposed digital display would face towards the intersection of N. Academy St and Buncombe Street."

On March 6, 2025, the application was assigned permit number 25-985 and on March 10, 2025, the application was routed for review.

On March 19, 2025, then Zoning Code Enforcement Officer John Hamlett completed a review of the sign application for compliance with the city's development code. Mr. Hamlett denied the application and stated the following in his review:

**1. The application is for the face replacement on an existing non-conforming billboard located within MX-D zoning.*

**2. Per the GDC the only permissible zoning districts for outdoor advertising signs (billboards) are BG, BH, IX and IG districts with the exception of two permitted in MX-D zoning located at:*

1. A maximum of 1 roof-mounted Type I outdoor advertising sign is permitted with visibility from South Church Street between East McBee Avenue and East Washington Street; and

2. A maximum of 1 Type I outdoor advertising sign is permitted along East North Street between North Academy Street and Lavinia Avenue.

**3. The proposed work would constitute the expansion of a non-conformity which is not permitted.*

Application is Denied.

On April 1, 2025, a meeting was held between staff with Lamar Advertising and the City of Greenville to discuss the process to submit an appeal to the Board of Zoning Appeals regarding the denial of the sign permit.

On April 2, 2025, FMO Real Estate, LLC, filed an appeal of the Zoning Administrator's decision to deny the sign application. Materials were filed in a timely manner to supplement the appeal.

Within the written notice for appeal, the Appellant states the "requested action will not change the use of the property; it would remain an outdoor advertising sign/billboard. The existing billboard will not be expanded." The Appellant also provided construction plans, dated November 21, 2012, that were not previously submitted during the 2025 permit review that state "note: this structure has been designed to support a 2,800 lb. L.E.D. sign face on each side."

On April 17, 2025, a request to delay the appeal's hearing was made by Lamar Advertising to allow continued discussion with City officials.

On May 22, 2025, a meeting between staff with Lamar Advertising and the City of Greenville was held.

During the meeting, both parties appeared to agree as a matter of fact that plan review comments 1 and 2 were accurate. The existing sign is a Type I outdoor advertising sign and is nonconforming with the Type I outdoor advertising standards based on, at least, the property's MX-D zoning classification. Planning staff elaborated on plan review comment 3 that the non-conforming sign was being "expanded." Staff noted that the new digital display would "expand," not in physical size, but in intensity as the number of sign faces would increase beyond the single face present today.

On May 27, 2025, a request was made by Lamar's legal counsel to delay the hearing to allow additional time to discuss a resolution with the City. Additional requests to delay the hearing date were made by Lamar on July 2, 2025, and again on August 25, 2025. Although dialogue between Lamar and the City continued sporadically, no resolution was achieved.

Staff Findings:

Staff offers the following findings:

- Staff finds the sign was legally erected in 2013 as part of a legal settlement with Fairway Outdoor Advertising;
- Staff finds that the sign is classified as a Type I outdoor advertising sign and that Type I outdoor advertising signs are subject to the standards of Greenville Development Code Section 19-4.11.6.;
- Staff finds the sign does not conform with the standards of Greenville Development Code Section 19-4.11.6. because the sign is located on a property zoned MX-D, which only permits Type I outdoor advertising signs at two specific locations, neither of which include the location of this appeal;
- Staff finds that changes to nonconforming signs must comply with Greenville Development Code Section 19-6.3.4.;

- Staff finds the proposed modification would be in violation of the nonconforming sign provisions of Greenville Development Code Section 19-6.3.4. which state “a nonconforming sign may *continue* in operation” if the “sign will not be **changed** to or **replaced** with another nonconforming sign” **and** the “sign will not be **expanded**.”
- Staff finds that the removal of the static, inwardly illuminated display face and installation of a digital display face that is outwardly illuminated with regularly changing content would be a change or replacement of the existing nonconforming sign with another nonconforming sign.
- Staff finds that installation of a digital display face that is outwardly illuminated with regularly changing content will “expand” visibility and intensity of the existing nonconforming sign with another nonconforming sign.
- Staff finds that the Zoning plan reviewer correctly denied the application to modify the sign as the sign is a nonconforming sign and that the modification would violate the nonconforming sign provisions; and
- Staff finds that the Appellant has not offered sufficient evidence or documentation to support their claim that the Administrator erred in denying the application.

Based on these findings, staff recommends that the Board of Zoning Appeals affirm the administrator’s decision to deny sign permit 25-985 seeking modifications to the nonconforming Type I outdoor advertising sign near the intersection of North Academy Street and Buncombe Street.

Applicable Sections of the Code of Ordinances

The Administrator rendered his interpretation based on the following specific code sections:

Sec. 19-4.11.6. Outdoor Advertising Signs

Sec. 19-6.1.4. Board of Zoning Appeals

Sec. 19-6.2.15. Quasi-Judicial Review

Sec. 19-6.3.4. Nonconforming Signs

19-4.11.6. OUTDOOR ADVERTISING SIGNS

A. Type I Signs (Billboards)²

A Type I Outdoor Advertising Sign is a permanent freestanding off-premises sign, commonly referred to as a billboard, and that is generally used to rent or lease advertising space.²

1. Spacing: Minimum Distance from Certain Uses

Type I outdoor advertising signs must not be located closer than 1,000 feet to another Type I outdoor advertising sign or an historic property listed on the national register, a Preservation (-P) overlay district, or a public park; or closer than 500 feet to a residential district or cemetery, the Downtown Design (-DD) overlay district, or the right-of-way of I-385, I-185, Pleasantburg Drive, Pete Hollis Highway, Mills Avenue, Haywood Road, Woodruff Road, Verdae Boulevard, Church Street or Roper Mountain Road. These distances are computed whether the existing sign or protected use is within the City limits or not.

2. Districts Where Permitted

- a. Type I outdoor advertising signs are permitted in BG, BH, IX and IG districts, subject to the conditions of this section.
- b. Within the MX-D district, Type I outdoor advertising signs are permitted in the following locations only, subject to the conditions of this section:
 - i. A maximum of 1 roof-mounted Type I outdoor advertising sign is permitted with visibility from South Church Street between East McBee Avenue and East Washington Street; and
 - ii. A maximum of 1 Type I outdoor advertising sign is permitted along East North Street between North Academy Street and Lavinia Avenue.

3. Maximum Area

No single sign face shall exceed 378 square feet in area. Extended advertising area must not exceed 50 square feet in area.

4. Maximum Height

Type I outdoor advertising signs must not exceed 35 feet in height.

5. Setback

All parts of a Type I outdoor advertising sign must be located no closer than 15 feet from a public right-of-way.

6. Number of Faces

Two faces are allowed per Type I outdoor advertising sign structure. These faces must be parallel to each other or at an interior angle to one another not greater than 60 degrees. There must be no double-decker or side-by-side Type I outdoor advertising signs.

7. Signs Not to be Counted as Part of Total Number of Allowed On-Premises Signs

Type I outdoor advertising signs do not count toward the total number of permanent signs allowed on the premises on which they are located.

SIGNS

8. Maximum Number

The maximum number of Type I outdoor advertising signs permitted within the City must not exceed the maximum number of legally-established conforming Type I outdoor advertising signs existing on June 11, 2001. However, in the event that unincorporated areas are annexed into the City, the total number of allowable Type I outdoor advertising signs must be increased by the number of legally-established conforming Type I outdoor advertising signs existing in the territories annexed on the effective date of annexation.

9. Determination of Maximum

- a. All conforming Type I outdoor advertising signs existing on June 11, 2001, must be re-permitted for purposes of determining the maximum number of allowed signs. By August 31, 2001, the sign owners must submit to the City the following information for each existing Type I outdoor advertising sign:
 - i. Location (e.g., address and/or tax map number of parcel);
 - ii. Size of each sign face, excluding extended advertising space;
 - iii. Height of each sign;
 - iv. Name, address and telephone number of the owner of each sign, and the same information of any person having a security interest in each sign;
 - v. If the parcel on which a sign is located is not owned by the owner of the sign, the remaining term of the lease;
 - vi. Digital or professionally processed color photographs of each sign face and sign structure that has such quality and clarity as to make identification reliable; and
 - vii. Date of erection of sign.
- b. Any existing Type I outdoor advertising sign that is not re-permitted will be classified as a prohibited and illegal sign and must be completely removed within 60 days of notification to the sign owner.

10. New Signs as Replacements

- a. A sign permit is required for the construction and erection of Type I outdoor advertising signs. No permit to construct or erect a Type I sign will be issued until the City has verified that at least one existing Type I outdoor advertising sign has been completely removed.
- b. The maximum area allowed for sign faces of new Type I signs as replacements must not exceed the sign face area of the sign being replaced or the maximum area allowed in **subsection 3.** above, whichever is less.
- c. The construction or erection of a Type I outdoor advertising sign must be completed within the time frame of the sign permit.

11. Special Exception Permit Required for Type I Sign

- a. The owner of a Type I sign may apply to the Board of Zoning Appeals for a special exception permit under **Sec. 19-6.2.15** to remove the sign and to replace it with another Type I sign at the same or different location.
- b. The Board of Zoning Appeals in its discretion may also authorize the use of LED lighting, or comparable digital luminance, for the face of the sign in such instances with due regard to nearby

land uses and the compatibility of the proposed luminance with those uses. If the application for the replacement of Type I signs results in a reduction in the total number of sign faces in the City, then the Board of Zoning Appeals may allow an increase in the height and face size of individual replacement signs beyond what is otherwise permitted under this section.

- c. No approval will be granted for a proposed new location of the replacement sign unless the sign owner first makes an affirmative showing that the replacement sign will be “aesthetically compatible” with the area where it is to be located and that the sign will not adversely impact public safety as a consequence of its design, construction, or placement. Approval for a replacement sign at the same location will consider factors similar to those provided in this section for a new location, but also take into consideration the benefits arising from the improved appearance of a nonconforming sign at the same location or the removal of signs at other locations.
- d. For purposes of determining whether the proposed sign will be “aesthetically compatible”, the Board of Zoning Appeals must consider the following:
 - i. The height of the sign in relation to the height of surrounding structures and vegetation;
 - ii. The vertical elevation of the sign site in relation to the elevation of nearby properties;
 - iii. The sight distance from nearby properties to the sign’s site;
 - iv. The sign’s potential for blocking views otherwise available to occupants of nearby properties;
 - v. The sign’s potential for blocking views otherwise available to motorists and pedestrians on nearby streets and sidewalks;
 - vi. The extent of the sign’s reasonably anticipated impact on the values of nearby properties;
 - vii. The suitability of the sign’s proportions and structural design for the character of nearby uses authorized under existing zoning and the City’s land use plan; and
 - viii. Other comparable and reasonable considerations relevant to the proposed sign site and the uses and designs of nearby properties and nearby rights-of-way.
- e. The Board of Zoning Appeals’ approval may establish conditions on the appearance, location, and positioning of the replacement sign needed to ensure compliance with the purposes of this subsection.

12. Federal Aid Highways

Implementation of this section are subject to federal and state statutes otherwise applicable to Type I signs.

B. Type II Signs (Bus Shelter Signs)²

A Type II Outdoor Advertising Sign is a sign located on, and designed as an integral part of, city-approved public transportation shelters and is generally used to rent or lease advertising space.²

1. Administrator Review and Approval²

The Administrator may issue a permit for a Type II Outdoor Advertising Sign upon determination that the design of the sign is integral to the public transportation shelter and that any lighting or other design features will not create a traffic safety hazard or negative impacts on adjacent properties. A Type II Outdoor Advertising Sign located in the Preservation (-P) or Downtown Design (-DD) overlay districts requires a Minor Certificate of Appropriateness as provided in Sec. 19-6.2.6. or Sec. 19-6.2.8.

2. Approval

The Planning Commission is responsible for final action regarding:

- a. Engineering Design and Specifications Manual adoption, amendments, and appeals pertaining thereto; and¹
- b. Major Subdivision - Preliminary Plats.
- c. Appeals of administrative decisions regarding Minor Subdivisions.
- d. Variances and appeals from certain stormwater provisions as provided in *Sec. 19-5.3.9*.¹

19-6.1.4. **BOARD OF ZONING APPEALS**

A. General

The Board of Zoning Appeals is established as authorized in *Chapter 2, Administration* of the Municipal Code, and has the following powers and duties under this Code.

B. Authority

1. Approval

The Board of Zoning Appeals is responsible for final action regarding:

- a. Variances;
- b. Special Exception Permits; and
- c. Appeals from administrative decisions on all approval processes of this Code, except:
 - i. Appeals considered by either the Historic Review Board or Design Review Board,
 - ii. Appeals of administrative decisions regarding Minor Subdivisions

19-6.1.5. **HISTORIC REVIEW BOARD**

A. General

The Historic Review Board is established as authorized in *Chapter 2, Administration* of the Municipal Code, and has the following powers and duties under this Code.

B. Authority

1. Review and Recommend

The Historic Review Board is responsible for review and recommendation regarding:

- a. Establishment or modification to design guidelines for Preservation (-P) overlay districts and designated local landmarks;
- b. Establishment or modification to boundaries for Preservation (-P) overlay districts; and

19-6.2.15. QUASI-JUDICIAL REVIEW

A. Applicability

Quasi-judicial review is required for the following:

1. **Variance.** A request for a deviation from certain provisions of this Code when meeting specific hardship criteria.
2. **Special Exception Permit.** Certain uses within each zoning district that may be appropriate in the district, but because of the potential for incompatibility with adjacent uses, require individual review by the Board of Zoning Appeals.
3. The Board of Zoning Appeals decides applications for Quasi-Judicial Review.

B. Application Requirements

1. Application Initiation

An application for Quasi-Judicial Review may be initiated by any person, firm, corporation, or agency provided they are the owner or the owner's representative of the subject property.

2. Application Submittal

a. Pre-Application Conference

Before submitting an application for Quasi-Judicial Review, an applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. This requirement may be waived at the discretion of the Administrator.

b. Submitting an Application

Following the pre-application conference, an applicant may start the application process. To begin, a complete application form, required plans, and review fees must be filed with the Planning and Development Department. Other general submittal requirements for all development review applications are listed in *Sec. 6.2.1*.

c. Additional Requirements for Properties in Downtown Design (-DD) or Preservation (-P) Overlay Districts and Historic Landmark Properties

- i. For properties located within the *Downtown Design (-DD) overlay district*, the Design Review Board review the application based on the following:

1 Submittal



APPROVAL PROCESSES

- a) Where a Minor Design Permit is required, the Design Review Board must conduct a preliminary consideration of the eligibility of the proposal based on the standards in this Section. The Design Review Board will provide a report and recommendation on the application.
- b) Where a Major Design Permit is required, the application must obtain an approval on the Major Design Permit before the application can be considered by the Board of Zoning Appeals.
- ii. For properties located within a Preservation (-P) overlay district or are designated as a local landmark, the Historic Review Board must review the application based on the following:
 - a) Where a Minor Historic Certificate of Appropriateness is required, the Historic Review Board must conduct a preliminary consideration of the eligibility of the proposed area based on the standards in this Section. The Historic Review Board will provide a report and recommendation on the application.
 - b) Where a Major Historic Certificate of Appropriateness is required, the application must obtain an approval before the application can be considered by the Board of Zoning Appeals.
- iii. The Administrator will forward the application, reviewing board recommendation, and additional approvals to the Board of Zoning Appeals. The application will then be processed according to the procedures in this Section.

C. Review and Action Process

1. Administrative Action

- a. The Administrator will review the application and will provide a staff report to the Board of Zoning Appeals in advance of the public hearing. Prior to the preparation of the staff report, City staff may make recommendations to the Administrator to include in the staff report.
- b. Notice of the public hearing must be given in accordance with **Sec. 6.1.1.** and Sec. 6.2.1.

2. Board of Zoning Appeals Action

- a. The Board of Zoning Appeals will conduct a public hearing on the application. At the public hearing, the Board of Zoning Appeals will consider the application, the relevant support materials, the staff report, and the evidence presented at the public hearing.
- b. After the close of the public hearing, the Board of Zoning Appeals will approve, approve with modifications, approve with conditions, or disapprove the application based on the standards in this Section.

D. Criteria for Review and Action

1. Variance

- a. A variance permit may be approved only upon a finding that the applicant will suffer undue hardship if the Code is strictly enforced and the Board of Zoning Appeals finds that all of the following standards are met:
 - i. There are extraordinary and exceptional conditions (such as size, shape, topography) pertaining to the particular piece of property for which the variance is sought that do not generally apply to other land or structures in the vicinity.

NONCONFORMITIES

19-6.3.4. NONCONFORMING SIGNS

A. General

1. Nonconforming signs may continue in operation provided the following standards are met:
 - a. Sign will not be changed to or replaced with another nonconforming sign.
 - b. Faceplates and tenant panels cannot be replaced or changed on a nonconforming single-tenant freestanding sign.²
 - c. Sign will not be structurally altered to extend useful life;
 - d. Sign will not be expanded;
 - e. Sign will not be relocated, except in compliance with this Division; or
 - f. Sign will not be reestablished after damage or destruction of more than 50% of the replacement value of the same type of sign at the time of such damage or destruction. Any damage to a nonconforming sign that is not repaired constitutes damage or destruction for purposes of this Section, and that damage will be cumulative;
 - g. Sign must be removed when the business or other activity which the sign advertises is no longer in operation on the same parcel as the sign; and
 - h. Sign must be removed if the site or building on the same parcel as the sign is demolished, redeveloped, or reconstructed.
2. This section will not prevent normal maintenance operations performed on a nonconforming sign or sign structure, provided structural elements are not removed and replaced. Nonconforming signs declared to be structurally unsafe by the Administrator must be removed and not repaired.

B. Nonconforming Signs Due to Condemnation

When a sign is located on land condemned for road right-of-way acquisition, the following standards will apply:

1. Any sign not located within, and which does not overhang, the land acquired for right-of-way may remain in place.
2. Any sign located within the new right-of-way for a state or federal highway must, at a minimum, comply with state standards for relocation.
3. Any sign located within the right-of-way acquired for a City street or for other purposes must comply with the provisions of this Subsection.



APPLICATION FOR APPEAL OF ADMINISTRATOR'S DECISION OR INTERPRETATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	FMO Real Estate, LLC	James E. Woodside & Co, LLC
*Title:	Partner	James E. Woodside, Jr.
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

Street Address: 309 Buncombe St Greenville, SC 29601

Tax Parcel #: 001400-05-00300

Zoning Designation: MX-D

Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Initial: CF

If the planning office has actual notice that a restrictive covenant is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

REQUEST

Applicable Code Section: 19-6.3.4

Description of Request:

Appealing permit denial of swap of vinyl static panel to digital LED panel. Requested action will not change the use of the property; it would remain an outdoor advertising sign/billboard. The existing billboard will not be expanded.

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 2:00 pm within ten (10) business days of the date of the written decision or interpretation.
2. You must attach a statement addressing the reasons that you believe the administrator erred in his determination or interpretation of the City Code regarding the subject property.
3. You must attach any other information relevant to the disputed item, and if applicable, a scaled drawing of the property that reflects, at a minimum, the following:
 - Property lines, existing buildings, and other relevant site improvements;
 - The nature (and dimensions) of the disputed item;
 - Existing buildings and other relevant site improvements on adjacent properties; and
 - Topographic, natural features, etc.
4. You must attach the required application fee:
 - For appeal to the Board of Zoning Appeals: \$250.00 for persons having rights in contract in the subject land; \$50.00 for those adjacent to the subject land.
 - For appeal to the Design Review Board: \$150.00 for signs and single-family residential; \$300.00 for all other.
 - For appeal to the Planning Commission: \$250.00.
5. The administrator will review the application for "completeness" pursuant to section **19-6.2.1(B)(3), Completeness Determination**, prior to placing the application on a public hearing agenda. If the application is determined to be "incomplete," the administrator will contact the applicant to request that the applicant resolve the deficiencies.
6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date. Signs will be provided to you by the City after application is determined to be complete.
7. The appellant 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.

APPLICANT: _____



DATE: 4/1/2025

PROPERTY OWNER: _____

James E. Woodside, Jr.

DATE: 4/1/2025

Academy & Buncombe Appeal Application

Final Audit Report

2025-04-02

Created:	2025-04-02
By:	Cole Furman [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAA1b-LweeveHqtvGCSvxxm5urAj62wfWVz

"Academy & Buncombe Appeal Application" History

-  Document created by Cole Furman [REDACTED]
2025-04-02 - 12:42:49 PM GMT-[REDACTED]
-  Document emailed to James Woodside [REDACTED] for signature
2025-04-02 - 12:45:19 PM GMT
-  Email viewed by James Woodside [REDACTED]
2025-04-02 - 1:10:32 PM GMT-[REDACTED]
-  Signer James Woodside [REDACTED] entered name at signing as James E. Woodside, Jr.
2025-04-02 - 1:20:52 PM GMT [REDACTED]
-  Document e-signed by James E. Woodside, Jr. [REDACTED]
Signature Date: 2025-04-02 - 1:20:54 PM GMT - Time Source: server-[REDACTED]
-  Agreement completed.
2025-04-02 - 1:20:54 PM GMT



April 1, 2025
City of Greenville Board of Zoning Appeals
206 S Main St
Greenville, SC 29601

RE: Appeal of Denial of Application Number: 25-00000985

Dear Greenville Board of Zoning Appeals,

Appealing permit denial of swap of vinyl static panel to digital LED panel. Requested action will not change the use of the property; it would remain an outdoor advertising sign/billboard. The existing billboard will not be expanded.

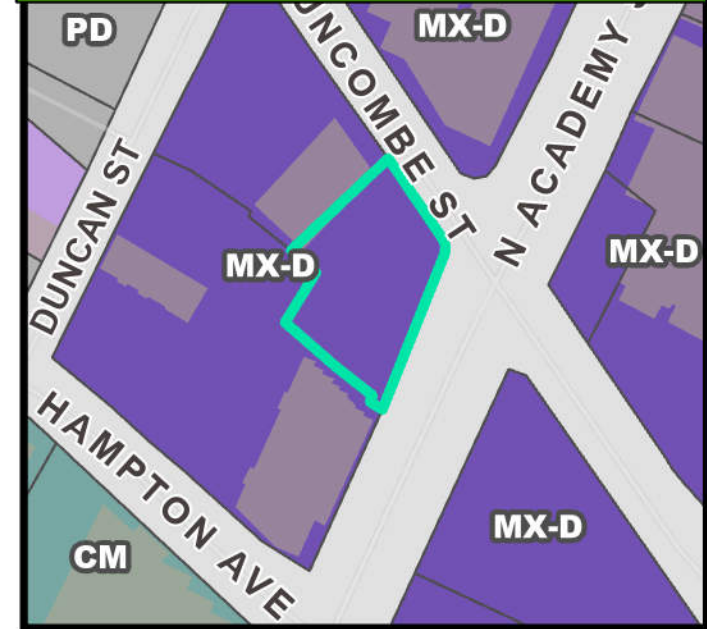
Sincerely,
Dan Parsons
General Manager, Greenville-Spartanburg
Lamar Advertising Company
[REDACTED]

A 25-307 • N ACADEMY STREET

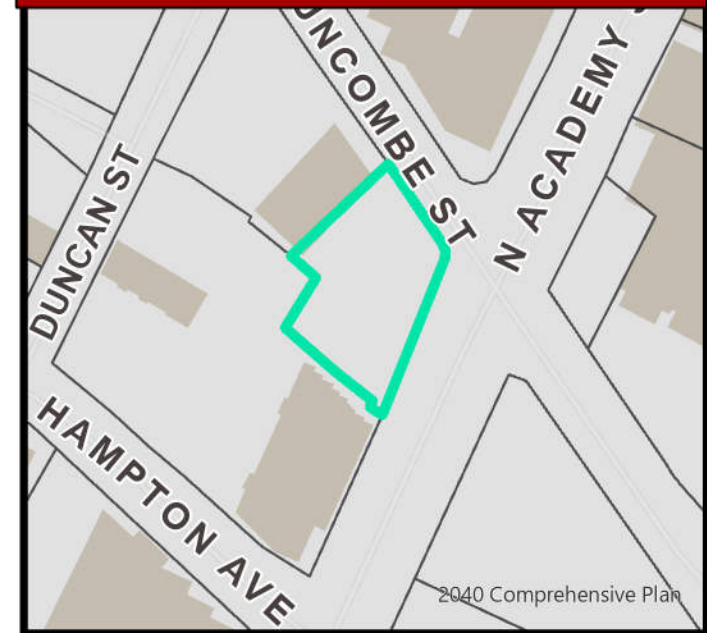
AERIAL VIEW



CURRENT ZONING



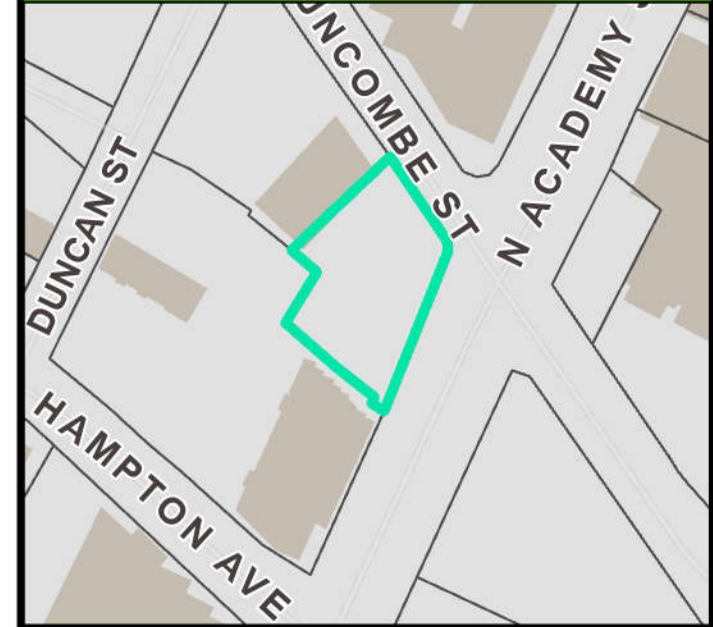
FUTURE LAND USE



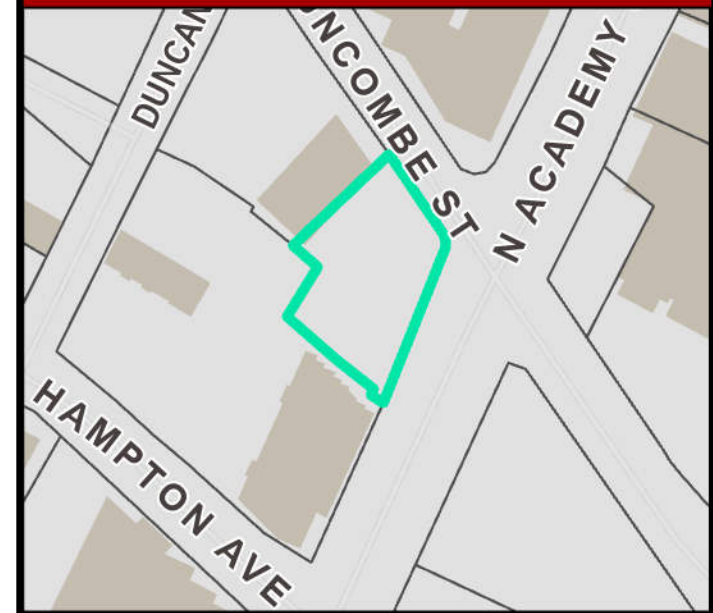
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Permitting department,

This is an application for a permit to replace the static sign at the existing billboard located at the intersection of Academy and Buncombe Rd. with a digital display.

The physical address of the static which would become digital is:

309 Buncombe Rd, Greenville SC, 29601

TMID: 0014000500300

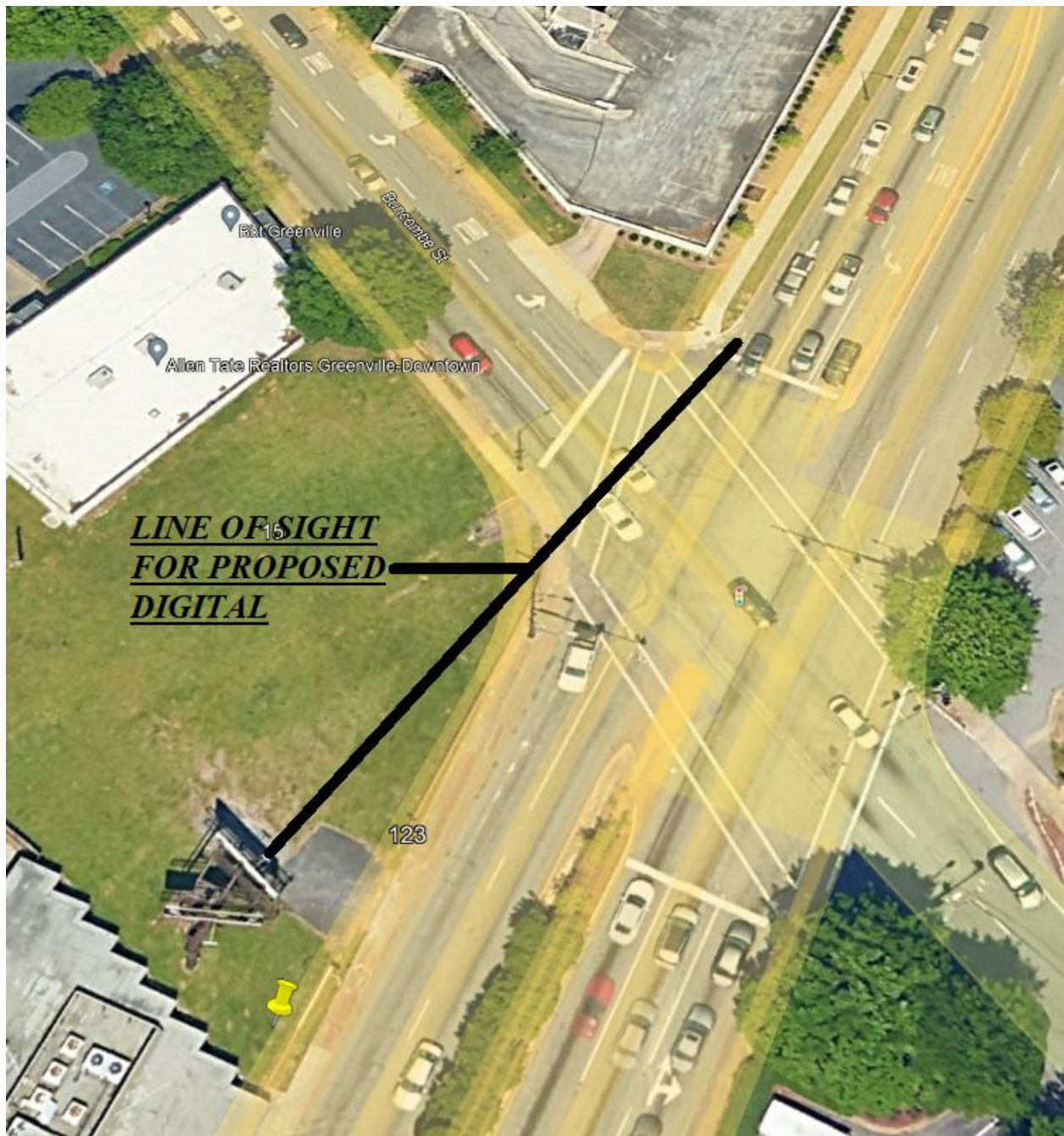
The proposed digital display to be installed would be removed from Augusta Road which is currently at the following location:

TMID: M015010100101

Street Address of 3315 Augusta Rd, Greenville SC 29605

The proposed digital display would face towards the intersection of N. Academy St and Buncombe Street. The display would be visible to individuals heading Southwest on N. Academy St. as shown in **Exhibit A.**

Exhibit A





**PLANNING & ZONING DIVISION
CITY OF GREENVILLE, SOUTH CAROLINA
SIGN REVIEW COMMENTS**

DATE: March 19, 2025
PERMIT NUMBER: 25-00000985
APPLICATION DATE: March 6, 2025
APPLICATION TYPE: SIGNS
ADDRESS: BUNCOMBE ST
OWNER: JAMES E WOODSIDE & CO LLC
CONTRACTOR: T AND B OUTDOOR LLC

For all Permanent Sign applications requiring revisions, please submit the revisions using our [Permanent Sign Permit Revision e-form](#) or find our PDF version at www.greenvillesc.gov.

Reviewing Agency Revision Number

PAYMENT PENDING - PZ	000	
Date	Action	Reviewed by
March 10, 2025	REVIEWED PLANS	DEANNA ENSLEY 467-4476

Reviewing Agency Revision Number

APPLICATION SUFFICIENT PL	000	
Date	Action	Reviewed by
March 10, 2025	REVIEWED PLANS	DEANNA ENSLEY 467-4476

Reviewing Agency Revision Number

ZONING	000	
Date	Action	Reviewed by
March 19, 2025	REVIEWED PLANS	JOHN HAMLETT 467-4473

*Plan Revisions Required for the following reasons:

*1. The application is for the face replacement on an existing non-conforming billboard located within MX-D zoning.

*2. Per the GDC the only permissible zoning districts for outdoor advertising signs (billboards) are BG, BH, IX and IG districts with the exception of two permitted in MX-D zoning located at:

1. A maximum of 1 roof-mounted Type I outdoor advertising sign is permitted with visibility from South Church Street between East McBee Avenue and East Washington Street; and
2. A maximum of 1 Type I outdoor advertising sign is permitted along East North Street between North Academy Street and Lavinia Avenue.

*3. The proposed work would constitute the expansion of a non-conformity which is not permitted.
Application is Denied.

3/19/2025, 1:32:20 PM GRVLJFH



**Planning Staff Report to
Board of Zoning Appeals
October 6, 2025**
for the October 9, 2025 Public Hearing

Docket Number:	S 25-699
Applicant:	Nathanael Wilson Bennett dba Gaslight Bar and Grill
Property Owner:	PSG Fractional Ownership, LLC
Property Location:	600 Keith Drive
Tax Map Numbers:	028200-03-00200
Acreage:	3.34
Zoning:	BG, Business General District -AP, Airport Protective Overlay
Proposal:	SPECIAL EXCEPTION to operate a 'Bar or Nightclub' use after midnight

Applicable Sections of the City of Greenville Code of Ordinances:

<i>Sec. 19-3.2.1.B.2.</i>	<i>Hours of Operation</i>
<i>Sec. 19-3.4.4.</i>	<i>Commercial Use Standards</i>
<i>Sec. 19-6.2.15.A.</i>	<i>Quasi-Judicial Review/Applicability</i>
<i>Sec. 19-6.2.15.D.2.</i>	<i>Special Exception Permit</i>

Staff Recommendation: Disapproval

Staff concludes that the Application does not comply with the standards to grant a Special Exception Permit as a '**Bar or Nightclub**' use operating after midnight.

If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'bar or nightclub' use, as defined by this Code, and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the special exception permit.
2. The special exception permit is limited to the Applicant, Nathanael Wilson Bennett dba Gaslight Bar and Grill, and is not transferable.
3. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
4. Hours of operation shall not exceed past 2:00 a.m. on Friday and Saturday nights only. All other nights shall close by midnight. Food service shall be available until last call.
5. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.

6. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
7. The Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 30 days of the date of the issuance of the certificate of occupancy and future personnel shall receive training within 30 days of hiring.
8. No person under the age of 21 shall be allowed on the premises after 10:00 p.m.
9. The Applicant shall retain a minimum of two (2) security persons which must be positioned outside the business on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security person positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
11. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Sound baffling or other mitigation measures shall be taken to reduce noise and bass impacts to neighboring properties.
12. The establishment shall be prohibited from hosting or employing disc jockeys.
13. The establishment shall be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited third-party ticketed events include, but are not limited to, comedians and musicians. In-house ticketed events shall be limited to up to four times a year.
14. Exterior doors and windows shall remain closed except to provide ingress and egress after 10:00 p.m.
15. Exterior sound amplification except for the existing outside speakers, shall be prohibited. The existing speakers shall be limited to ambient background music and shall be turned off after 12:00 midnight.
16. Outdoor entertainment shall be prohibited.
17. All outdoor dining and seating areas associated with the business shall be closed by 12:00 midnight. The Applicant shall take appropriate measures, such as fencing, signage, and staff management to ensure the outdoor dining and seating areas remain closed between these hours.

18. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise violations may be grounds for revocation of the permit.
19. If outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
20. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, Nathanael Wilson Bennett dba Gaslight Bar and Grill, requests special exception approval to operate a 'bar or nightclub' use after midnight at 600 Keith Drive off North Pleasantburg Drive.

Although the use of 'bar or nightclub' is permitted by right, per Greenville Development Code Section 19-3.2.1.B.2., "any use open to the public with hours of operation between 12:00 a.m. and 5:00 a.m. requires a Special Exception permit."

The subject property has an existing two-level commercial building with two detached industrial/service buildings on the south side of the property. The tenant occupies both floors of the commercial building. A special exception permit, S 11-160, for a restaurant/lounge use at the subject property was approved by the Board of Zoning Appeals in 2011. A conditional use permit, CU 15-387, for a bar open until 2:00 a.m. was approved by Planning Staff in 2015 and was modified in 2018. The conditional use permit was not transferrable and expired upon purchase of the business by the current applicant.

The 2018 conditional use permit modification allowed for expansion to the upstairs area of the building, but a permanent Certificate of Occupancy was never obtained for that space at that time. As part of an occupancy permit review process in early 2025, the Planning Department indicated the need for a special exception permit for hours after midnight as well as the need for site work to accommodate the expansion of the use. The Building and Fire Departments indicated that updates would be required to the building to accommodate the expanded occupancy requested in the occupancy permit application. A revised life safety plan was provided to meet the Building and Fire Department concerns, and a site permit was issued to address the necessary parking and site improvements required under the Planning Department review. Currently, a Temporary Certificate of Occupancy has been issued for the building, which allows the business to operate until 12:00 midnight while site work is being completed.

The business is a bar with indoor and outdoor seating. Food sales will include a limited menu and are expected to account for approximately 30 percent of all revenue, while alcohol sales are expected to account for the remaining 70 percent of revenue. Complete menu food service will be available during all operating hours. The application states the business will close no later than 2:00 a.m. and last call will occur 30 minutes before close.

The stated hours of operation will be:

- Monday to Saturday 4:00 p.m. up to 2:00 a.m.
- Sunday 2:00 p.m. up to 10:00 p.m. and
- Brunch hours may be added on Saturdays and Sundays.

According to the applicant's plans, live music/entertainment will occur inside the space. Specifically, the applicant requests DJs and karaoke. Other forms of entertainment include pool tables. No outdoor entertainment is planned.

The Technical Advisory Committee (TAC) met with the Applicant on August 14, 2025, and previously met on February 27, 2025. Although the Planning Department expressed concerns, the Committee recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

Attendance at the monthly Project Preview Meeting was not required as part of this application and did not occur.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the 'Corridor Mixed-Use' classification as part of the future land use map, also within a gap between two 'Urban Node Mixed-Use' areas and adjacent to a 'Campus – Institutional' area occupied by the Greenville Downtown Airport.



Corridors are the major streets that connect nodes to each other, to Greenville's traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category, and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

The existing 'bar' use maintains the blend of commercial uses along the Pleasantburg Drive corridor.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

Use standards for 'general food and beverage' are located in Section 19-3.4.4.C. and are listed below:

19-3.4.4. Commercial use standards

C. Food and Beverage

2. Bar or Nightclub

- a. Must comply with the location standards established by the state.*

- b. Operation of the business must comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.*
- c. At all times during its occupancy, the applicant must assign a manager on the premises who must ensure compliance with this Code, and the applicable South Carolina Code of Laws and Regulations.*
- d. The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.*
- e. The Administrator may require the applicant to retain security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.*
- f. Occupant capacity of the establishment must be established by the City building official. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.*
- g. Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan; all amplified sound must be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification are limited by the permit.*
- h. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.*
- i. Rooftop decks must have perimeter guard railing above table surfaces.*
- j. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.*
- k. The application must comply with City noise, smoking, encroachment, and other applicable ordinances.*
- l. The Administrator may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the use.*

While additional use standards for 'hours of operation' were recently added to Section 19-3.4.6.A. of the code, this application pre-dates the adoption of those standards.

The Applicant has stated their intent to comply with the use criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues related to noise, occupancy capacity, and alcohol sales.

During the TAC meeting, the Applicant stated that he intended to provide security, but that he did not believe security he is currently using are SLED certified. The Applicant was informed of the need to use SLED certified personnel. The Applicant indicates that no persons under 21 will be permitted in the establishment during designated hours.

If the Board finds the application meets the criteria for approval, Planning staff recommend formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval.

Staff finds, with the appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The zoning districts and land uses of adjacent property is as follows:

East:	General warehouse and distribution (IX, Industrial Flex)
North:	General retail, vehicle repair or service (BG, Business General)
West:	Undeveloped land (BG and RC-3, Residential Community 3)
South:	Undeveloped land (IX)

The property is located along North Pleasantburg Drive and is zoned BG, Business General. The subject use is located within a two-level building. The bar currently occupies both levels. Outdoor seating is located along both levels. The subject property also features two detached industrial/service buildings to the south of the bar building. The buildings appear to be mostly vacant, although active uses include Speedy Paws, a general personal service use.

Surrounding properties are zoned BG, IX, and RC-3, offering a variety of uses including but not limited to general retail, vehicle repair, low impact industrial, and general warehouse and distribution.

The closest residential dwellings appear to be located on Eastlan Place, more than 800 feet away to the southwest. Apartment buildings that will be part of the Enclave Laurens mixed use development are planned to the south of the property but will be more than 600 feet away.

The Applicant has stated the business will close at 2:00 a.m. Similar uses in the area close at or after 2:00 a.m. such as The Irish Pub and Acuaris Night Club.

With the appropriate conditions, the overnight business hours are not anticipated to create a conflict with other neighboring businesses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed use is located within an existing building. No changes are proposed to the building and or the site as part of this work. The existing windows and doors for the business are generally obscured so potential lighting effects from inside should be minimized. No adverse visual impacts are anticipated from the use.

Parking for the use comes from the on-site parking lot. The parking lot layout was recently updated to comply with current standards. Overflow parking is available in the parking lot further south on site according to the Applicant. Loading/unloading for the use occurs in the on-site parking lot. Trash collection occurs using an existing dumpster located near Keith Drive. No adverse impacts are anticipated regarding parking, loading, and odors.

The Applicant indicated that live entertainment is and will continue to be performed inside the business. Entertainment includes disc jockeys and karaoke. Outdoor dining and seating areas are located on the upper and lower levels. The Applicant reports that speakers have been installed at the lower-level outdoor dining area. No live music or other forms of entertainment are planned outside. With the appropriate conditions, no substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

Since the Applicant already has been operating the business closing at midnight, Planning staff reviewed police calls for service with the city's Police Department. While call volume was within normal service levels and no concerning trends or incidents were identified for Gaslight Bar and Grill, the Police Department reports that calls for service increase downtown during late night hours. A distinguishable portion of these trends can be correlated with alcohol consumption and drinking establishments during the overnight hours. The City of Greenville's recently established downtown nightlife safety initiative reviews permits, operations, security, and more, in an effort to keep downtown safe and vibrant. While Planning staff acknowledge that this location is not within the central business district, the establishment is near other existing bars staying open past midnight. With the city's emphasis on nightlife safety, staff has determined recommending new drinking establishments to operate during overnight hours would be contrary to this ongoing effort as service delivery could be delayed or diminished. Adverse impacts are anticipated regarding service delivery.

Staff finds the use and its design will have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate under the existing name, Gaslight Bar and Grill.
3. The Applicant previously met with the Technical Advisory Committee on February 20, 2025, after he purchased the bar from the previous owner. A zoning permit, TAC 25-133, was issued February 27, 2025, and he has been operating the business, closing at midnight, since that time.
4. The Applicant previously indicated that the upstairs, formerly addressed as 152 N Pleasantburg Drive, was converted from a car dealership office to a bar around 2018. The upstairs is connected to the downstairs by an internal stairwell. Patrons are free to move between the two levels.
5. The Applicant indicates the intent to operate as a bar/nightclub use. The business currently operates Tuesday through Sunday, closing at 12:00 midnight.
 - a. After questioning by the Committee, the Applicant indicates that the proposed hours of operation submitted in the application are not accurate. The correct, proposed hours of operation will be:
 - i. Monday to Saturday 4:00 p.m. up to 2:00 a.m.;
 - ii. Sunday 2:00 p.m. up to 10:00 p.m.; and
 - iii. Brunch hours may be added on Saturdays and Sundays.
 - b. A second correction from the application submittal was made on September 22, 2025, to include hours of operation on Mondays. The Zoning Administrator after consultation with the TAC Chair approved this change as a minor modification to the existing zoning permit to allow Monday hours closing at midnight. Board approval is required and has been requested for expanded hours from Monday up to 2:00 a.m. Tuesday.
6. The Applicant indicates that he will work at the business most days of the week and intends to hire a manager.
7. The Applicant indicates that the previously retained security company, Bravo1 Protection, was no longer being used to provide security services for the establishment. The Applicant indicates he has hired two (2) security persons to comply with security requirements. The Applicant indicates the security persons positioned at the upstairs and downstairs entrances.

- a. After questioning by the Committee, the Applicant did not believe his security personnel had SLED certification. The Applicant was informed that the security persons must be SLED certified.
8. The Applicant, based on the provided life safety plan, indicates that maximum occupancy of the premises will be 179 occupants, however the approved temporary occupancy permit is limited to 99 persons. A revised life safety plan has been submitted to reflect 99 persons.
9. The Applicant indicates that food sales are expected to be approximately 30 percent, while alcohol sales will make up 70 percent.
10. The Applicant indicates that food will be served at all hours, except until last call. Last call will occur 30 minutes before close. A late-night food menu will be used. Food offered will include hot meals.
11. The Applicant indicates that outdoor seating is existing and will remain.
12. The Applicant indicates that live music/entertainment will occur inside the space. Specifically, DJs and karaoke. Other forms of entertainment include pool tables.
13. The Applicant indicates that no outdoor entertainment is planned.
14. The Applicant indicates that no persons under 21 will be permitted in the establishment during designated hours.
15. The Applicant indicates that the business is not located near any residential uses and that a neighboring property is owned by the same property owner as the bar and is available for overflow parking.
16. The Applicant indicates that two doors, one upstairs and one downstairs, will continue to be used as entrances. The remaining exterior doors would function as emergency exits. Doors would be closed after 10:00 p.m. to ensure noise to the outside is limited.
17. The Applicant indicated that the business would use the existing above ground dumpster located along Keith Drive.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee (by split vote) recommends that the Board of Zoning Appeals **approve** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that the final life safety plan be in close keeping to the currently proposed occupancy count of 99 persons.
 - i. Future increase of the occupancy count shall require a modification to the special exception permit.
 - c. This Committee recommends that operation of the business must comply with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
 - d. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to

- preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
- e. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
 - f. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
 - g. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.
 - h. This Committee recommends that the Applicant shall retain a minimum of two (2) security persons which must be positioned outside the business on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security person positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.
 - i. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
 - j. This Committee recommends that outdoor entertainment shall be prohibited.
 - k. This Committee recommends that exterior sound amplification, except for the existing outdoor speakers, be prohibited. Use of the existing outdoor speakers shall be limited to ambient background music.
 - l. This Committee recommends that all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
 - m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.
 - n. This Committee recommends that a pattern of noise complaints related to interior amplification from the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise violations may be grounds for revocation of the permit.

- o. This Committee recommends that the establishment be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
- p. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
- q. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- r. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Note: The scope of special exception review is limited to 12:00 midnight to 5:00 a.m. Recommendations by the Committee that include hours before or after those hours were either voluntarily offered by the Applicant or are presumed to be mutually agreeable.

Staff Comments

City Engineer

Comments:

No comments.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments:

No comments.

Fire Department

Comments:

No comments.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals

S 25-699

Application by Nathanael Wilson Bennett dba Gaslight Bar and Grill for a **SPECIAL EXCEPTION** to operate a 'Bar or nightclub' use after midnight in a BG, Business General district at **600 KEITH DR** (TM# 028200-03-00200)

Committee Meeting Date(s): August 14, 2025

Applicant attending meeting: Nathanael Wilson Bennett (applicant/business owner)

Proposed Business: Gaslight Bar and Grill

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate under the existing name, Gaslight Bar and Grill.
3. The Applicant previously met with the Technical Advisory Committee on February 20, 2025, after he purchased the bar from the previous owner. A zoning permit, TAC 25-133, was issued February 27, 2025, and he has been operating the business, closing at midnight, since that time.
4. The Applicant previously indicated that the upstairs, formerly addressed as 152 N Pleasantburg Drive, was converted from a car dealership office to a bar around 2018. The upstairs is connected to the downstairs by an internal stairwell. Patrons are free to move between the two levels.
5. The Applicant indicates the intent to operate as a bar/nightclub use. The business currently operates Tuesday through Sunday, closing at 12:00 midnight.
 - a. After questioning by the Committee, the Applicant indicates that the proposed hours of operation submitted in the application are not accurate. The correct, proposed hours of operation will be:
 - i. Monday to Saturday 4:00 p.m. up to 2:00 a.m.;
 - ii. Sunday 2:00 p.m. up to 10:00 p.m.; and

- iii. Brunch hours may be added on Saturdays and Sundays.
 - b. A second correction from the application submittal was made on September 22, 2025, to include hours of operation on Mondays. The Zoning Administrator after consultation with the TAC Chair approved this change as a minor modification to the existing zoning permit to allow Monday hours closing at midnight. Board approval is required and has been requested for expanded hours from Monday up to 2:00 a.m. Tuesday.
6. The Applicant indicates that he will work at the business most days of the week and intends to hire a manager.
 7. The Applicant indicates that the previously retained security company, Bravo1 Protection, was no longer being used to provide security services for the establishment. The Applicant indicates he has hired two (2) security persons to comply with security requirements. The Applicant indicates the security persons positioned at the upstairs and downstairs entrances.
 - a. After questioning by the Committee, the Applicant did not believe his security personnel had SLED certification. The Applicant was informed that the security persons must be SLED certified.
 8. The Applicant, based on the provided life safety plan, indicates that maximum occupancy of the premises will be 179 occupants, however the approved temporary occupancy permit is limited to 99 persons. A revised life safety plan has been submitted to reflect 99 persons.
 9. The Applicant indicates that food sales are expected to be approximately 30 percent, while alcohol sales will make up 70 percent.
 10. The Applicant indicates that food will be served at all hours, except until last call. Last call will occur 30 minutes before close. A late-night food menu will be used. Food offered will include hot meals.
 11. The Applicant indicates that outdoor seating is existing and will remain.
 12. The Applicant indicates that live music/entertainment will occur inside the space. Specifically, DJs and karaoke. Other forms of entertainment include pool tables.
 13. The Applicant indicates that no outdoor entertainment is planned.
 14. The Applicant indicates that no persons under 21 will be permitted in the establishment during designated hours.

15. The Applicant indicates that the business is not located near any residential uses and that a neighboring property is owned by the same property owner as the bar and is available for overflow parking.
16. The Applicant indicates that two doors, one upstairs and one downstairs, will continue to be used as entrances. The remaining exterior doors would function as emergency exits. Doors would be closed after 10:00 p.m. to ensure noise to the outside is limited.
17. The Applicant indicated that the business would use the existing above ground dumpster located along Keith Drive.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee (by split vote) recommends that the Board of Zoning Appeals ***approve*** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that the final life safety plan be in close keeping to the currently proposed occupancy count of 99 persons.
 - i. Future increase of the occupancy count shall require a modification to the special exception permit.
 - c. This Committee recommends that operation of the business must comply with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
 - d. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the

City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.

- e. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
- f. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
- g. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.
- h. This Committee recommends that the Applicant shall retain a minimum of two (2) security persons which must be positioned outside the business on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security person positions be an off-

duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.

- i. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
- j. This Committee recommends that outdoor entertainment shall be prohibited.
- k. This Committee recommends that exterior sound amplification, except for the existing outdoor speakers, be prohibited. Use of the existing outdoor speakers shall be limited to ambient background music.
- l. This Committee recommends that all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
- m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.
- n. This Committee recommends that a pattern of noise complaints related to interior amplification from the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise violations may be grounds for revocation of the permit.
- o. This Committee recommends that the establishment be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
- p. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
- q. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

- r. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Note: The scope of special exception review is limited to 12:00 midnight to 5:00 a.m. Recommendations by the Committee that include hours before or after those hours were either voluntarily offered by the Applicant or are presumed to be mutually agreeable.

Respectfully Submitted,

John Hamlett
Technical Advisory Committee Chair



Ross Zelenske, AICP
Senior Development Planner and Liaison to the Board of Zoning Appeals



APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Nathanael Wilson Bennett	PSG Fractional Ownership, LLC
*Title:	Owner	Agent
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

APPLICANT'S AGENT*:

Nathanael Wilson Bennett

Owner

Name

Title / Organization

Phone

Email

(**Optional Field- includes project architects, engineers, attorneys, representatives, etc.*)

PROPERTY INFORMATION

STREET ADDRESS: 600 Keith Drive Greenville, SC 29607

TAX PARCEL #: 0282.00-03-002.00 ACREAGE: 3.34 ZONING DESIGNATION: BG-AP

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
Initial: ND

REQUEST

Refer to Article 19-3, Use Regulations, of the Greenville Development Code

PROPOSED LAND USE: Bar and Restaurant

DESCRIPTION OF PROPOSED USE:

Nathanael Wilson Bennett DBA Gaslight Bar and Grill is the owner of the business formerly known as Gaslight Bar and Grill located at 600 Keith Drive. We aim to be in line with the City of Greenville's comprehensive plan to offer a safe space that draws people in and encourages growth in Greenville and along the Swamp Rabbit Trail. We plan to continue operating as one of the oldest social spaces in Greenville operating since 1952. This long-established space has and will continue to draw visitors locally, regionally, and nationally.

INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is 864-467-4476.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See Section 19-6.2.15.(D)(2) for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit www.greenvillesc.gov/planningzoning.
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, 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. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.
 6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
 7. The Administrator will review the application for "completeness" pursuant to Section 19-6.2.1(B)(3) Completeness Determination, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
 8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

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.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: Nathanael Wilson Bennett Digitally signed by Nathanael Wilson Bennett
Date: 2025.08.04 09:44:06 -04'00' DATE: 8/4/2025

PROPERTY OWNER SIGNATURE: [Signature] DATE: 8/4/25
201 West Puhon, Jr.
PO Box 1000, Greenville, SC 29615

APPLICANT RESPONSE TO

SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

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

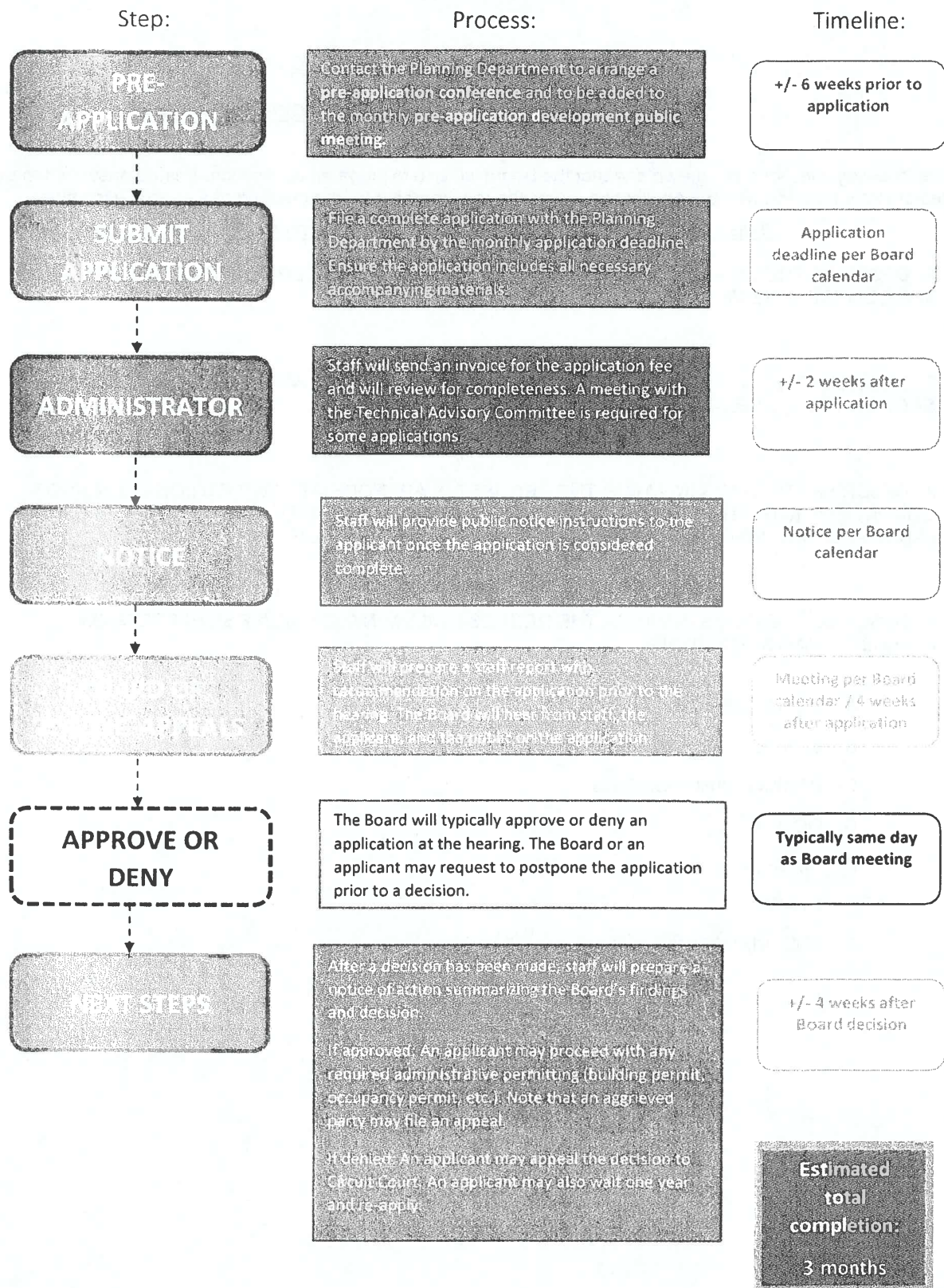
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**

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.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

- A. VISUAL IMPACTS;
- B. SERVICE DELIVERY;
- C. PARKING AND LOADING;
- D. ODORS;
- E. NOISE;
- F. GLARE;
- G. AND, VIBRATION.

Section 6.2.15(B) Application Requirements
Application Timeline



Application for Special Exemption Permit

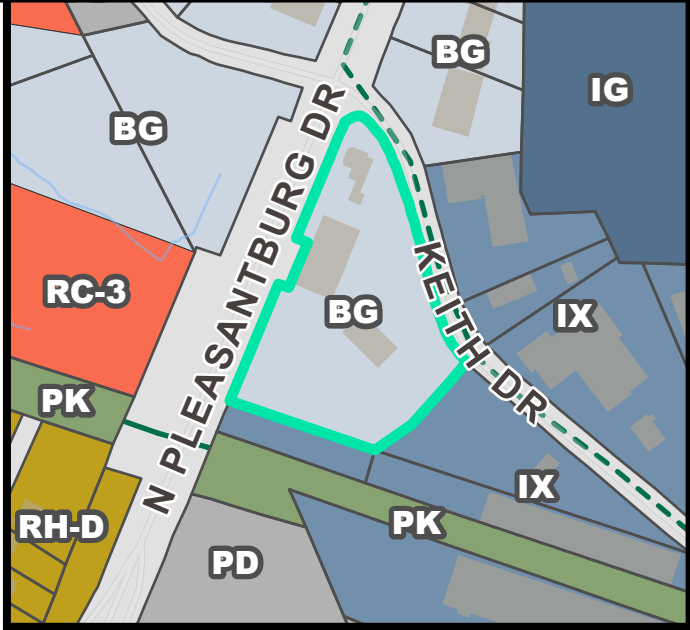
Appendix

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
 - A. We will serve small plate bar food, alcohol, and non-alcohol beverages. The request is consistent with the comprehensive plan in Greenville.
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-3.4, USE STANDARDS.
 - A. All use specific standards will be complied with as required.
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.
 - A. The request is appropriate for its location as it has been operating similarly for over 10 years.
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.
 - A. The current use at the property has been in place for 10+ years and we will maintain the same type of business as before and work with all neighboring properties as well as the city to ensure we are in line with their needs.

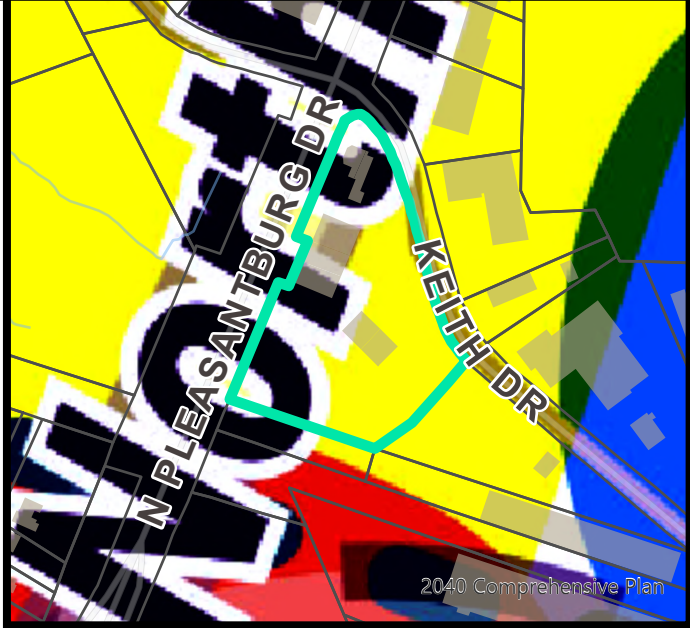
AERIAL VIEW



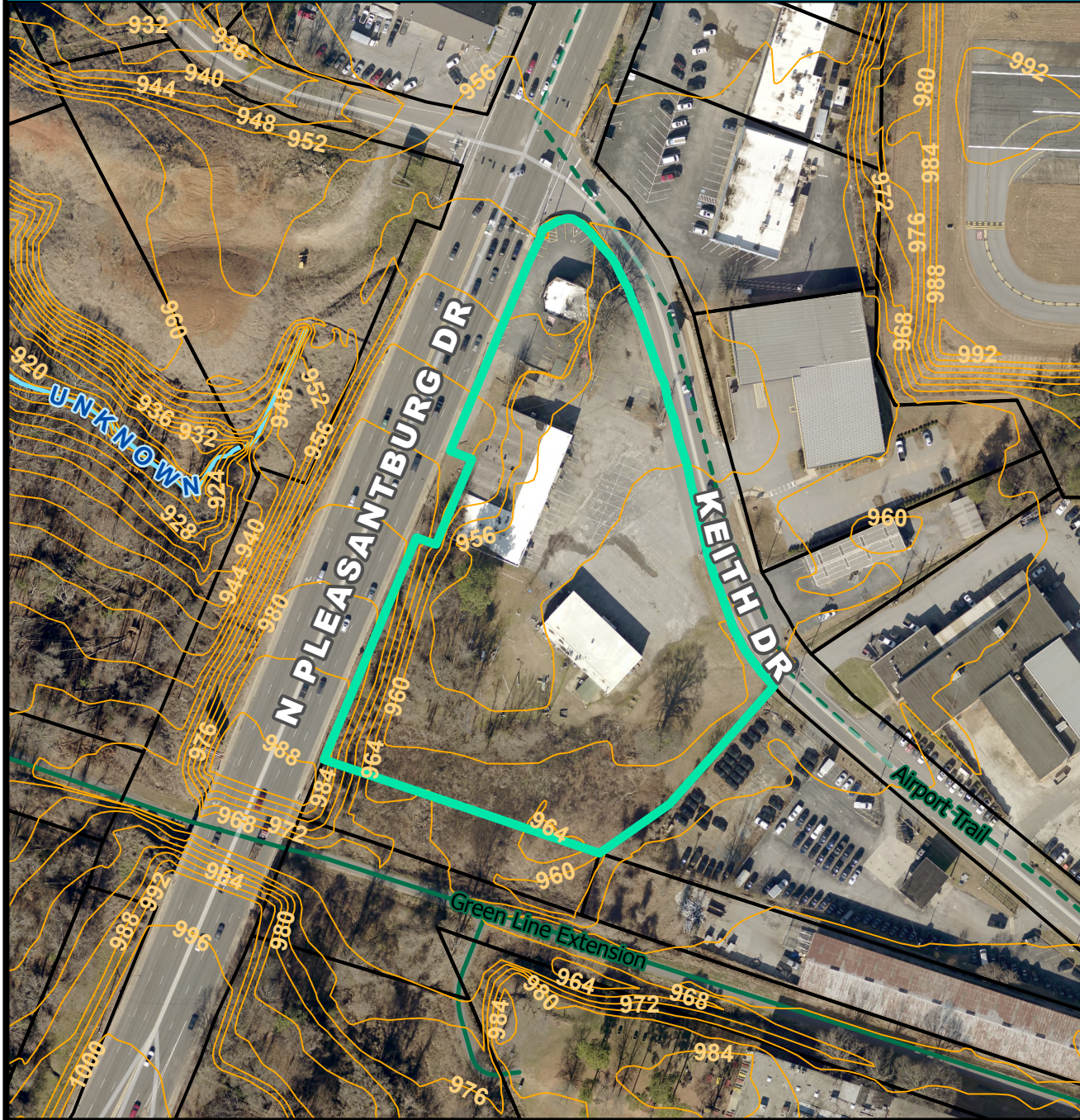
CURRENT ZONING



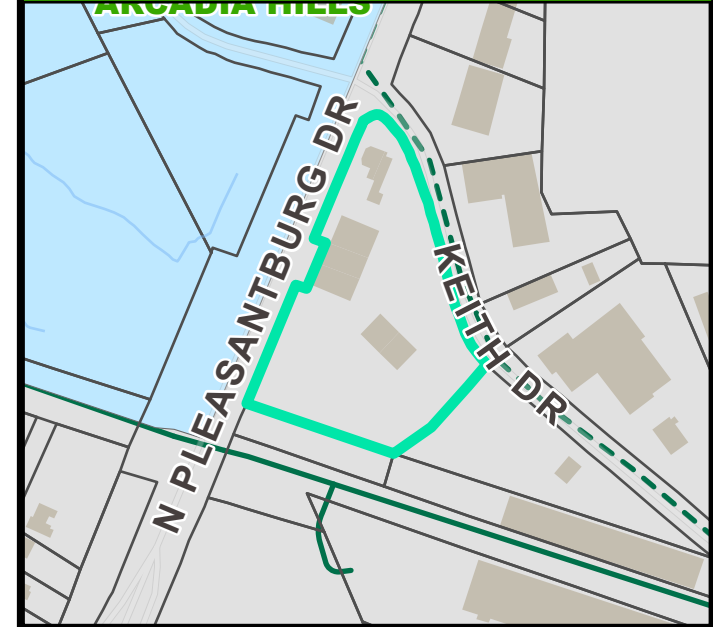
FUTURE LAND USE



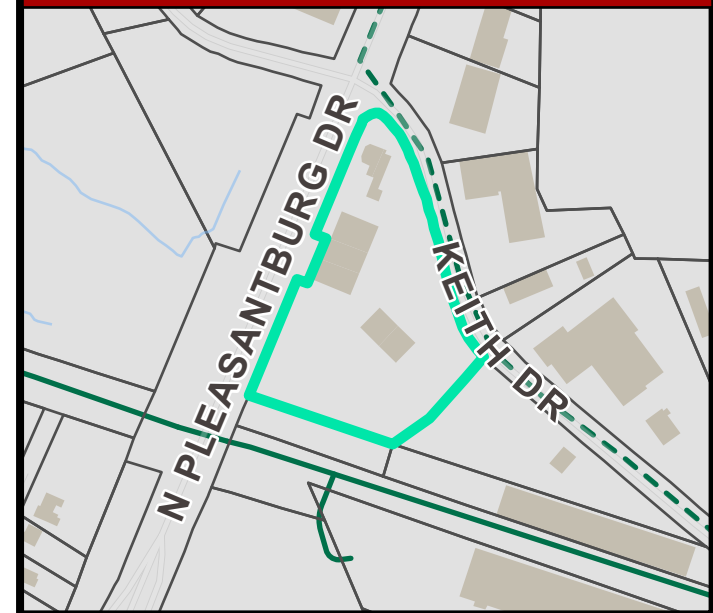
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

***Indicates Required Field**

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS: _____

*TAX MAP #(S): _____

*CURRENT ZONING 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

Seating Plan

1. Provide a floor plan and life safety 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.

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

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



Provide a response for each of the following:

1. 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.
2. 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.

Meeting With the Technical Advisory Committee

Applications will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments/Divisions and appointed by the City Manager:

Building Codes and Inspections
City Attorney
Economic Development
Fire Prevention

Planning and Zoning
Police
Revenue (Business License)
Tourism and Events

The Technical Advisory Committee generally convenes once-a-month to meet with Applicants and review applications. The purpose of these meetings is to develop a more comprehensive understanding of the Applicant's proposal by the Committee, which in turn conveys a more comprehensive understanding of the City's operating requirements and expectations for Applicants. This Committee will form recommendations for the Zoning Administrator and Board of Zoning Appeals as applicable.

The Applicant and Business Owner are required to attend a TAC meeting to discuss the application. The Property Owner, Architect, and anyone involved in management of the business' operations may also attend. The meeting date, time, and exact location will be confirmed upon submittal of this application to planning@greenvillesc.gov.

Gaslight Bar and Grill

600 Keith Drive Greenville, SC 29607

Description of Proposed Use

Nathanael Wilson Bennett DBA Gaslight Bar and Grill is the owner of the business formerly known as Gaslight Bar and Grill located at 600 Keith Drive. We aim to be in line with the City of Greenville's comprehensive plan to offer a safe space that draws people in and encourages growth in Greenville and along the Swamp Rabbit Trail. We plan to continue operating as one of the oldest social spaces in Greenville operating since 1952. This long-established space has and will continue to draw visitors locally, regionally, and nationally. This will be a good space for people to gather to join in karaoke, enjoy cocktails and mocktails, host networking events, and socialize with friends. We aim to continue to be a place for people from out of town to gather for business after-hours events, young professionals to pop into for networking events, and to give Greenville's nighttime crowd a safe and fun place to be late night with friends. The Gaslight has in the past and will continue to hold fund raising events for Toys for Tots, Food Drives, Safe Harbor, Breast Cancer Research, Wounded Warrior Project, and other such organizations.

Operating Plan

1. Type of Use:
 - a. Restaurant/Bar
2. Days and Hours of Operation
 - a. 4PM - 2AM Monday-Saturday with potentially brunch hours on Saturdays and Sundays
3. Staffing Schedule:
 - a. Opener/prep at 3PM and then shift starts at 4 PM. On the weekends we add 2-3 employees based on necessity with a manager always on duty. We always will maintain an onsite manager each night we are open.
4. Kitchen Equipment Schedule:
 - a. All kitchen equipment is cleaned and wiped down at the end of each day. All equipment is emptied and cleaned at least quarterly or based on manufacturer recommendations whichever is more frequent.
5. Menu and Hours of Food Service
 - a. Food will be served during all opening hours. We will serve food like pizza, hot sandwiches, and similar food items with a limited late-night menu.
6. Parking for Customers and Employees
 - a. There are two parking lots as part of the property and a shared parking lot immediately adjacent.
7. Designated Smoking Area
 - a. There will be no smoking or designated smoking areas, and we will adhere to the current city codes for smoking outside.

8. Type of Entertainment and Duration
 - a. Entertainment will include disc jockeys and karaoke DJs. The performances will have volume controlled to not impact any accessory unit and not to expand into the outside. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 PM and 2:00 AM.
9. Closing / “Last Call” Procedures
 - a. We will close no later than 2 AM every night and the last call will be no later than 1:30 PM.

Security Procedures

1. Number and Type of Designated Security Staff
 - a. We propose having 1 to 2 security guards on Friday and Saturday starting at 10 PM. All security guards are hired to maintain occupancy, crowd control inside and outside, and ensure only permitted age persons are allowed in at night.
2. Training/Certification of Staff
 - a. Each employee, including all management and servers, will have the required certification and training necessary for their role.
 - b. All bar staff are ServeSafe Alcohol certified and all staff are additionally trained in the following topics:
 - i. Serving Alcohol
 - ii. De-escalation and Violence Prevention
 - iii. Working After Dark
 - iv. Working Alone
 - v. Stress Management
 - vi. Back Safety
 - vii. Hand Tool Safety (kitchen knives)
 - viii. Bloodborne Pathogens and Cleanup
 - ix. Basic First Aid
 - x. Housekeeping
 - xi. Kitchen Safety
 - xii. Fire Extinguishers
 - xiii. Emergency Evacuation Procedures
3. Specific Duties/Responsibilities of Staff
 - a. Manager: manage the day-to-day tasks as well as scheduling, inventory ordering and management, special events, and hiring, training, and enforcing company procedures and protocols.
 - b. Assistant Bar Manager: Manages the specific duties of their day and developing new menu items
 - c. Bartender/Server: Making drinks and serving customers, follows all safety protocols to maintain a safe and fun environment for customers.
 - d. Line cook: cooking food items and plating. Maintaining a clean and safe kitchen environment. Following all food safety requirements.

- e. Barback/busboy: Stocking shelves and coolers, maintaining a clean and tidy restaurant and restrooms. Restocking inventory. Clearing tables of food and drinks.
- 4. Entry/Exit/Re-Entry Procedures
 - a. Our only customer entrances will be through the two patio doors. In addition to the main entrances, we maintain three emergency exits, two upstairs and one downstairs. Security is stationed at both entrances and ensures that only permitted aged people are allowed inside of the business during designated hours. The establishment will be compliant with all state and local laws in regard to exit signs and maintaining each exit.
- 5. Crowd Management
 - a. Security along with the onsite manager will manage the door and ensure capacity is maintained appropriately during busy hours and that safety is a priority for our staff and customers. Loitering, solicitation, and disorderly conduct is prohibited at all times and our security team is trained to manage these types of scenarios.
- 6. Crime Prevention through Environmental Design (CPTED)
 - a. We will make sure to properly light any dim areas and strategically place mirrors to allow for easy vantage points for managers and security to control the space. Our onsite manager will be trained on crime prevention and ensuring a safe environment for all at all times.

Seating Plan

- 1. Seating Plan
 - a. The downstairs pool table area, back bar lounge, and upstairs pool room will maintain chairs and tables along the edges and the downstairs bar, back bar, upstairs bar will have chairs along them.
- 2. Schedule a Feasibility Inspection of the Property
 - a. We will schedule the inspection if deemed necessary and be available to reply with any reasonable request made by the inspector.

Business Plan

- 1. Business Plan Summary
 - a. Our target audience will be professionals and those seeking a fun and quiet place to spend time with friends. Our theme will be fostering an environment where everyone is included and where anyone from anywhere can sit down and have some food and drinks with friends. We will have a rotating menu to keep things fresh and exciting and it will consist of flavors of the week and try to incorporate some vintage styled foods and drinks.
- 2. Projected Revenue: % Alcohol VS Food Sales
 - a. 30% food and 70% alcohol
- 3. Fees for Entry/Membership/Entertainment
 - a. Whenever we have live entertainment, we may charge a cover fee to offset those costs. We will not have any form of membership.

4. Status of City Business License Application
 - a. Business license is approved
5. Status of SCDHEC Retail Food Establishment Permit
 - a. Current grade A with Department of Agriculture
6. Status of ABL 901 Application to SC Department of Revenue
 - a. License No.: 119117103
7. Provide Documentation that SLED Requirements have been met
 - a. License No.: 119117103

Kitchen Equipment

- Bottle Cooler x4
- Undercounter refrigerator
- 3 compartment sink x2
- Hand sink x2
- Convection and microwave oven
- Ice machine

Gaslight Bar & Grill

All Night Menu

Pizza Mini - Pepperoni	\$5.00
Pizza Mini - Cheese	\$5.00
Pizza Deep Dish - Large Pepperoni	\$15.00
Ham & Cheese Pockets	\$5.00
Boneless Wings	\$8.00
Mini Wontons, Chicken and Cilantro	\$8.00
GL Pimento Cheese and Crackers	\$5.00
Tiramisu for Two	\$9.00

Beer

Draft

Michelob Ultra	\$5.00
Bold Rock Pineapple Cider	\$5.00

Can

Michelob Ultra	\$5.00
Miller Lite	\$5.00
Stella	\$6.00
Angry Orchard	\$6.00
Goose IPA	\$6.00
Heineken	\$6.00
White Ale Zombie	\$6.00
Voodoo	\$6.00
Modelo	\$6.00
Amstel light	\$6.00
Yuengling	\$6.00
Blue Moon	\$6.00
Ranger IPA	\$6.00
Budweiser	\$5.00
PBR	\$5.00
Bold Rock Cider	\$6.00
Smirnoff Ice	\$6.00
Bud Light	\$5.00
Guinness	\$6.00
Coors Lite	\$5.00
White Claw	\$5.00
Natural Light	\$5.00
Corona	\$6.00

Gaslight Bar & Grill

Signature Cocktails

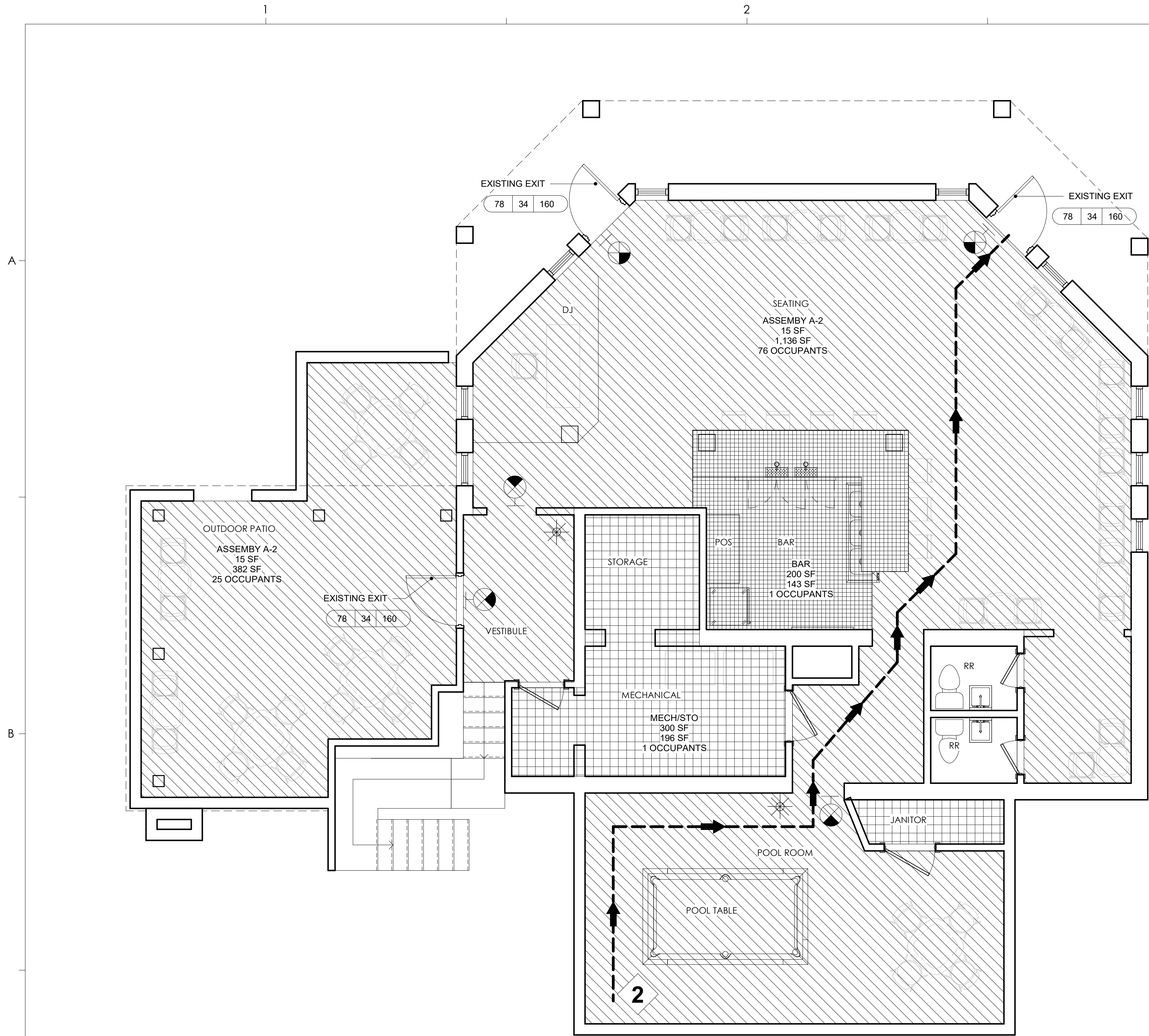
The Screaming O	\$12.00
Orange Vodka, Orange Juice, and Sprite	
Sour Skittles	\$12.00
Cherry Vodka, Melon Liqueur, Grape Liqueur, Sprite, and Sour	
Tipsy Mermaid	\$12.00
Coconut Rum, Blue Curacao, Melon Liqueur	
St. Germaine Spritz	\$12.00
St. Germaine, Prosecco	

NA Beers

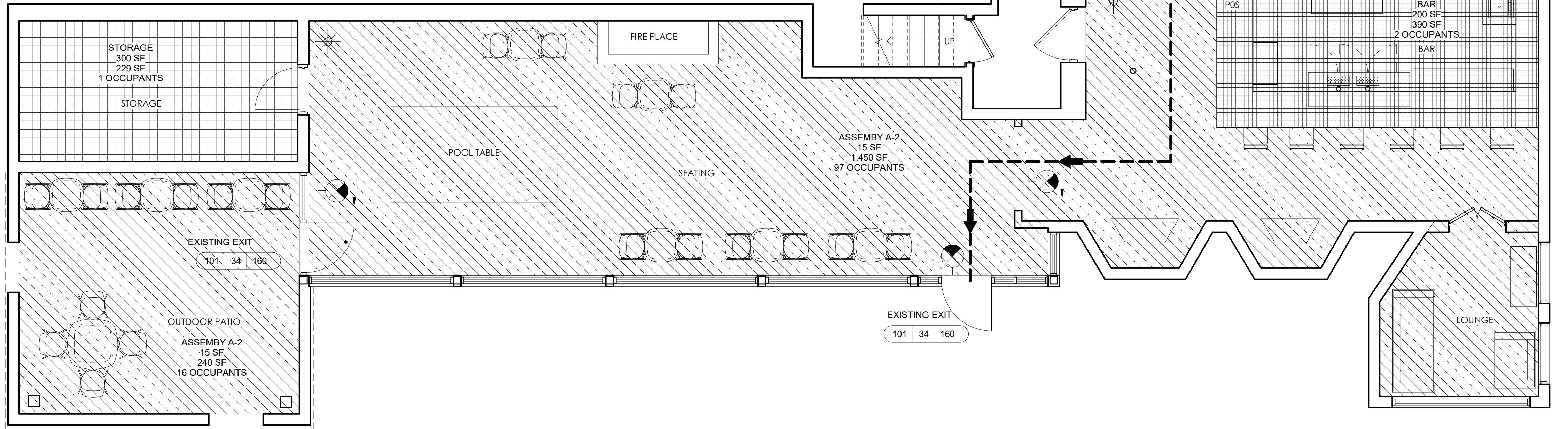
O'Douls	\$4.00
Corona NA	\$5.00
Heineken 0.0	\$5.00
Athletic Oktoberfest	\$5.00
Athletic IPA	\$5.00
Blue Moon NA	\$5.00
Coors NA	\$5.00

Mocktails

Mockarita	\$5.00
Sour, Lime juice, Orange, and Sprite	
Roy Rogers	\$5.00
Coke and Grenadine	
Freddie Bartholomew	\$5.00
Ginger Ale and Lime Juice	
Blue Lagoon	\$5.00
Lemonade, NA Blue Curacao, and Soda Water	
Ginger and Juice Mocktails	
Mock-tow Mule	
Ginger Tonic and Soda Water	



1 UPPER STORY FLOOR PLAN
1/4" = 1'-0"



2 LOWER STORY FLOOR PLAN
1/4" = 1'-0"

CODE SUMMARY

- SOUTH CAROLINA ADOPTED CODES AND ORDINANCES
2021 SOUTH CAROLINA EXISTING BUILDING CODE (IEBC)
2021 SOUTH CAROLINA MECHANICAL CODE (IMC)
2021 SOUTH CAROLINA PLUMBING CODE (IPC)
2021 SOUTH CAROLINA FIRE CODE (IFC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 ANSI A117.1

- SQUARE FOOTAGES:
UPPER LEVEL (152 N. PLEASANTBURG): 1,900 SQ. FT.
LOWER LEVEL (600 KEITH DRIVE): 2,500 SQ. FT.

- OCCUPANCY CLASSIFICATION:
EXISTING GROUP A-2, EXISTING RESTAURANT

- CONSTRUCTION CLASSIFICATION:
EXISTING: TYPE V8 - NON-SPRINKLERED

- OCCUPANT LOAD: (CHAPTER 10, TABLE 1004.1.2)
UPPER LEVEL (152 N. PLEASANTBURG):
1,136 SQ. FT. / 15 = 76 OCCUPANTS
143 SQ. FT. / 200 = 1 OCCUPANTS
196 SQ. FT. / 300 = 1 OCCUPANTS
TOTAL = 78 OCCUPANTS

- LOWER LEVEL (600 KEITH DRIVE):
1,450 SQ. FT. / 15 = 97 OCCUPANTS
390 SQ. FT. / 200 = 2 OCCUPANTS
229 SQ. FT. / 300 = 1 OCCUPANTS
TOTAL = 101 OCCUPANTS

- FIRE RESISTANCE RATINGS: (CHAPTER 6, TABLE 601)

BUILDING ELEMENT	RATINGS (IN HOURS)
STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NONBEARING WALLS	0
INTERIOR NONBEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

- MINIMUM NUMBER OF PLUMBING FIXTURES:
(CHAPTER 4, TABLE 403.1, IPC)

FIXTURE	REQUIRED	PROVIDED
UPPER LEVEL (152 N. PLEASANTBURG):		
EXISTING WATER CLOSETS:	2	2
EXISTING LAVATORIES:	2	2
LOWER LEVEL (600 KEITH DRIVE):		
EXISTING WATER CLOSETS:	2	2
EXISTING LAVATORIES:	2	2

- MEANS OF EGRESS (CHAPTER 10)

- NUMBER OF EXITS:

- UPPER LEVEL (152 N. PLEASANTBURG): TWO REQUIRED (2), THREE PROVIDED (3)
LOWER LEVEL (600 KEITH DRIVE): TWO REQUIRED (2), TWO PROVIDED (2)

- EGRESS WIDTH CALCULATIONS:

REQUIRED (SECTION 1005.3.2)

UPPER LEVEL (152 N. PLEASANTBURG):		
0.20	78 x 0.20 = 16"	
	102" PROVIDED (3 EXITS)	
LOWER LEVEL (600 KEITH DRIVE):		
0.20	101 x 0.20 = 20"	
	68" PROVIDED (2 EXITS)	

- MAX COMMON PATH OF EGRESS (TABLE 1006.3.2(2)): 75 FT
- EXIT ACCESS TRAVEL DISTANCE ALLOWED (TABLE 1017.2): 250 FT

TRAVEL DISTANCE

PATH	TRAVEL DISTANCE	COMMENT
1	68' - 6"	
2	62' - 10"	

LIFE SAFETY LEGEND

- EMERGENCY EGRESS FIXTURE - WALL MOUNTED (WALL PACK)
- EXTERIOR EMERGENCY EGRESS LIGHTING
- FIRE EXTINGUISHER (WALL HUNG)
- PATH OF TRAVEL
- LONGEST C.P.T. = LONGEST COMMON PATH OF TRAVEL
MAX.E.A.T.D. = MAXIMUM EXIT ACCESS TRAVEL DISTANCE
- DOOR EXIT OCCUPANT LOAD (NO. OF OCCUPANTS USING EXIT)
- DOOR EXIT EGRESS CAPACITY
- DOOR CLEAR EXIT WIDTH (IN INCHES)

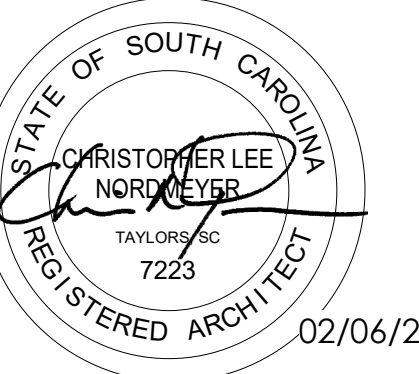
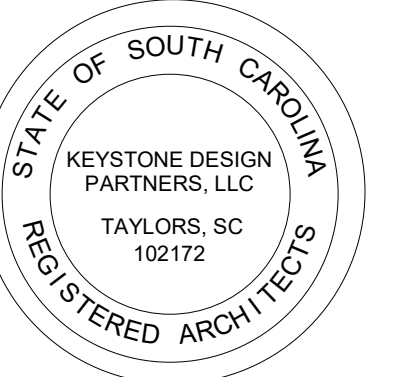
LIFE SAFETY PLAN PROJECT NOTES

- FIRE EXTINGUISHERS TO BE MOUNTED NO HIGHER THAN 48" A.F.F. (TO CENTERLINE OF CABINET) AND BE MOUNTED ON BRACKET OR AN APPROVED WALL CABINET
- ALL FURNITURE, EQUIPMENT, INTERIOR FURNISHES BY OWNER. NOT IN ARCHITECTURE SCOPE



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02/06/25

GASLIGHT LOUNGE

600 KEITH DRIVE
GREENVILLE, SC 29607

REVISION SCHEDULE

##	ISSUED FOR	DATE
1	LIFE SAFETY	02/06/25

LIFE SAFETY

KDP PROJECT NUMBER: -

DESIGNED BY: CLN
DRAWN BY: CLN
CHECKED BY: CLN

ISSUE DATE: -

FLOOR PLANS

A101