

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

November 10, 2022

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on Thursday, November 10, 2022 at 4:00 PM at the Prisma Health Welcome Center at Unity Park at 111 Welborn Street. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

- 1. Call to Order**
- 2. Welcome and Opening Remarks from the Chair**
- 3. Roll Call**
- 4. Oath of Office for Ken Betsch and Lauren Rounsville**
- 5. Approval of Minutes**
 - A. October 11, 2022 – Workshop
 - B. October 13, 2022 – Regular Meeting
 - C. October 25, 2022 – Joint Training Workshop

6. Call for Public Notice Affidavit from Applicants

7. Acceptance of Agenda

8. Conflict of Interest Statement

9. OLD BUSINESS

A. S 22-662 *Application requests deferral to the December 8, 2022 meeting*

Application by Jeffrey Pagliaro for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 8** (TM# 006301-04-00200)

10. OLD BUSINESS

A. S 22-676

Application by Happy Traveler Investments, LLC (Patricia Reynolds) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 4** (TM# 006301-02-00400)

Documents:

[22-0676 S 22-676 AGENDA PACKET.PDF](#)

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B. S 22-728

Application by Jeffrey and Ilia Jones for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 11** (TM# 006301-02-00600)

Documents:

[22-0728 S 22-728 AGENDA PACKET.PDF](#)

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C. S 22-756

Application by KVP, Inc. (Krish V. Patel) for a **SPECIAL EXCEPTION** to establish a 'Self-service storage' use in a C-3, Regional commercial district at **255 WADE HAMPTON BLVD** (TM# 018801-11-00600)

Documents:

[22-0756 S 22-756 AGENDA PACKET.PDF](#)

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D. S 22-762

Application by The Cocktail Company (Howard Dozier) for a **SPECIAL EXCEPTION** to establish a 'Bar' use in a C-4, Central business district at **355 S MAIN ST SUITE 30**

(TM# 006100-03-04116)

Documents:

[22-0762 S 22-762 AGENDA PACKET.PDF](#)

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11. OTHER BUSINESS

A. Staff update on current planning projects

12. Adjournment

Documents:

[11-10-2022 - BZA REGULAR MEETING AGENDA.PDF](#)

City of Greenville Planning and Development | 864-467-4476



**Planning Staff Report to
Board of Zoning Appeals
November 4, 2022**
for the November 11, 2022 Public Hearing

Docket Number:	S 22-676
Applicant:	Happy Traveler Investments, LLC (Patricia Reynolds)
Property Owner:	Happy Traveler Investments, LLC (Patricia Reynolds)
Property Location:	400 East Washington Street Unit 4
Tax Map Number:	006301-02-00400
Acreage:	0.01 (Condominium unit)
Zoning:	OD, Office & Institutional District
Proposal:	SPECIAL EXCEPTION to establish a ‘Hotel/motel’ (short-term rental) use

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec. 19-2.3.5, *Special Exception Permit*

Sec. 19-4.1, *Table of Uses*

Sec. 19-4.2.4(H), *Visitor Accommodations*

Sec. 19-6.1, *Off-street parking and loading*

Staff Recommendation: Approve with conditions

Staff concludes that the application complies with standards to grant a Special Exception Permit for a ‘Hotel/motel’ use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The Special Exception Permit shall be limited to the Applicant, Happy Traveler Investments, LLC (Patricia Reynolds), and shall not be transferrable.
2. The use of the property shall substantially conform to the testimony of the Applicant and the content of the application and submitted documents.
3. Parking for short term rental guests shall be provided using the off-street parking lot located at East Washington Street (TM# 006300-01-00100). Loading and unloading for short term rental guests shall occur in the aforementioned parking lot or in an approved loading/unloading zone and not within the East Washington Street right-of-way. The Applicant shall notify short term rental guests of this requirement.
4. The Applicant shall monitor noise associated with the use and shall comply with the City’s noise ordinance. If a noise violation or similar violation occurs at the property due to a short-term rental guest, the Applicant shall notify the Planning Department in writing of the incident. A pattern of noise ordinance violations shall be grounds for revocation of the Special Exception Permit.
5. The number of short-term rental guests occupying the subject dwelling unit shall not exceed four (4) persons.

Staff Analysis:

The Applicant and Owner, Tricia Reynolds, seeks to use the condominium unit located at 400 East Washington Street Unit 4, for a visitor accommodation use (less than 30 days). The property is zoned OD, Office & Institutional District. According to subsection 19-4.2.4(H), *Visitor Accommodations*, dwelling units arranged for short-term stays of less than 30 days for rent, lease, or interval occupancy are classified as such, with designated examples including bed and breakfast inns, motels, and hotels. According to Table 19-4.1-2, *Table of Uses*, a hotel or motel use may be permitted by approval of special exception within the OD Zoning District.

The subject property is part of the Davenport condominium development, a 28-unit apartment building that has been listed on the National Register of Historic Places. The subject property is located on the first (ground) floor on the building and is accessed through the main courtyard. The property is subject to the associated private deed restrictions for the Davenport. According to information provided to Planning staff by the Davenport Homeowner's Association, first floor and basement level units in the Davenport are permitted to operate 'business' uses per the master deed.

An occupancy permit for a hotel (short term rental) use was approved for the subject property in 2017. A special exception permit was not obtained by the Applicant at that time nor did the occupancy permit review acknowledge the need for a special exception permit requirement. Since occupancy approval in 2017, the Applicant has maintained regular use of the property for visitor accommodations purposes. As such, the use is currently considered legal, non-conforming. If the Board approves this special exception application, the use will become legal, conforming to the Land Management Ordinance. If the Board does not approve this special exception application, the use will remain legal, non-conforming and will continue to be subject to the nonconformity regulations of the Land Management Ordinance.

A neighborhood meeting was not required for this application and was not held by the Applicant.

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

1. Consistent with the Comprehensive Plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan identifies this property as part of the 'Center City' classification.

'Center City' is Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces.

A short-term rental is classified as a commercial use which aligns with the future land use classification in the GVL 2040 Comprehensive Plan.

Staff finds that the proposed use is consistent with the GVL2040 Comprehensive Plan.

2. Complies with use specific standards

The Land Management Ordinance does not contain use-specific standards for hotel/motel use, per Sec. 19-4.3.3(H).

Staff finds that the proposed use complies with specific use standards of the Land Management Ordinance.

3. Compatibility with the surrounding lands

Adjacent property is used (and zoned) as follows:

- East:** Appliance repair and office (OD, Office and institutional)
- North:** Religious institution (OD, Office and institutional)
- West:** Office (C-4, Central business)

South: Mixed-use development (PD, Planned Development)

The proposed use is located within a larger, mixed-use area zoned OD, Office & Institutional and C-4, Central Business. The property is part of an existing multifamily development. Adjacent properties include Christ Church, an appliance repair shop, offices, the federal courthouse across the Church Street right-of-way, and the McBee Station mixed-use development behind the off-ramp leading to East McBee Avenue.

Staff finds that the proposed use is compatible with surrounding lands.

4. Design does not have substantial adverse impacts

The unit will not be owner occupied or have an on-site manager when in use as a short term rental.

The unit and Davenport building will retain the existing residential character from the exterior, as no changes to the site and the structure's exterior are proposed. Any future changes would be required to meet the design standards for multifamily properties. No adverse visual impacts are anticipated from the use.

Fire Prevention staff indicated in their review of the use that the Davenport Homeowners Association should be aware that if more than 50 percent of the condominium building is converted into short term rentals, the occupancy classification would change and would require an analysis of building and fire code compliance. Accessibility, life safety, and other code related improvements should be expected.

Per the application submission, the unit is a one-bedroom unit and will feature one bed and a sleeper sofa.

Although parking requirements are waived for properties identified as historic, the unit has access to a parking space within an off-site parking lot owned by the Davenport located approximately 500 feet away.

On-street parking on nearby Mordecai Street is unregulated and may be available for the use, however the city's Parking Services Division did not recommend reliance on-street parking. The city owned South Spring Street parking garage is located approximately 800 feet away but requires crossing South Church Street and South Spring Street. The city's Parking Services Division also did not recommend reliance on-garage parking.

There are nearby privately owned parking lots, but according to the Applicant and others associated with the Davenport, these lots are not available for Davenport resident or guest use and unauthorized use will result in towing.

The existing parking space in the Davenport parking lot complies with the typical minimum parking ratio for hotel/motel uses (0.75 spaces per guest room; a total of one parking space would be required for one bedroom).

Loading and unloading procedures for short term rental guests were not accounted for in the application. Short term rental guests should be able to safely load/unload from the off-site parking lot, however there is a parking pad along East Washington Street on the Davenport property where a dumpster currently sits. According to Davenport residents, this area allows temporary loading/unloading for no more than 15 minutes.

No adverse parking and loading/unloading impacts are anticipated from the use.

Per the application, the use will be managed and monitored by the Applicant who has been managing the property since 2017. The Applicant has indicated she will be available to address short term rental guest and neighborhood issues and has taken steps to address some issues that have arisen since 2017.

Noise monitoring devices have been installed on the property. Excessive noise levels will trigger a notification to the Applicant. An external video system will also be installed on the property according to the Applicant.

A common dumpster exists on the property. The Applicant has indicated that she has hired a cleaning company to assist in maintaining the property to ensure no issues result.

The Applicant has indicated an awareness of the need to ensure compliance with the city noise ordinance and of the neighborhood concerns that the property has the potential to become a party space for short-rental guests, which is not acceptable. The aforementioned measures proposed by the Applicant should ensure that no adverse impacts related to noise, odor, glare, vibration are created and that the use does not create a nuisance.

Staff finds that the proposed use will not have substantial adverse impacts with appropriate conditions.

Staff Comments and Conditions

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Fire does not have any immediate concerns. However, owners should take care to consider the number of units in a building approved for STR. Once a building is over 50% STR, building department and fire marshal office will require building occupancy to change from an R-2 to an R-1 which would trigger all current code standards to be enforced.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

S 22-676
400 E Washington Street Unit 4

Approved with no comments.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: PATRICIA & STUART REYNOLDS.

*
Name Title / Organization
permit may be limited to this entity. HAPPY TRAVELER INVESTMENTS.

APPLICANT'S REPRESENTATIVE: N/A.
(Optional) Name Title / Organization

MAILING ADDRESS: 110 FATHER HUGO DR, GREER, SC 29650

PHONE: 864-404-1071 **EMAIL:** triciareynolds1@gmail.com

PROPERTY OWNER: PATRICIA and STUART REYNOLDS

MAILING ADDRESS: 110 FATHER HUGO DR, GREER SC 29650

PHONE: 864-404-1071 **EMAIL:** triciareynolds1@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: #4, 400 E. WASHINGTON ST., GREENVILLE 29601

TAX PARCEL #: _____ **ACREAGE:** CONDO **ZONING DESIGNATION:** OD
TAX MAP# 0063.01-02-004.00

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

SHORT TERM VACATION RENTAL OR FURNISHED RENTAL
PROPERTY HAS BEEN LICENSED, WITH OCCUPANCY
PERMIT & PAYING HOSPITALITY TAX SINCE 2017.

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 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

Patricia Reynolds
Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. 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 planning office 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.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☒ or is not ☐ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Patricia Reynolds
SEPT 8/2022

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

Patricia Reynolds APR
SEPT 8/2022

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

THE ZONING DISTRICT CURRENTLY CONTAINS A MIX OF BUSINESSES, OFFICES, HOTELS, RESIDENCES AND RESIDENTIAL APARTMENT RENTAL. MY SHORT TERM RENTAL IS A COMBINATION OF THESE ELEMENTS

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

THE CONDOMINIUM BUILDING, THE DAVENPORT CURRENTLY CONTAINS 1-3 BEDROOM APARTMENTS. MANY ARE INVESTMENT PROPERTIES USED AS LONG TERM RENTALS. MY USE IS FOR A VERY SIMILAR PURPOSE

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

YES.

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

YES.

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

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

THIS RENTAL UNIT IS CURRENTLY IN COMPLIANCE WITH ZONING REGULATIONS, LICENCING REQUIREMENTS, TAX (HOSPITALITY & STATE LODGING) & 6% PROPERTY TAX RATES.

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

NO SIGNS WILL BE USED. MY PROPERTY IS ON GROUND FLOOR OF BUILDING WHICH WAS PREVIOUSLY USED AS AN OFFICE (LEGAL OFFICE) BY PREVIOUS OWNER. MY PROPERTY IS OTHERWISE THE SAME AS ALL OF THOSE IN THE BUILDING - A FURNISHED RESIDENCE.

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 VACATION RENTAL (ONE BEDROOM APARTMENT) IN THIS AREA IS SIMILAR IN CHARACTER TO THE HOTELS AND RESIDENTIAL RENTALS IN THE AREA. AS THIS TYPE OF RENTAL PROVIDES *

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

THIS RENTAL PROPERTY WILL NEVER REQUIRE SIGNAGE IT DOES NOT CREATE ANY MORE NOISE, PARKING ISSUES THAN ANY TYPICAL APARTMENT RENTED LONG TERM.

* HIGH INCOME POTENTIAL TO THE OWNER/INVESTOR, IT IS IN DEMAND BY BUYERS & THEREFORE MAINTAINS STRONG REAL ESTATE VALUES. THESE TYPE OF RENTALS PROVIDE MUCH HIGHER TAX REVENUES & RATES FOR THE CITY THAN LONG TERM RENTALS. THEY ARE ALSO METICULOUSLY MAINTAINED, CLEANED AND DECORATED, THEREFORE INCREASING PROPERTY VALUES & NEIGHBORHOOD CURB APPEAL.

The Davenport Residence

400 East Washington Street, Greenville SC 29601

Davenport Apartments is a historic apartment building located at 400 East Washington Street, Greenville, South Carolina. It was built in 1915-1916, and is a three-story, "U"-shaped, brick building. It consists of a large rectangular section in the rear with two smaller wings that extend from the rear block to the street. The front façade features two one-story porches with stone elliptical arches and brick pillars. It was added to the National Register of Historic Places in 1982.

It currently contains 27 apartments, owned by a mixture of resident owners and non-resident investors who rent to tenants.

Several apartments face the courtyard and have ground level entrances from that courtyard. Others must be accessed from common hallways on the 2nd and 3rd floors.

The subject, Apartment 4 has an entry from the courtyard, a second side entry from an interior common hall, and a 3rd entrance from a back common hall.

Parking is provided for Residents and Tenants 492 feet away in a surface level open lot marked for roughly 27 spots. There are usually no more than 10 vehicles parked in the lot, and each vehicle must post a parking tag on its dash.

A 2ft x 2ft wooden sign marked "Davenport Residents Parking" exists at the entry off of Washington Street (at roughly 500 E. Washington St).

Street parking is also available 24 hrs a day on Mordecai Street. Parking in the 2 parking lots beside the building is never allowed, as per posted signage from the business beside the Davenport building.

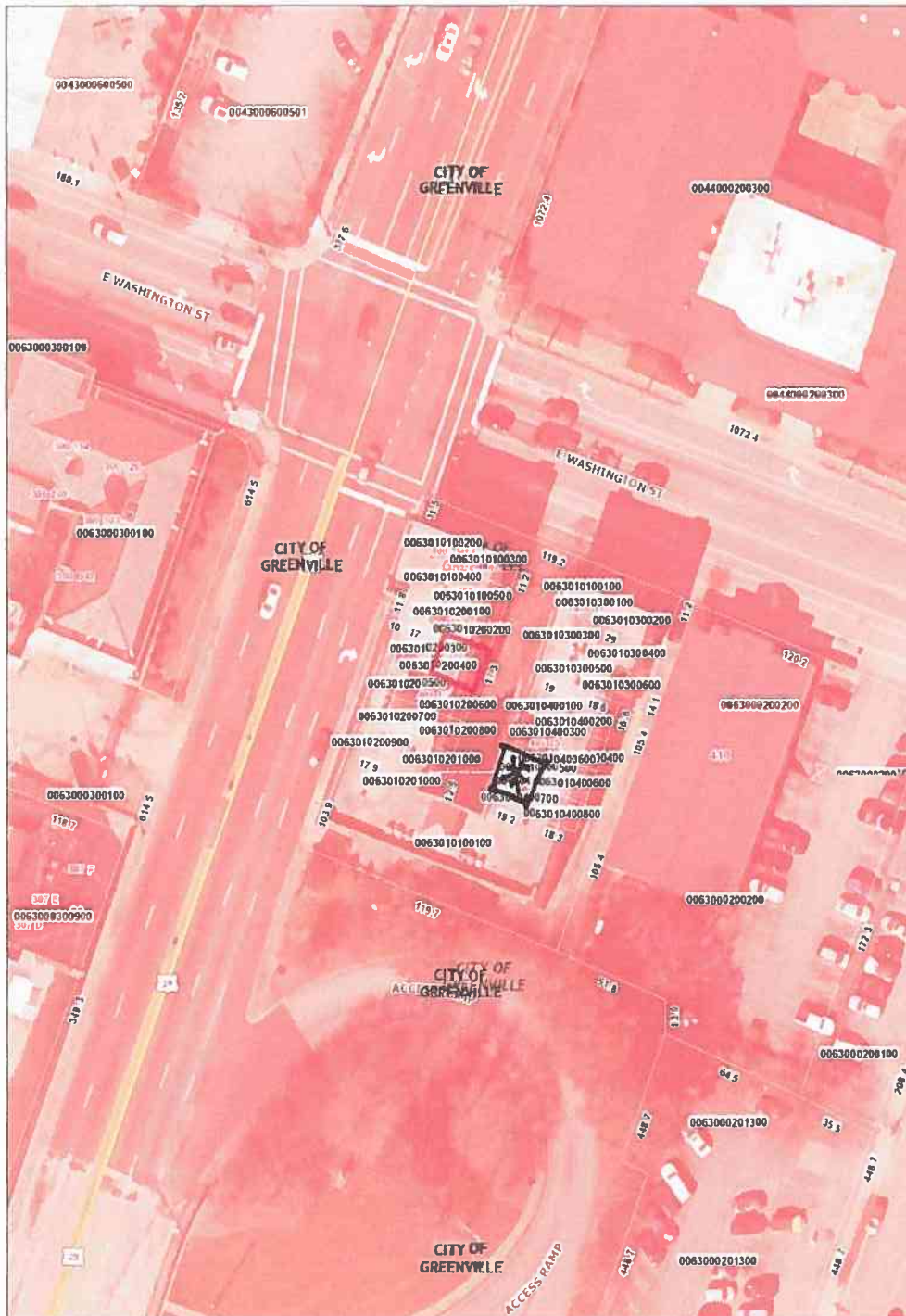
Guests of Unit 4 are given explicit instructions on where they may and may not park and a parking pass.

P. REYNOLDS

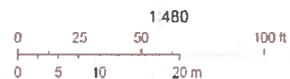
SITE PLAN

Borrower or Owner	Reynolds, Stuart		
Property Address	400 E Washington St		
City	Greenville	County	Greenville
		State	SC
		Zip Code	29601
Client	Southern First Bank		

Greenville County, SC



May 16, 2021



Greenville County GIS (Greenville, South Carolina)
Greenville County GIS (Greenville, South Carolina)
Greenville County GIS (Greenville, South Carolina)

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction.

South Carolina Department of Archives and History

Davenport Apartments, Right Oblique



Images provided by the [South Carolina Department of Archives and History](http://www.southcarolina.gov/archives).

South Carolina Department of Archives and History

National Register Properties in South Carolina

Davenport Apartments, Greenville County (400-402 E. Washington St., Greenville)



[Left Oblique](#)



[Facade](#)
[Central Courtyard](#)



[Right Oblique](#)



[Rear Elevation](#)



[Courtyard](#)
[Detail](#)

The Davenport Apartments are architecturally significant as a local interpretation of early twentieth century architecture, combining several elements from contemporary styles. The building served as the first apartment building in the city and housed middle-class businessmen and workers. The building is in a largely unaltered condition retaining much of its original interior with mahogany trim and wainscoting. The Davenport Apartments were developed by G.D. Davenport, a wealthy businessman of Greenville County. This three-story, U-shaped brick building was designed by J.L. Lawrence, a Greenville architect, and constructed by Eugene Gilphilan in 1915-1916. The building has a large rectangular section in the rear and two smaller wings that extend from the rear block to the street, forming the façade and an open court between the two wings. Two one-story porches with stone elliptical arches and brick pillars frame the four entranceways that are grouped in pairs on the façade. A brick parapet rises above the denticulated cornice with consoles. The interior court has three curvilinear gables with the name DAVENPORT inscribed on a panel of the central gable. The building features a water table, brick quoins, and wrought iron balconies with brackets. Listed in the National Register July 1, 1982.

View the complete text of the [nomination form](#) for this National Register property. In addition, the [Historic Resources of Greenville, ca. 1810-ca. 1930](#) includes historical background information for this and other related National Register properties.

Most National Register properties are privately owned and are not open to the public. The privacy of owners should be respected. Not all properties retain the same integrity as when originally documented and listed in the National Register due to changes and modifications over time.

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Images provided by the [South Carolina Department of Archives and History](#).

United
City Bank



N CHURCH ST

E NOR



Christ
Episcopal



2D

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E WASHINGTON ST

* 400 E. WASHINGTON

*PUBLIC STREET
PARKING.

MORDECAI ST

*DAVENPORT
PARKING.

24 MARKED
STALLS

492 ft FROM APT.

HELDMAN ST

Joint



24°

P. REV. 10/17/20

Supplement to Special Exception Permit Application
S 22-676 (400 East Washington St, Unit 4)

Oct 20, 2022

Applicants Patricia & Stuart Reynolds

Use: Short Term Rental Accommodation

I wish to offer additional information to the Zoning Committee as they consider my application for a Special Exception Permit.

I currently own and run 5 Short Term Rental Properties across South and North Carolina. Prior to entering this arena of investing I was a Realtor, and have since earned credentials as a Property Manager and Interior Designer.

I began hosting in 2015 and have hosted guests for approximately 5300 nights in those 7 years - roughly 70% occupancy. **In all of those stays, I have never had guests throw a party, never had any trouble with Emergency services of any kind whatsoever**, and have only ever had 3 complaints from neighbors; one for a bike being incorrectly parked, one for a dog who barked, and one for a T-Shirt being hung on my patio furniture. In each case, the guest was notified as soon as I was, and they corrected the situation within minutes.

The Davenport was my second Short Term Rental, and I renovated and then opened it in 2017 to welcome guests. Prior to hosting guests, I fulfilled the City's requirements for Vacation Rentals. At that time the requirements included getting a Business License for that specific purpose, then having an on site inspection from a City official to approve an Occupancy Permit, which I also have. At that time, I was told there were no other requirements for me. My City license to operate as an STR has successfully been renewed every year since 2017. While I wonder if there would be an opportunity to be Grandfathered into a Special Exception Permit, I am applying for a Special Exception Permit as I wish to maintain the highest level of compliance with all City requirements.

I also recognize that the consequences of being in default with the City would be multifold; because I could no longer serve guests, I would risk losing my business, and my investment of time and capital. It would prevent me from fulfilling the accommodation commitments I've made to many vacationers - ruining their vacations. It would also cost me up to 1000\$ per guest booking that I had to cancel (this is AirBnB's new policy on Host initiated Cancellations). I'm not willing to take a chance that any of these things could happen, and wish to have a clear conscience that I'm running an ethical business.

These unacceptable consequences could also come as a result of repeatedly displeasing my neighbors. Therefore I have always done my best to protect their safety and peace of mind, while also exercising my freedom to operate a profitable real estate venture within the confines of our HOA.

I am aware that I am under greater scrutiny than any long term landlord, and for the last almost 6 years, I have been “proving this concept” as a method of using my Davenport property. My past record demonstrates that I’m a trustworthy caregiver of our shared property, and a competent, ethical landlord. I have taken multiple steps to protect my neighbors at 400 East Washington Street, as listed below. Note that most Long Term Landlords do not do any of these things, and yet do not face similar requirements or scrutiny.

How does an Experienced Host avoid Guest Associated Problems?

A) Each guest I host has had to provide Govt issued ID to the booking platform they used, and a credit card with a 500\$ deposit hold, verified email and phone number.

B) I screen the responsible person for each group of guests to ensure that they are older than 25 yrs, and have positive reviews from other Hosts they’ve stayed with. If they do not have previous reviews, I consider several risk factors;

*Are they local? *Why are they coming to Greenville? *Are they wanting to stay less than my 2 night minimum? * Are they booking at the last minute?

As an experienced Host, I know that these are risk factors for parties, so I can simply refuse to let them stay.

C) I no longer allow pets, because 1 neighbor complained 1 time about a barking dog. Pets are officially allowed at the Davenport, but I would rather not face problems so I don’t accept them. This is a steep revenue sacrifice for me. Note that I am required by the Americans with Disabilities Act to allow Service Animals to stay.

D) I use a Noise & WiFi Device Monitoring system called **MINUT** which constantly monitors and records the decibel level in my apartment. It is not capable of recording voices. It also monitors humidity and the number of devices using wifi in the apartment. Since I typically host 2 guests, I expect no more than 8 wifi devices to be added when guests arrive. If the noise gets above the level of a vacuum cleaner, humidity increases or wifi device limits are exceeded, I am alerted by text or email. I can also set it to alert the police or other authorities. I prefer that it notifies me first to avoid nuisance calls.

E) My door locks are all programmable and each guest has a unique code. The codes are deleted after the guest departs. I can also immediately delete the code from my phone, or add codes in Emergencies.

F) I have paid 6% Property Tax since purchasing the property (roughly 18,000\$ to this point) and 10% Accommodations Tax on each Guests stay (roughly 16,000\$) to this point. Note these are only Davenport amounts.

G) I insure the property 3 ways. I am using insurance specifically for Short Term Rental situations, and also have an additional Liability Policy with a separate company. Both booking

platforms I use (VRBO & AIRBNB) also have coverage for both Hosts and Guests should problems arise for either group.

H) I manage all of the properties myself directly - hiring Contractors, Cleaners, Maintenance people as necessary for each property. I am inside the property every 1-2 weeks, and my cleaner is inside every 2-4 days. She reports any issues to me. I am also in direct communication with each guest for all of their needs and often develop a rapport with them before they ever come to stay at my properties. At the end of each stay we review each other publicly in writing and post it online. I find most guests go out of their way to earn a good review from me.

I) I also plan to install exterior video monitoring at each property to view and record each guest as they come and go. I have hesitated to do this to this point out of concern for my neighbors privacy, as they could also be within view and be recorded.

J) Smoke Detectors, Carbon Monoxide Detectors and Fire Extinguishers are in use in each property.

K) Emergency Instructions are posted in each property, with Multiple contact phone numbers, as is my Business License.

M) Finally, all guests are required to agree to my Lease Agreement in order to complete their booking. They are aware that when they choose to book they are entering into a contract with the Property Owner (me) and are warned that breaking any of the Owner's Rules, any Laws, etc can result in Immediate Eviction and forfeiture of the entire paid booking amount. Again, no Long Term Landlord has these same protections and Rights to Evict.

It is important to understand that most guests using these platforms are considerate, respectful and well intentioned travelers. Most of my guests are in the 40 plus age range and several have gone on to purchase property in the area. They prefer to stay at a "Home" rather than a "Hotel" because it is more comfortable, roomier, offers a kitchen and a unique one on one connection to a local Host - ie. a personal relationship with someone who knows the area, and is available to them 24/7 by text or phone. Many of them stay for greater than 3 days and many make return visits yearly.

It is also important to note that as owning these types of properties is becoming more common, it is also becoming highly competitive (because it is a great investment). In order to have guests choose our properties, they have to be attractive, clean, and well managed.

In conclusion, I believe that hosting so many nights with so few problems demonstrates that I use methods and practices which protect the neighbors, and that I can continue to successfully Host Greenville travelers without issues.

MÎNUT





WS



Noise monitoring

On

75 dB, 10 min



2:29 PM

3:29 PM



Security alarm

Off



Crowd detect

On

Low crowd risk, at 3:28 PM

Details



Sensors & graphs



Dashboard



Homes



Settings

SKETCH ADDENDUM

Borrower or Owner **Reynolds, Stuart**
 Property Address **400 E Washington St**
 City **Greenville** County **Greenville** State **SC** Zip Code **29601**
 Client **Southern First Bank**



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	923.71	923.71
P/P	Covered Porch	66.00	66.00

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
	28.0 x	29.4	823.20
	24.9 x	3.8	94.62
0.5 x	3.1 x	3.8	5.89

Net LIVABLE Area (rounded) 924 3 Items (rounded) 924

TO MORDECAI STREET ↑

*F.E. - FIRE EXTINGUISHER
*S.A. - SMOKE ALARM.
*N.M. - NOSE MONITOR

EXTERIOR ENTRY. → TO GROUND LEVEL.

COMMON AREA.

COMMON AREA.
← TO UNIT 3

STAIRS TO ABOVE

COMMON AREA.

← TO UNIT 3

EXTERIOR ENTRY.

EXTERIOR ENTRY

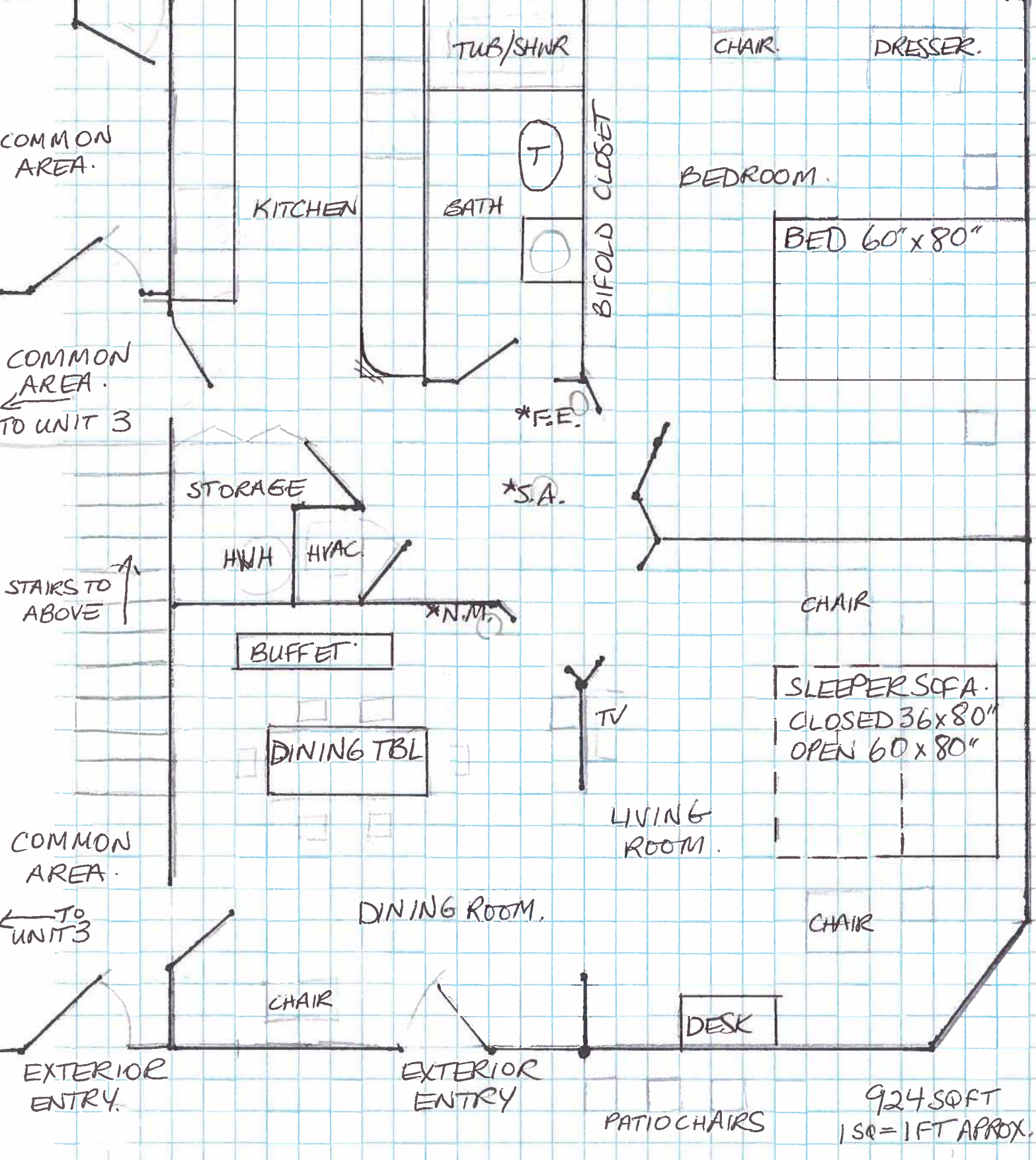
EXT. POST.

EXT. POST

COMMON COURTYARD.

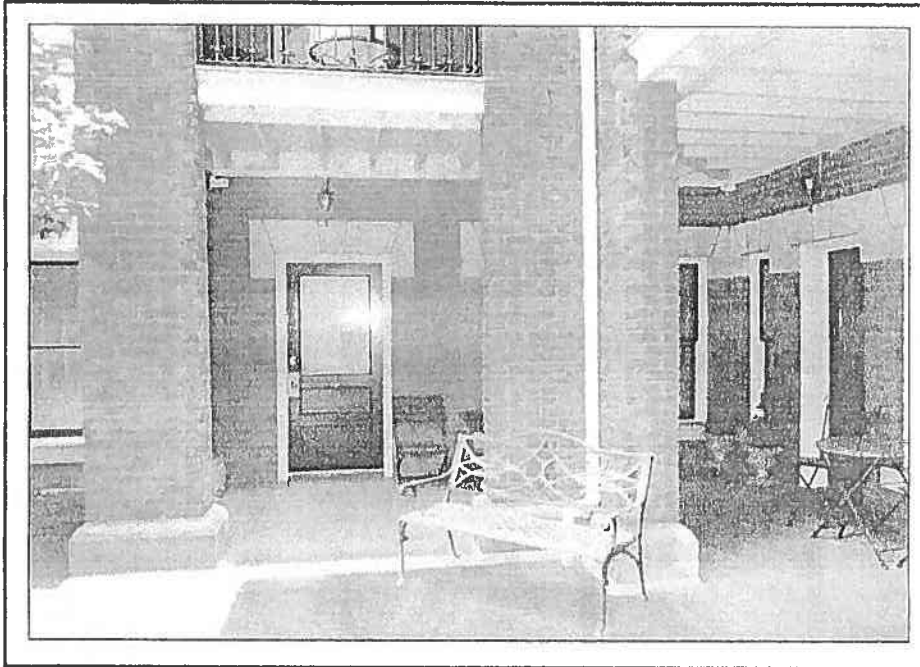
← TO CHILDREN WASHING ST

TO BUILDING



924 SQ FT
1 SQ = 1 FT APPROX.

Stuart Reynolds



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

400 E Washington St , #4
Greenville, SC 29601

for

Southern First Bank
100 Verdae Blvd, Suite 100
Greenville, SC
29607

as of

05/21/2021

by

William D. Rivers
1754 Woodruff Rd #223
Greenville, SC 29607

Rivers Appraisal Services

PHOTOGRAPH ADDENDUM

Borrower or Owner **Reynolds, Stuart**

Property Address **400 E Washington St**

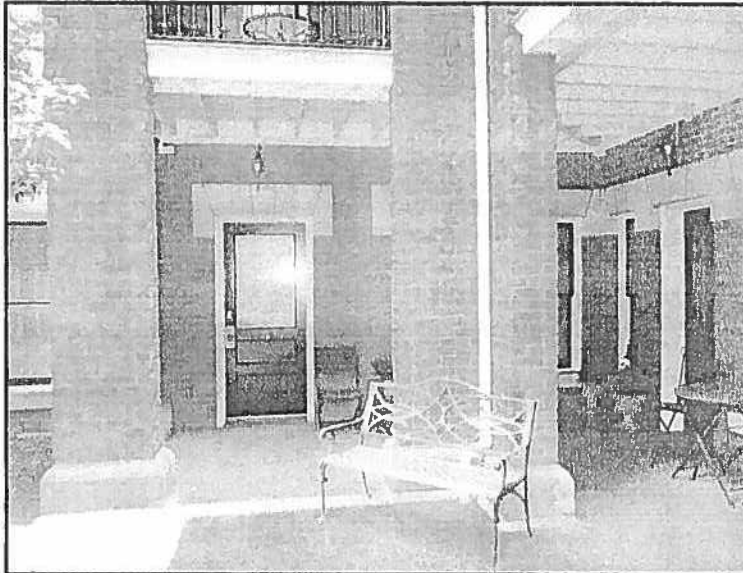
City **Greenville**

County **Greenville**

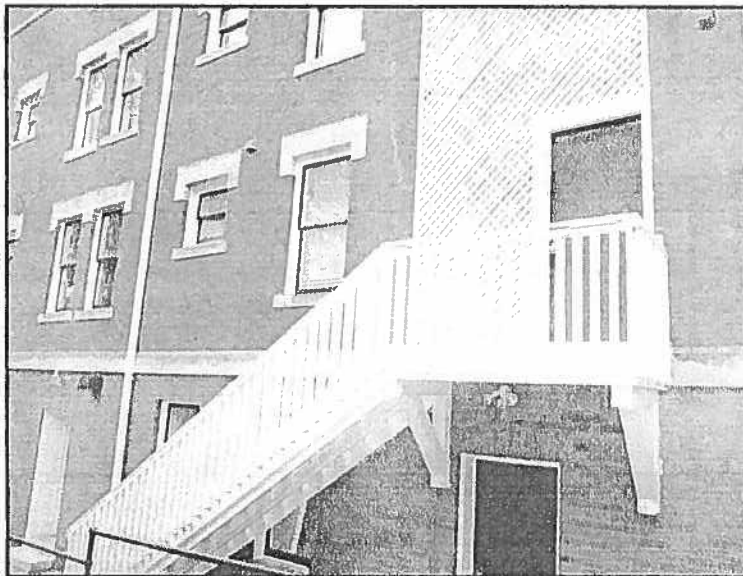
State **SC**

ZIP Code **29601**

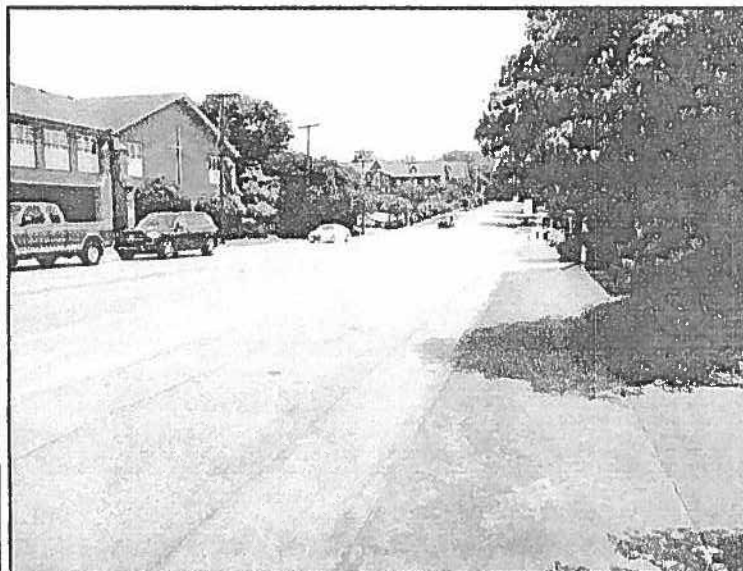
Client **Southern First Bank**



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Borrower or Owner **Reynolds, Stuart**

Property Address **400 E Washington St**

City **Greenville**

County **Greenville**

State **SC**

Zip Code **29601**

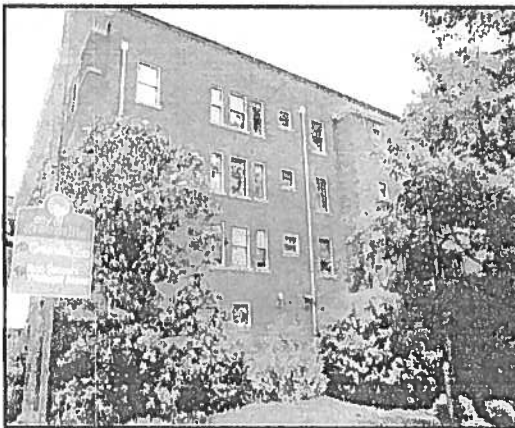
Client **Southern First Bank**



Street Scene 2



Front Of The Building



Rear Of The Building



Court Yard



Building Information



Historical Plaque

PHOTOGRAPH ADDENDUM

Borrower or Owner **Reynolds, Stuart**

Property Address **400 E Washington St**

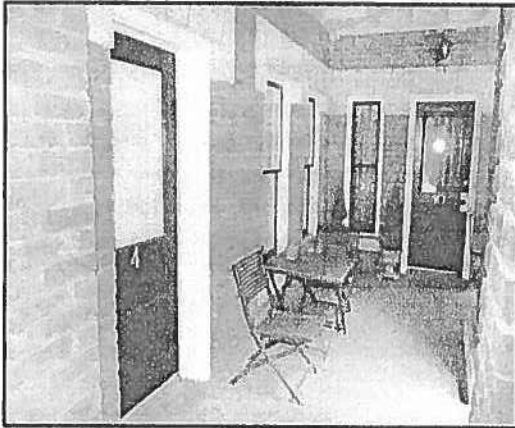
City **Greenville**

County **Greenville**

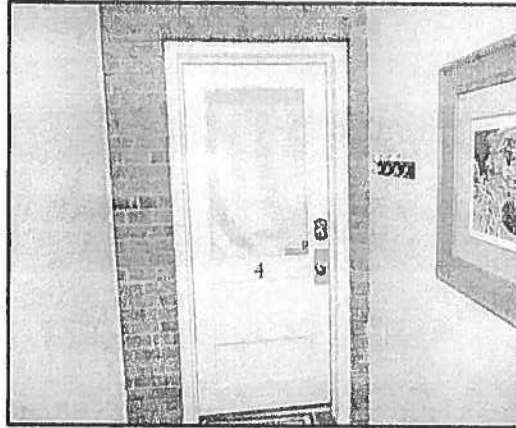
State **SC**

Zip Code **29601**

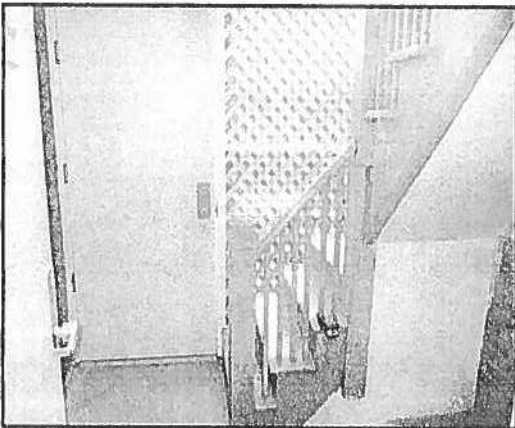
Client **Southern First Bank**



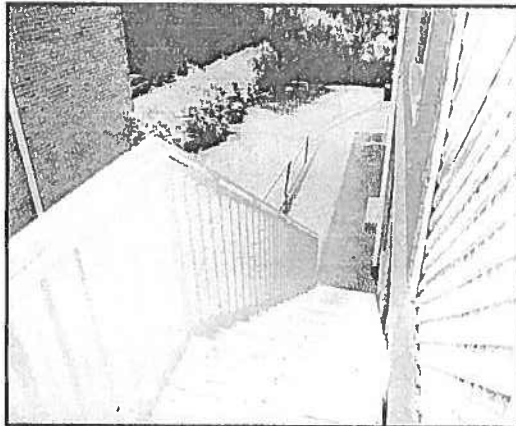
Front Entry



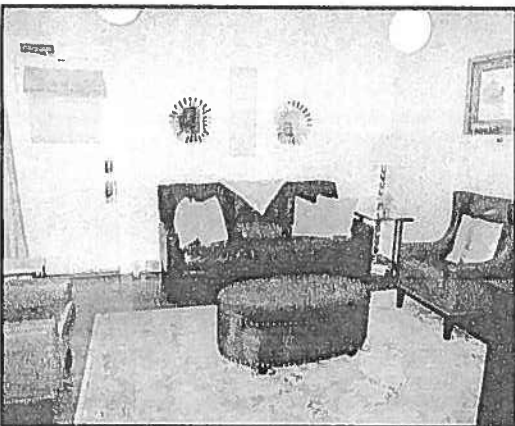
Rear Entry 1a



Rear Entry 1b



Back Steps



Living Room



Dining Room

PHOTOGRAPH ADDENDUM

Borrower or Owner **Reynolds, Stuart**

Property Address **400 E Washington St**

City **Greenville**

County **Greenville**

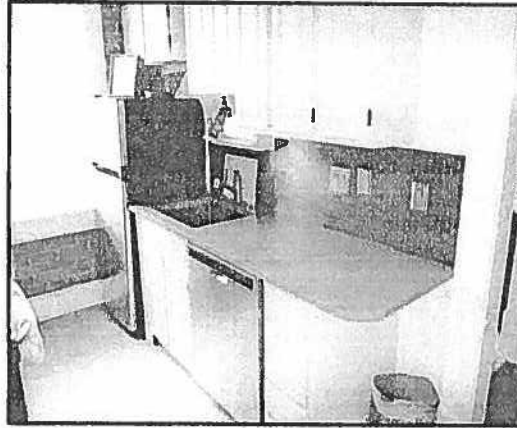
State **SC**

Zip Code **29601**

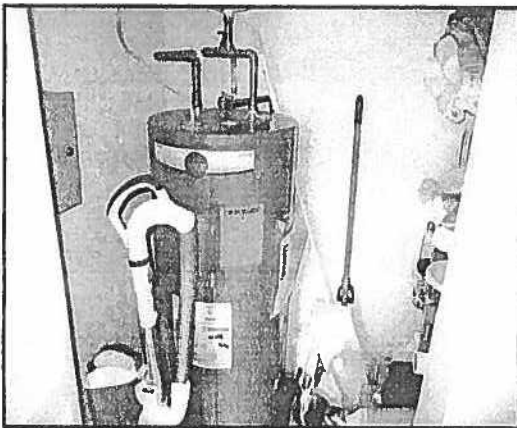
Client **Southern First Bank**



Kitchen 1a



Kitchen 1b



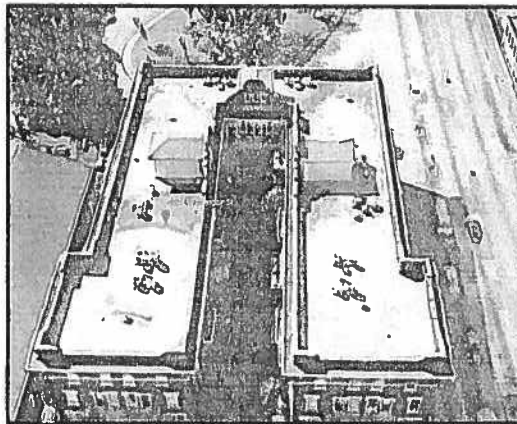
Pantry / Water Heater



Bedroom



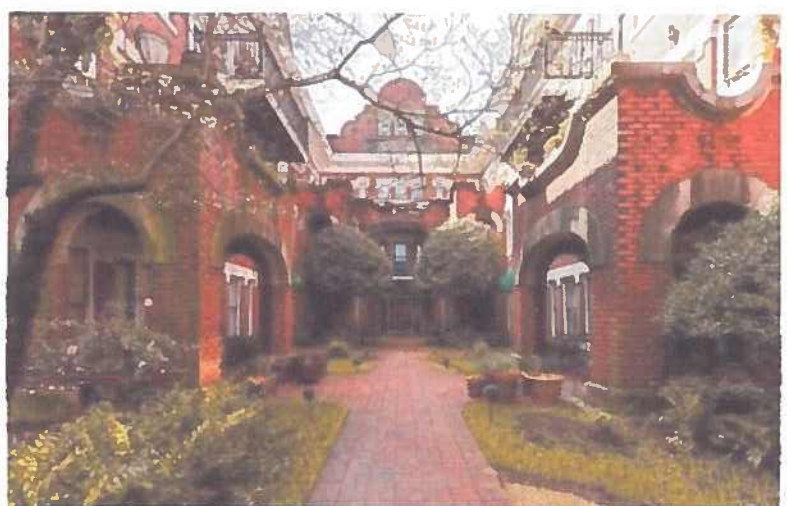
Bath



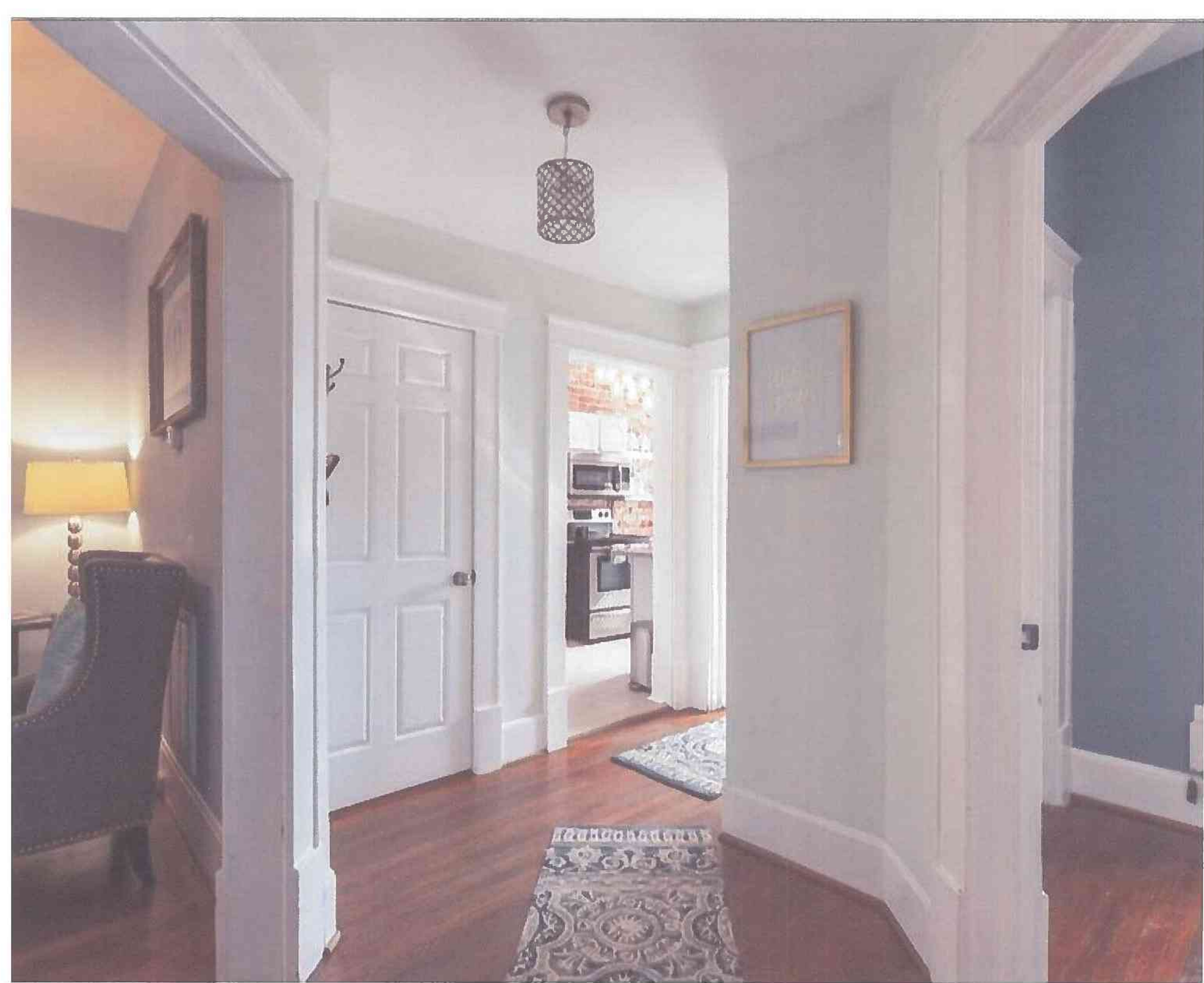
Roof & Compressors For HVAC

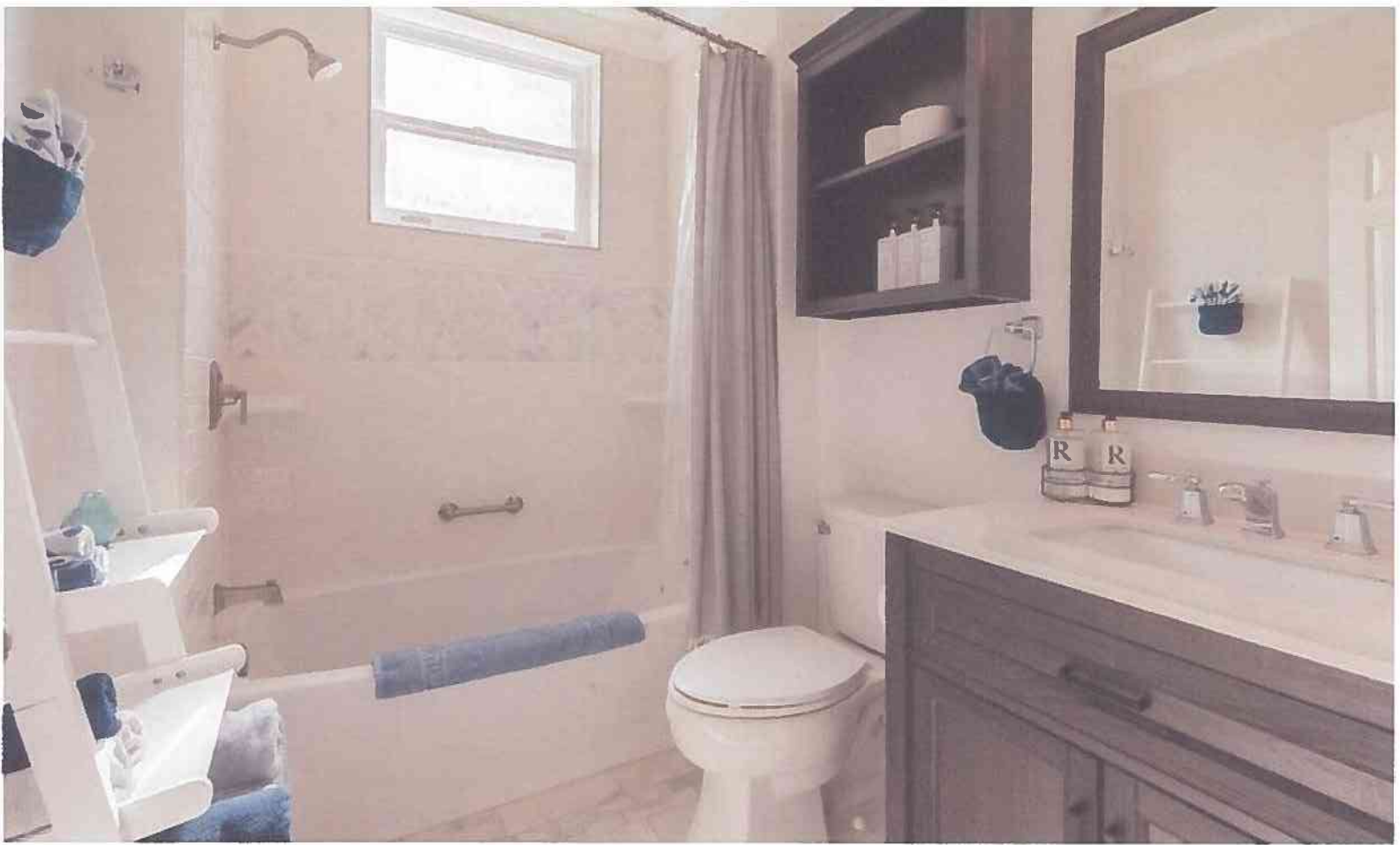






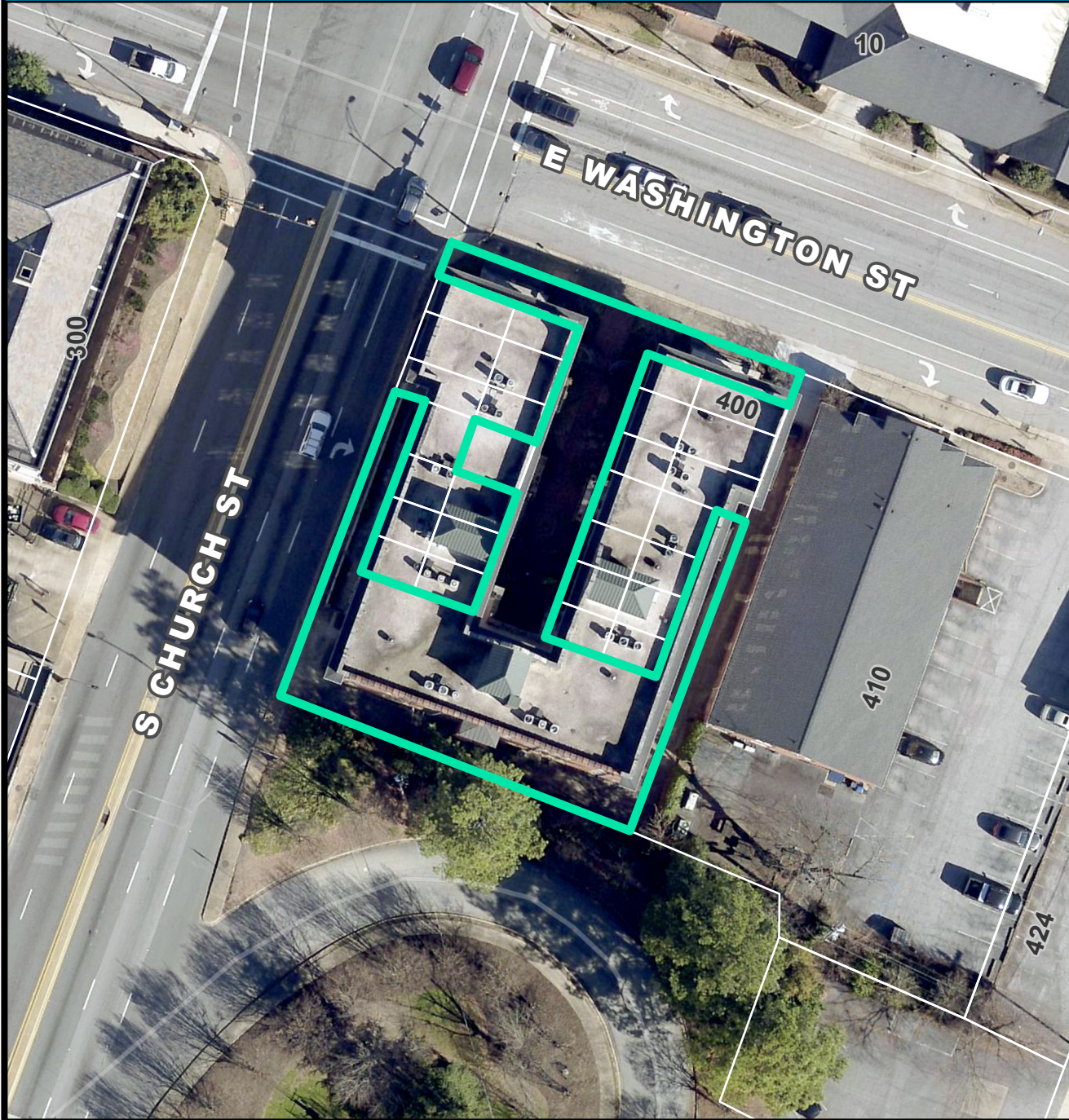
P R E L I M I N A R Y



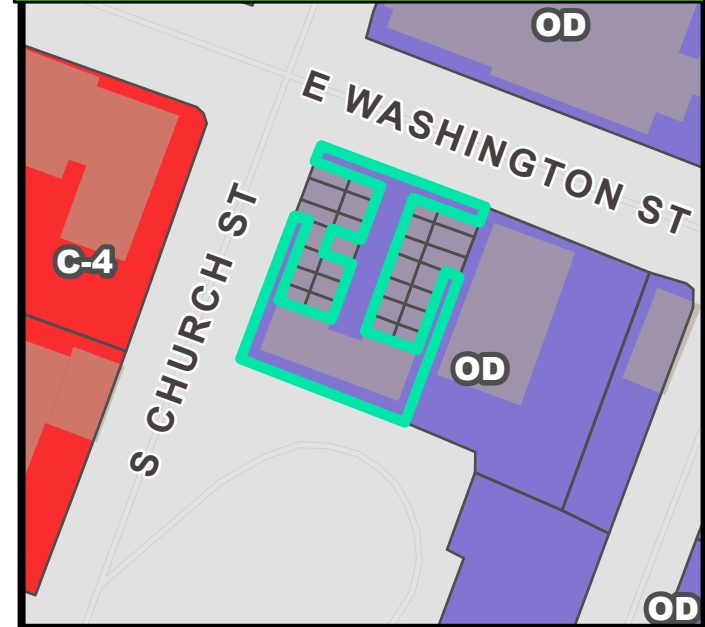


P. REYNOLDS

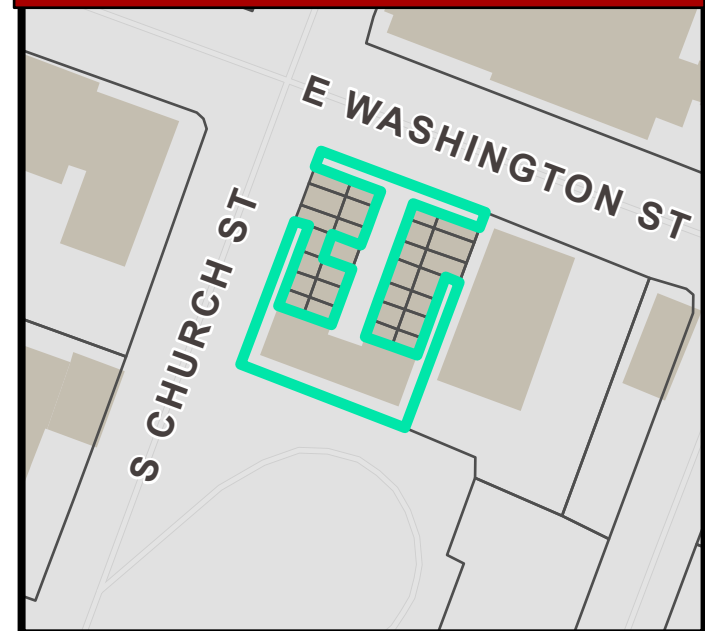
AERIAL VIEW



CURRENT ZONING



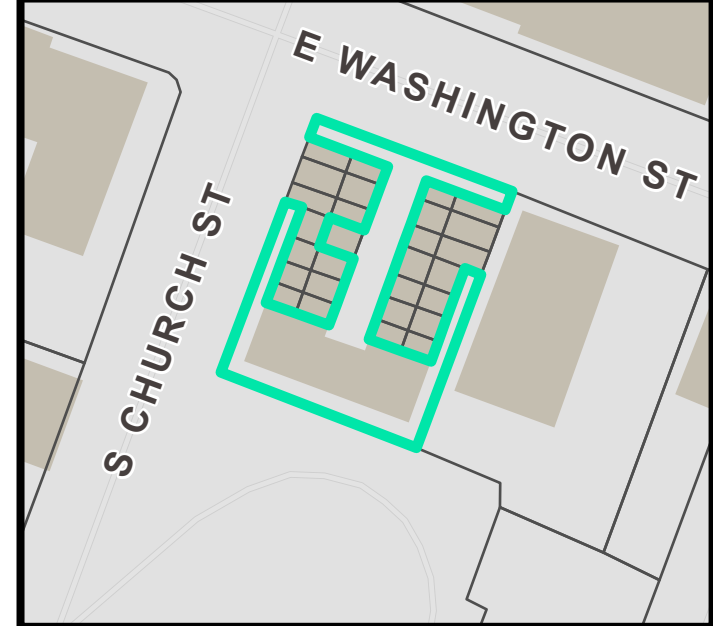
FUTURE LAND USE



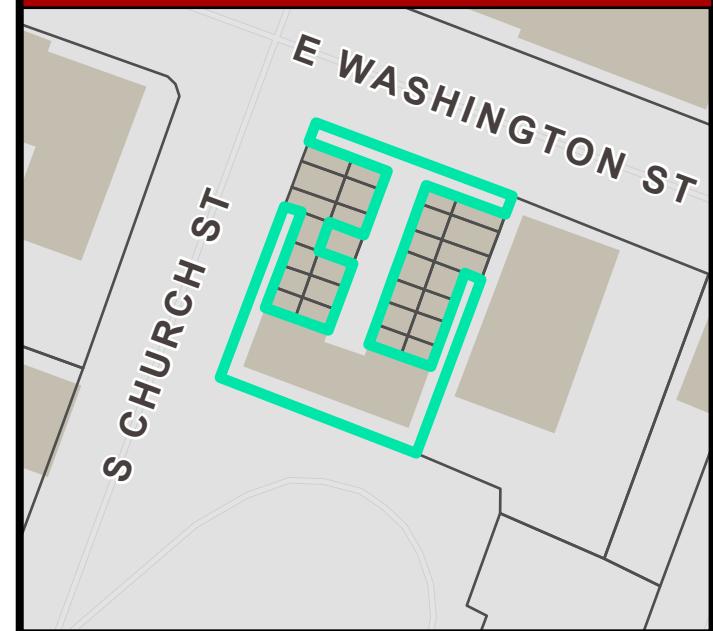
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**Planning Staff Report to
Board of Zoning Appeals
November 4, 2022**
for the November 11, 2022 Public Hearing

Docket Number:	S 22-728
Applicant(s):	Jeff & Ilia Jones
Property Owner:	Jeff & Ilia Jones
Property Location:	400 East Washington Street Unit 11
Tax Map Number:	006301-02-00600
Acreage:	0.01 (Condominium unit)
Zoning:	OD, Office & Institutional District
Proposal:	SPECIAL EXCEPTION to establish a ‘Hotel/motel’ (short-term rental) use

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec. 19-2.3.5, *Special Exception Permit*

Sec. 19-4.1, *Table of Uses*

Sec. 19-4.2.4(H), *Visitor Accommodations*

Sec. 19-6.1, *Off-street parking and loading*

Staff Recommendation: Approve with conditions

Staff concludes that the application complies with standards to grant a Special Exception Permit for a ‘Hotel/motel’ use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The Special Exception Permit shall be limited to the Applicants, Jeff & Ilia Jones, and shall not be transferrable.
2. The use of the property shall substantially conform to the testimony of the Applicants and the content of the application and submitted documents.
3. Parking for short term rental guests shall be provided using the off-street parking lot located at East Washington Street (TM# 006300-01-00100). Loading and unloading for short term rental guests shall occur in the aforementioned parking lot or in an approved loading/unloading zone and not within the East Washington Street right-of-way. The Applicant shall notify short term rental guests of this requirement.
4. The Applicant shall monitor noise associated with the use and shall comply with the City’s noise ordinance. If a noise violation or similar violation occurs at the property due to a short-term rental guest, the Applicant shall notify the Planning Department in writing of the incident. A pattern of noise ordinance violations shall be grounds for revocation of the Special Exception Permit.
5. The number of short-term rental guests occupying the subject dwelling unit shall not exceed four (4) persons.

Staff Analysis:

The Applicants and Unit Owners, Jeff and Ilia Jones, seek to use the condominium unit located at 400 East Washington Street Unit 11, for a visitor accommodation use (less than 30 days). The property is zoned OD, Office & Institutional District. According to subsection 19-4.2.4(H), *Visitor Accommodations*, dwelling units arranged for short-term stays of less than 30 days for rent, lease, or interval occupancy are classified as such, with designated examples including bed and breakfast inns, motels, and hotels. According to Table 19-4.1-2, *Table of Uses*, a hotel or motel use may be permitted by approval of special exception within the OD Zoning District.

The subject property is part of the Davenport condominium development, a 28-unit apartment building that has been listed on the National Register of Historic Places. The subject property, Unit 11, is located on the first (ground) floor on the building and is accessed through the main courtyard within the interior area of the condominium property. The property is subject to the associated private deed restrictions for the Davenport. According to information provided to Planning staff by the Davenport Homeowner's Association, first floor and basement level units in the Davenport are permitted to operate 'business' uses, per the master deed.

The subject unit provides a one-bedroom accommodation and should be limited to four (4) occupants at a time. The condominium association allots one designated parking stall for each unit, which will satisfy the off-street parking requirements, in Section 19-6.1. The parking lot is located within close proximity to the condominium building and provides necessary space for all loading and unloading for guests.

A neighborhood meeting was not required for this application and was not held by the Applicant.

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

1. Consistent with the Comprehensive Plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan identifies this property as part of the 'Center City' classification.

'Center City' is Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces.

A short-term rental is classified as a commercial use which aligns with the future land use classification in the GVL 2040 Comprehensive Plan.

Staff finds that the proposed use is consistent with the GVL2040 Comprehensive Plan.

2. Complies with use specific standards

The Land Management Ordinance does not contain use-specific standards for hotel/motel use, per Sec. 19-4.3.3(H).

Staff finds that the proposed use complies with specific use standards of the Land Management Ordinance.

3. Compatibility with the surrounding lands

Adjacent property is used (and zoned) as follows:

East: Appliance repair and office (OD, Office and institutional)

North: Religious institution (OD, Office and institutional)

West: Office (C-4, Central business)

South: Mixed-use development (PD, Planned Development)

The proposed use is located within a larger, mixed-use area zoned OD, Office & Institutional and C-4, Central Business. The property is part of an existing multifamily development. Adjacent properties include Christ Church, an appliance repair shop, offices, the federal courthouse across the Church Street right-of-way, and the McBee Station mixed-use development behind the off-ramp leading to East McBee Avenue.

Staff finds that the proposed use is compatible with surrounding lands.

4. Design does not have substantial adverse impacts

The unit will not be owner-occupied or have an on-site manager when in use as a short term rental.

The unit and Davenport building will retain the existing residential character from the exterior, as no changes to the site and the structure's exterior are proposed. Any future changes would be required to meet the design standards for multifamily properties. No adverse visual impacts are anticipated from the use.

Fire Prevention staff indicated in their review of the use that the Davenport Homeowners Association should be aware that if more than 50 percent of the condominium building is converted into short term rentals, the occupancy classification would change and would require an analysis of building and fire code compliance. Accessibility, life safety, and other code related improvements should be expected.

Per the application submission, the unit is a one-bedroom unit and will have one bed, per provided floor plans.

Although parking requirements are waived for properties identified as historic, the unit has access to a parking space within an off-site parking lot owned by the Davenport located approximately 500 feet away.

On-street parking on nearby Mordecai Street is unregulated and may be available for the use, however the city's Parking Services Division did not recommend reliance on-street parking. The city owned South Spring Street parking garage is located approximately 800 feet away but requires crossing South Church Street and South Spring Street. The city's Parking Services Division also did not recommend reliance on-garage parking.

There are nearby privately owned parking lots, but according to the Applicant and others associated with the Davenport, these lots are not available for Davenport resident or guest use and unauthorized use will result in towing.

The existing parking space in the Davenport parking lot complies with the typical minimum parking ratio for hotel/motel uses (0.75 spaces per guest room; a total of one parking space would be required for one bedroom).

Loading and unloading procedures for short term rental guests were not accounted for in the application. Short term rental guests should be able to safely load/unload from the off-site parking lot, however there is a parking pad along East Washington Street on the Davenport property where a dumpster currently sits. It is unclear if the Davenport allows temporary loading/unloading at this location or not.

No adverse parking and loading/unloading impacts are anticipated from the use.

The Applicants have not specified any plans related to waste management and unit upkeep.

While the Applicants have not specified a plan for noise control, it is expected that they will take the necessary measures to ensure a regulated unit with a noise-mitigation plan. The Applicants have confirmed that all guests will be required to sign a documented agreement confirming correspondence and understanding of the condominium home ownership association's regulations and policies.

Staff finds that the proposed use will not have substantial adverse impacts with appropriate conditions.

Staff Comments and Conditions

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Fire does not have any immediate concerns. However, owners should take care to consider the number of units in a building approved for STR. Once a building is over 50% STR, building department and fire marshal office will require building occupancy to change from an R-2 to an R-1 which would trigger all current code standards to be enforced.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Jeff & Ilia Jones

* _____ Name _____ Title / Organization _____

permit may be limited to this entity. _____

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

MAILING ADDRESS: 690 Silver Peak Court, Suwanee, GA 30024

PHONE: 770.310.5356 EMAIL: jeffjones1968@gmail.com

PROPERTY OWNER: Jeff & Ilia Jones

MAILING ADDRESS: 690 Silver Peak Court, Suwanee, GA 30024

PHONE: 770.310.5356 EMAIL: jeffjones1968@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: 400 E. Washington Street, #11, Greenville, SC 29601

TAX PARCEL #: 0063.01-02-006.00 ACREAGE: 0.01 ZONING DESIGNATION: OD

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Household living, single-family dwelling, attached
Owner-occupied with Short Term Rental (STR) use to offset the second home mortgage

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 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

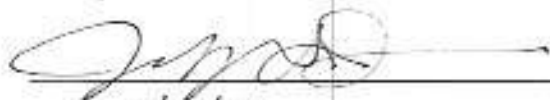
Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. 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 planning office 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.

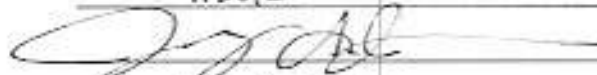
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



9/30/22

APPLICANT / REPRESENTATIVE SIGNATURE

DATE



9/30/22

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

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

This 1-bedroom, ~897 sqft condo is zoned OD which allows STR. The Davenport HOA (400 E. Washington Street residential building) also allows STR.

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

Property will be used by the owners, their friends and family, and STR customers to enjoy the City of Greenville arts, music, dining, outdoors activities and events.

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.

Current OD zoning and HOA bylaws permit STR usage. STR will be 2-day minimum with premium pricing. STR customers must sign to comply with all HOA rules/regulations. Davenport HOA and management company will be provided with all STR customer info.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

Homeowners have access to one parking spot in the resident lot on E. Washington/Heldman ~2 blocks away. STR customers will be instructed to unload/park in the S. Spring Street Garage and either walk or use provided bicycles for local transportation.

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

No changes will be made to the footprint or exterior of this unit. Use will be by homeowners, friends/family and vetted STR customers. There are no single-family homes or multi-family buildings adjacent to, or in close proximity to The Davenport.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

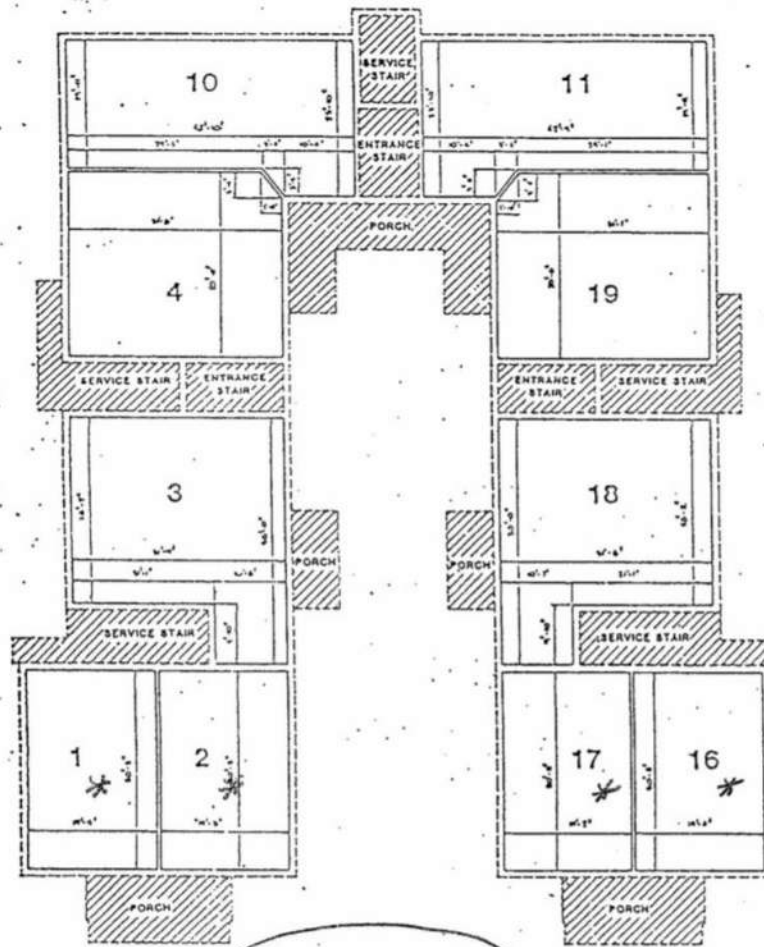
STR listing will promote 1-bdrm 2-person occupancy, and will require 25+ age, 2-day minimum rental and signed HOA rules/regulations (parking, quiet hours, etc.) to protect other Davenport residents' property and privacy.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Condo will be promoted as a 1-bedroom condo with full kitchen, bathroom and living space.

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

Yes.



FIRST FLOOR PLAN

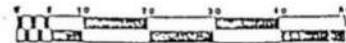
ORVILLE V. PLAYER III, HEREBY CERTIFY THAT THE 3 DRAWINGS PRESENTED ARE CORRECT ON THE BASIS OF THE VET OF V. A. WILLIAMS, JR. AND THAT THE AS BUILT ARCHITECTURAL VIEWS OF MILLER/PLAYER AND ASSOCIATES ARE AVERAGE DIMENSIONS AND SHOULD NOT BE TAKEN AS EXACT MEASUREMENTS.

GAVILLE V. PLAYER III
S.C. REGISTRATION #11574

THE DAVENPORT CONDOMINIUMS

EXHIBIT B SHEET 3

LEGEND
— EXTERIOR WALL LINE
— UNIT BOUNDARY
////// LIMITED COMMON ELEMENTS



MILLER/PLAYER & ASSOCIATES
ARCHITECTS AND PLANNERS, LTD.
1010 west north street, greenville, s.c.

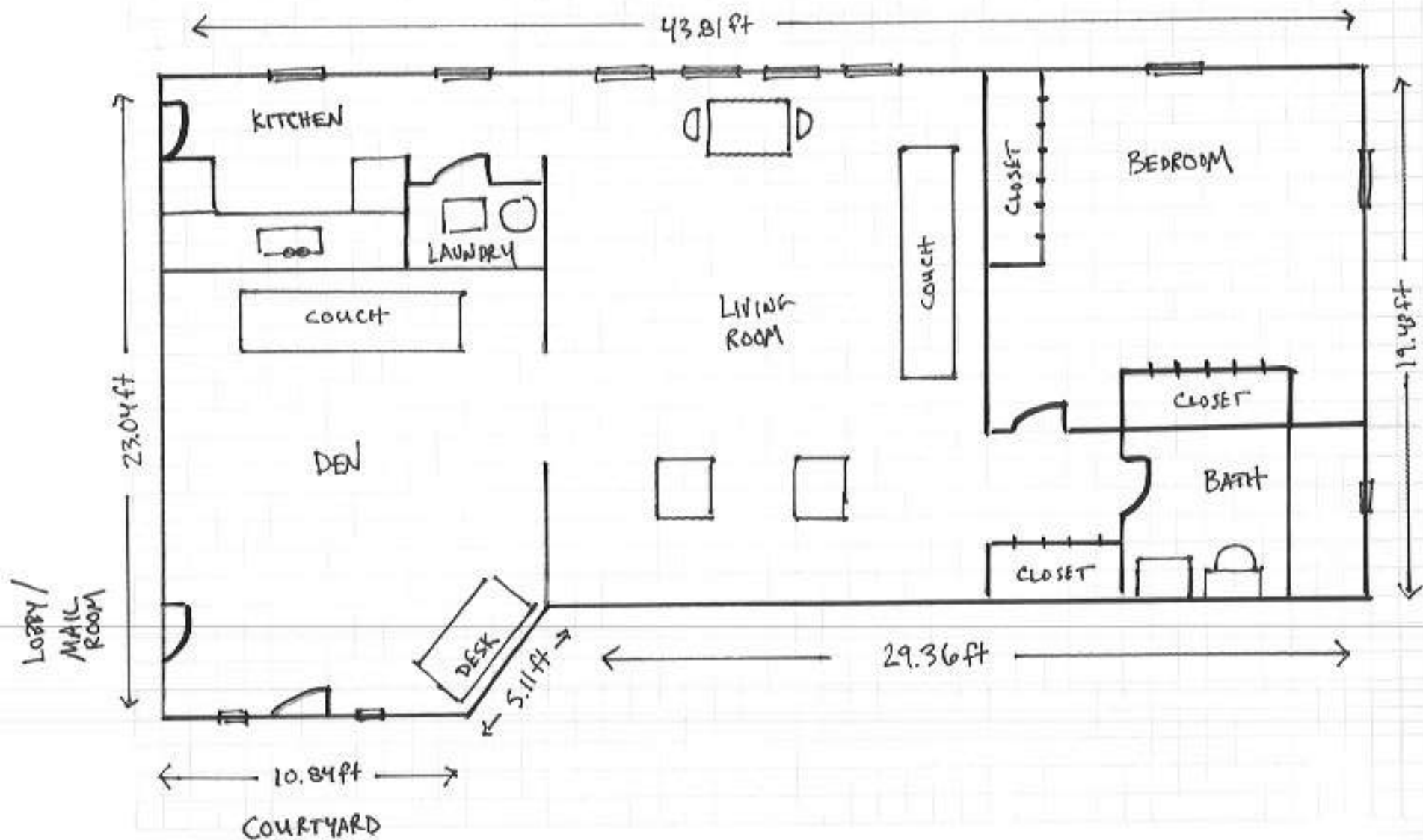
James B. Miller, A.L.A./Orville V. Player, E.I.

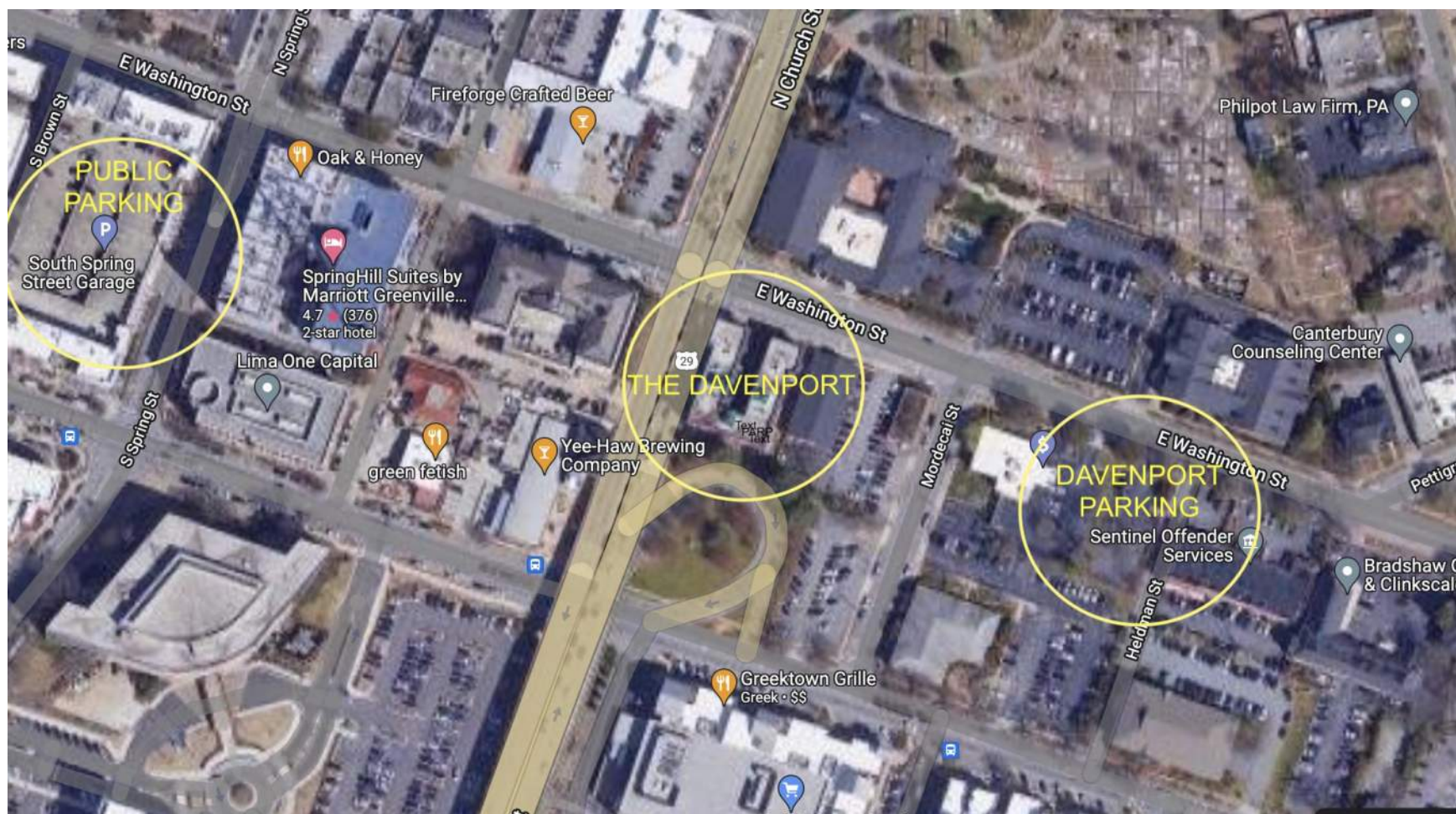




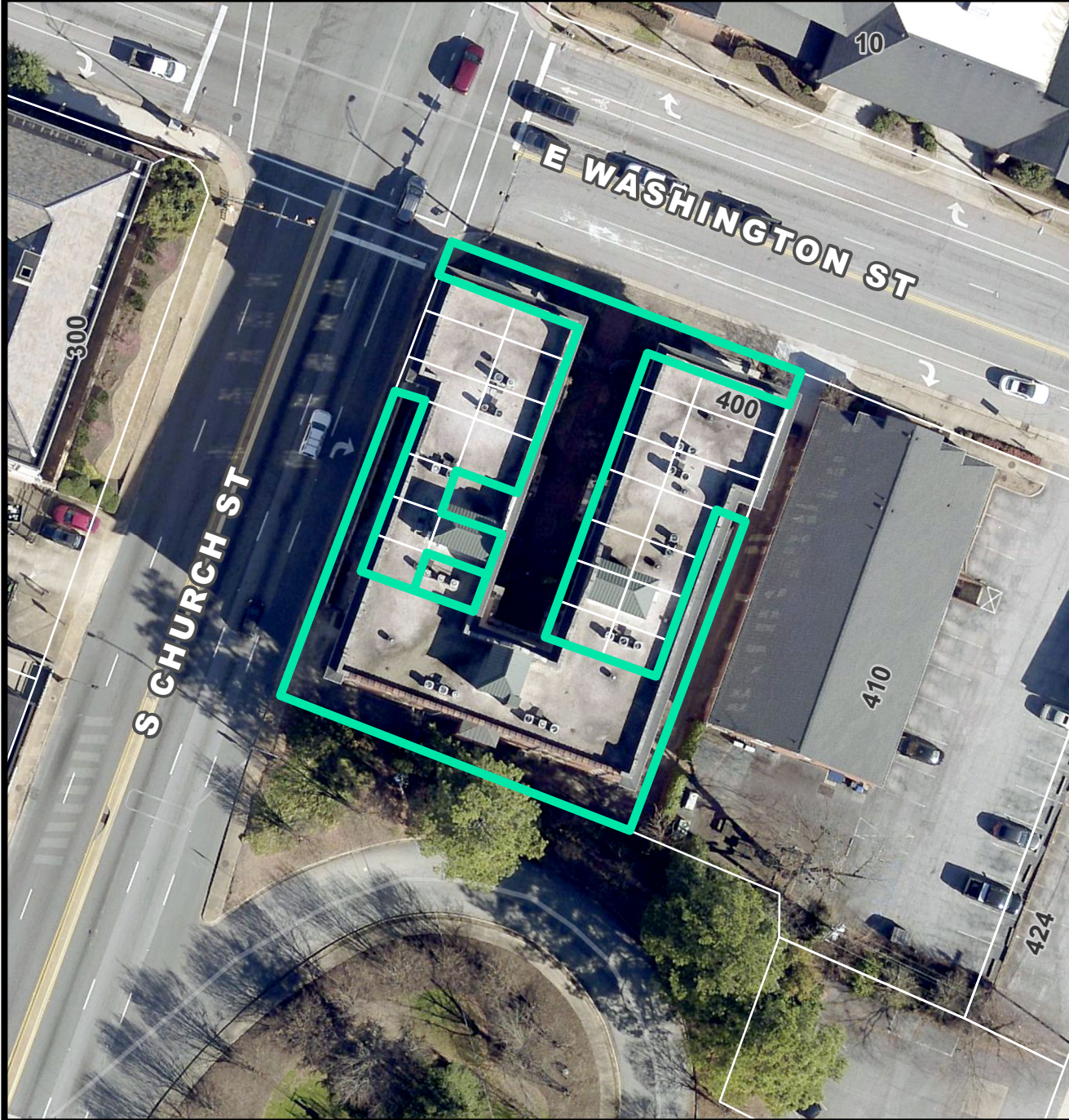


THE DAVENPORT
400 E. WASHINGTON STREET
11
~ 897 sq ft

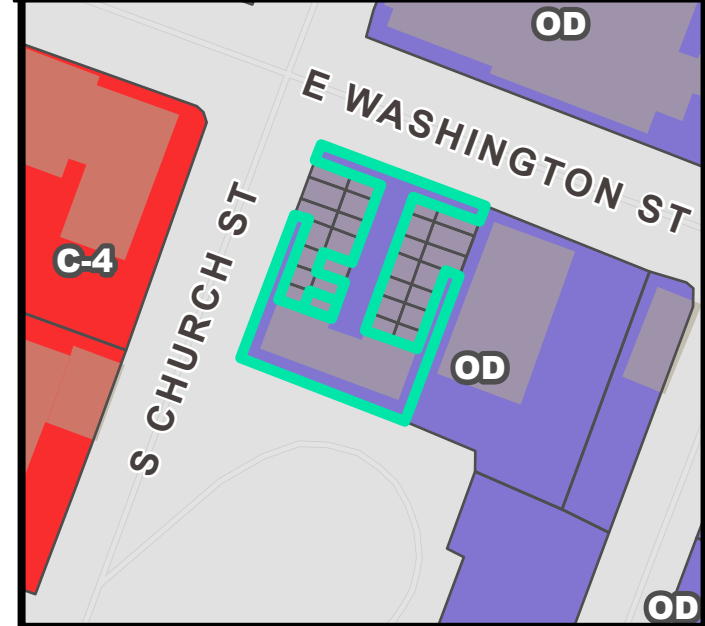




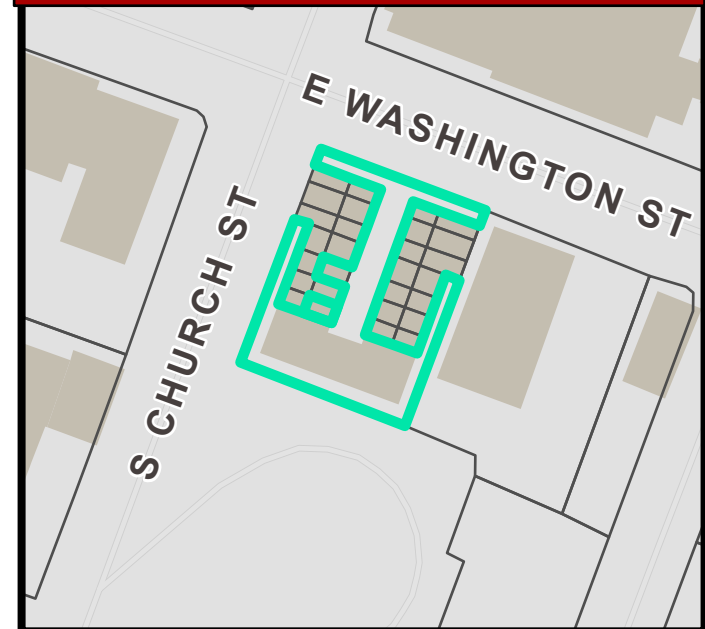
AERIAL VIEW



CURRENT ZONING



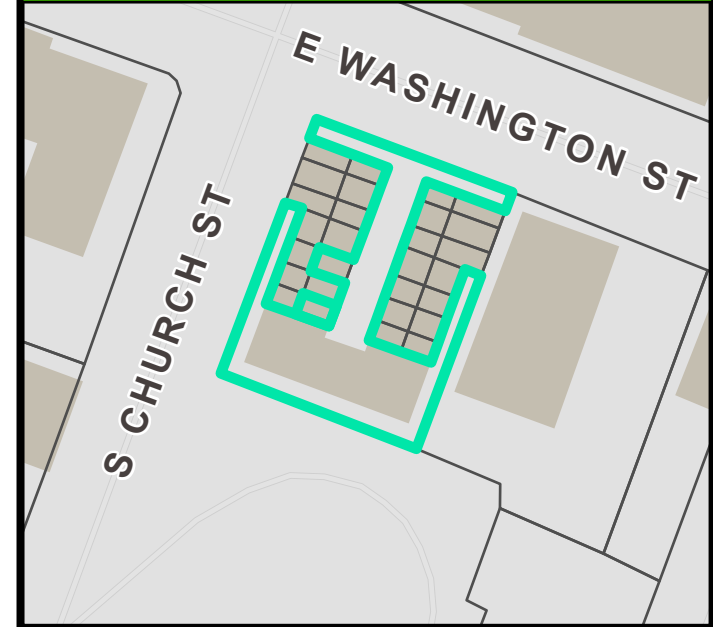
FUTURE LAND USE



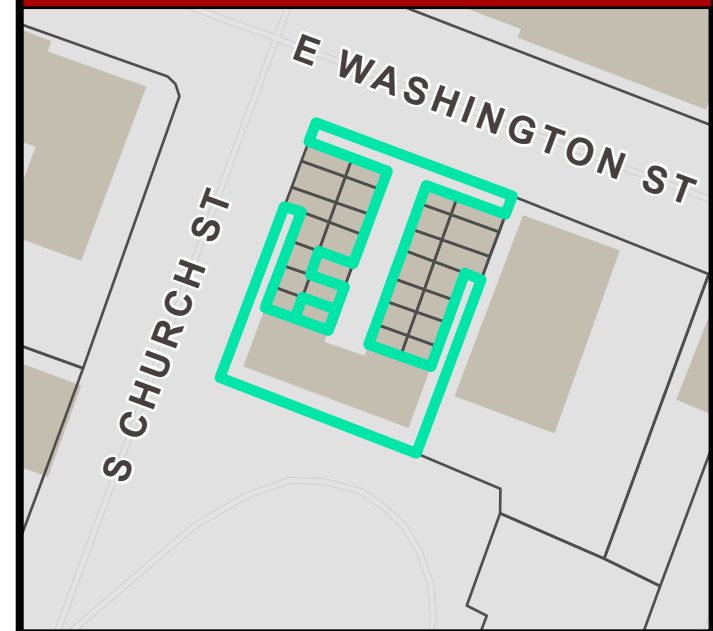
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**Planning Staff Report to
Board of Zoning Appeals
November 4, 2022**
for the November 11, 2022 Public Hearing

Docket Number:	S 22-756
Applicant:	KVP Inc. (Krish Patel)
Property Owner:	Brilliant Boys, LLC
Property Location:	255 Wade Hampton Boulevard
Tax Map Number:	018801-11-00600
Acreage:	5.634
Zoning:	C-3, Regional Commercial District
Proposal:	SPECIAL EXCEPTION to operate a 'Self-Service Storage' use

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec. 19-2.3.5, *Special Exception Permit*

Sec. 19-4.1, *Table of Uses*

Sec. 19-4.3.3, *Use-specific standards*

Staff Recommendation: Deny

Staff concludes that the application does not comply with the standards to grant a Special Exception Permit for a **'Self-service storage'** use.

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

1. The operation of the establishment shall substantially conform to the testimony of the Applicant, KVP Inc., the property (TM #018801-11-00600), and the content of the application.
2. The use is limited to the portion of the property that currently has C-3 Regional Commercial designation. Subdivision is required prior to any development activity, in order to separate the R-6, Single Family Residential portion of the property.
3. Hours of operation and access to the self-service storage use shall be prohibited between the hours of 12:00 midnight and 5:00 a.m.
4. Vehicular access shall be limited to Wade Hampton Boulevard and any future cross-connectivity requirements with abutting properties that front Wade Hampton Boulevard. A vehicular access connection from Mohawk Drive shall be prohibited.
5. The building shall function as a mixed-use building as described in the application and shall not transition to a single-use self-service storage use building.
6. Accessory outdoor storage, outside storage units, and truck and trailer rental associated with the use shall be prohibited.

7. Vehicles associated with the use that are loading/unloading shall be limited to the identified loading zones and shall not block ingress/egress at any time. The loading zones shall comply with the Land Management Ordinance requirements.
8. The Applicant shall work with Fire Prevention and Engineering Services staff to ensure that the proposed fire access lane along the side of the building can be constructed without conflicting with Environmental Engineering Division requirements.

Staff Analysis:

The Applicant, Krish Patel, requests a special exception to establish a 'Self-service storage' use in the C-3, Regional Commercial District.

Per Sections 19-4.1 (*Table of Uses*), a special exception permit is required for self-service storage facilities in the C-3, Regional Commercial District.

The subject property is located along Wade Hampton Boulevard near the intersection with North Church Street and is currently undeveloped. The site is currently split zoned with the portion fronting Mohawk Drive zoned R-6, Single Family Residential District and the remainder zoned C-3, Regional Commercial District. However, any Board action will apply to the C-3, Regional Commercial District portion of the property only.

Although the property is over five acres in area, the property is significantly impacted by the presence of multiple sanitary sewer line easements, floodplain associated with Richland Creek, and sloping topography. These limitations reduce the useable area of the property to roughly two acres.

In 2016, the Board of Zoning Appeals reviewed and approved a special exception permit application for a self-service storage facility at this location. As a condition of that approval, the applicant was required to record the approved special exception permit with the Greenville County Office of the Register of Deeds upon execution by the administrator. However, the applicant did not submit proof of recordation to the administrator, within 30 calendar days upon receiving the mailing of the written decision, which rendered the permit invalid.

In 2018, the Board of Zoning Appeals reviewed a new special exception permit application for the same self-service storage facility from the 2016 application. At the time, Planning staff made a recommendation for denial finding that the request was not consistent with the comprehensive plan and that the use was not compatible with the character of the surrounding lands. The Board agreed with staff's recommendation and denied the application.

Since the 2018 denial by the Board, the property was sold to the Applicant, the city adopted a new comprehensive plan known as GVL2040 and the city adopted a corridor plan known as the Wade Hampton Boulevard Strategic Plan. The current proposal is also substantially different from the previous application as it now incorporates a mixture of uses within the building and site.

A neighborhood meeting was required for this application as the property abuts single-family detached residential. A total of two neighborhood meetings were held for this project. The first neighborhood meeting was held virtually on August 2, 2022. The second neighborhood meeting was held virtually on October 5, 2022, to provide an update on the project and changes made since the initial meeting. Staff estimates that approximately 10-15 neighbors attended each of the meetings. A copy of the latest meeting summary and the individuals who provided contact information are included as part of the staff report packet.

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

1. Consistent with the Comprehensive Plan

The GVL2040 comprehensive plan splits the subject property into two future land use classifications. The 'Corridor Mixed-Use' where the property fronts Wade Hampton Boulevard and 'Sub-urban Residential' where the property fronts Mohawk Drive.



GVL2040 states that 'Corridor Mixed-Use' 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 'Sub-urban Residential' designation is largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

The 'Corridor Mixed-Use' designation would apply based on the proposed location of the building and use.

GVL2040 serves as "the umbrella and lodestar for all other planning and policy-making that relates to physical development, which includes small area plans and corridor plans." GVL2040 acknowledges the need for these area focused plans to better guide development and encourages the implementation of existing and future corridor plans, which include the Wade Hampton Boulevard Strategic Plan.

The Wade Hampton Boulevard Strategic Plan was adopted by City Council in 2019 and provides information on private and institutional development and redevelopment opportunities, transportation and connectivity enhancements, public sector improvements, and policy recommendations to the City of Greenville.

One of the policy recommendations in the Wade Hampton Boulevard Strategic Plan is to modify the provisions for the design guidance for self-storage uses. A complete list of the recommendations can be found at the end of this staff report. No action has been formally taken to adopt these provisions, but staff finds these provisions as relevant to the special exception.

Several of the recommended provisions are met by the proposed design, however two of the recommendations along with staff analysis in *italics* are discussed below:

- Self-storage facilities shall not be located within 1/4 mile of another existing or permitted self-storage facility, measured from the property line of the proposed site.
 - *The facility is located approximately 938 feet (less than 1/4 mile) from an existing self-storage facility (located at 426 Wade Hampton Boulevard) when measured property line to property line. Another self-service storage use is also located nearby (at 526 Wade Hampton Boulevard) but is just beyond 1/4 mile.*
- A minimum window area shall be 50% of each floor above the ground floor of a self-service storage facility building that is visible from a street or from a residentially zoned area.
 - *The proposed building is four stories and features self-service storage use area on the upper floors. The front and side elevations will be visible from Wade Hampton Boulevard. Given the building's height and mass, the rear elevation will likely be at least partially visible from the adjacent residentially zoned areas.*
 - *Windows are accounted for on the second floor, however only the Wade Hampton elevation meets the 50 percent window area.*
 - *Windows are accounted for on the third floor, however none of the four elevations meet 50 percent window area.*
 - *Windows are not accounted for on the fourth floor. The Applicant opted to create a large architectural band instead of adding windows.*

The GVL2040 'Corridor Mixed-Use' future land use designation calls for a vertical mix of commercial and residential land uses and for those uses to front and engage the street. The proposed design fronts the street and has three different land uses; however, the blend is disproportional as more than 75 percent of the building will be used for the self-service storage. A self-service storage use can be classified as a commercial use, but it functions more like a light industrial use which may be inappropriate along the city's envisioned mixed-use corridors. The Wade Hampton Boulevard Strategic Plan indicates specific provisions that self-service storage uses should adhere to. A number of these provisions are satisfied; however, at least two provisions are clearly not met. Staff believes that the Applicant and his design professional team have made a considerable effort to improve the building's architecture and could rework the façade transparency to comply with the Plan's provisions, but the proximity to two other self-service storage uses is not desirable and cannot be remedied. For these reasons, staff believes the use conflicts with the vision of the GVL2040 Comprehensive Plan and Wade Hampton Boulevard Strategic Plan.

Staff finds that the proposed use will not be consistent with the GVL2040 Comprehensive Plan and the Wade Hampton Boulevard Strategic Plan.

2. Complies with use specific standards

There are no use-specific standards for self-service storage uses in Section 19-4.3.

Staff finds that there are no use-specific standards of the Land Management Ordinance for self-service storage uses.

3. Compatibility with the surrounding lands

Adjacent property is zoned and used as follows:

East: Retail sales and personal services (C-3)

North: Single family residential (R-6)

West: Single family residential (RM-1)

South: Office, retail sales, and restaurant (C-3)

The property is currently undeveloped. Adjacent uses along Mohawk include single family detached residential, SHLTR architects, Community Tap, Methodical Coffee. Adjacent uses along Wade Hampton include Henry's Smokehouse, Sherwin Williams, and The Spa @ 310.

Two self-service storage uses already exist within the general vicinity of the property, one of which is less than 1,000 feet away. Although staff believes that the use by itself would not reduce property values, when factoring in the other nearby self-service storage uses approval of this application would create a small cluster of self-service storage uses, which is not appropriate based on the guidance of the Wade Hampton Boulevard Strategic Plan.

Staff finds that the use will not be compatible with surrounding lands.

4. Design does not have substantial adverse impacts

Although the proposed building's architecture does not fully comply with the Wade Hampton Boulevard Strategic Plan draft standards, the provided glazing and visibility into the interior is not anticipated to create a negative visual impact if constructed properly.

A parking lot will be constructed on the property to serve the proposed uses, including the self-service storage use. Self-service storage uses generally do not generate a high volume of traffic or parking demands. The parking count and layout provided should be able to achieve compliance with the Land Management Ordinance after some adjustment and accounting for required landscape plantings.

Vehicular access to the site will come from Wade Hampton Boulevard, which is maintained by SCDOT. The Applicant has indicated that during discussions with SCDOT, who maintains Wade Hampton Boulevard, that only one curb cut for vehicular access will be permitted and that the location shown is what SCDOT will accept. No vehicle access is proposed from Mohawk Drive. A pedestrian connection from the Community Tap parcel may be created between the two sites.

A large loading space will be added in the parking lot for all tenants to use. This space does not appear to adequately account for tractor trailer traffic that could use the site, however compliance with the Land Management Ordinance and modifications should be feasible during administrative plan review. No adverse impacts are anticipated to parking and loading from the use.

A common dumpster was not provided for on the provided site plan. The location of the dumpster will likely be adjacent the parking lot in the rear and is not anticipated to have an impact to the neighboring uses.

No substantial adverse impacts are anticipated related to odors, noise, and vibrations. The use is not anticipated to create a public or private nuisance.

Any site or building improvements will require approval of necessary permits under applicable guidelines in the Land Management Ordinance.

Staff finds that the design will not have substantial adverse impacts.

Staff Comments and Conditions

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

We will be looking for aerial access to be defined for this property and a Fire Sprinkler system shall be a requirement for this occupancy.

Wade Hampton Boulevard Strategic Plan Reference

RECOMMENDATION: MODIFY THE PROVISIONS FOR THE DESIGN GUIDANCE FOR SELF STORAGE USES

Self storage uses are allowed in the city of Greenville under conditional use in the C-3 zoning district. The City's Land Management Ordinance does not provide specific guidance as to design standards for these facilities.

The City of Greenville should develop specific design provisions for self storage uses in C-3 zoning districts. These provisions should include the following:

- Minimum space dimension for ground floor levels of self storage uses building interiors shall be 12-foot height and 20-foot depth and built to commercial building code. No more than 25% of this space may be occupied by self-service uses but rather for commercial or office uses that are actively marketed as such.
- All storage units shall gain access from the interior of the building(s) or site – no unit doors may face a public street or be visible from an adjacent property or through ground floor windows.
- Self storage facilities shall not be located within 1/4 mile of another existing or permitted self storage facility, measured from the property line of the proposed site.
- Self storage facilities are permitted only within multistory structures designed to emulate multifamily or office buildings.
- If a self storage facility abuts residentially-zoned property, the loading bays, docks or doors shall not be visible from the residential property.
- Loading docks, entrances or bays may not be located on a street-facing side of a building and shall be screened from residential uses.
- Fences and walls including entry gates shall be constructed of high

quality materials and shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited. Fences or walls shall not be allowed between the main or front building on the site and the street. Landscape areas required by the design guidelines shall not be fenced.

- A minimum window area shall be 50% of each floor above the ground floor of a self service storage facility building that is visible from a street or from a residentially zoned area.
- Self storage facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.
- Self storage uses shall be clad with a mix of durable, low maintenance materials that convey an appearance of quality. Allowed cladding materials include: (1) high grade metal composite panels with a durable, factory-applied finish, provided that colors or textures are varied to prevent a monolithic appearance; (2) brick, brick veneer, stone, or simulated stone.
- Self storage uses shall employ facade variation whereby exterior vertical surfaces with at least 50% of the area covered by a material or combination of materials such as decorative brick veneer, stone, stucco, textured block or similar decorative materials with no one material exceeding 50% of said area.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Krish V. Patel

President / CEO

* _____ Name

_____ Title / Organization

permit may be limited to this entity. KVP Inc. and/or Brilliant Boys, LLC.

APPLICANT'S REPRESENTATIVE: Sebastian Carter
(Optional) _____ Name

VP, Construction & Development
_____ Title / Organization

MAILING ADDRESS: 105 E. North Street, Greenville SC, 29601

PHONE: 864-275-5605 EMAIL: krish@kvpinc.com

PROPERTY OWNER: Brilliant Boys LLC

MAILING ADDRESS: 105 E. North Street, Greenville SC, 29601

PHONE: 864-275-5605 EMAIL: krish@kvpinc.com

PROPERTY INFORMATION

STREET ADDRESS: 255 Wade Hampton Blvd

TAX PARCEL #: 0188011100600 ACREAGE: 5.634 ZONING DESIGNATION: C-3 / R-6

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Proposed Mixed-Use facility to include ground level restaurant/retail, office space, and indoor, conditioned self-storage. All storage uses will be located in rear of building (no storage units will front Wade Hampton Blvd).

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 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

 'Public Hearing' signs are acknowledged as received by the applicant



Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. 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 planning office 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.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



2022-10-06

APPLICANT / REPRESENTATIVE SIGNATURE

DATE



2022-10-06

PROPERTY OWNER SIGNATURE

DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

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

Proposed development activates Wade Hampton Blvd corridor by placing building on the street, improving streetscape along parcel, and regulating surface parking to the rear of the site. Mixed-use component activates site at all hours.

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

N/A - There are not use-specific standards for self storage in the City of Greenville Zoning Ordinance.

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.

See attached Document.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

See attached document

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.

Response: The proposed development will be mixed-use and the frontage along Wade Hampton will meet all requirements of C-3 Zoning. The site is constrained due to limited access (due to the turn lanes from Wade Hampton to Church Street). Other site-specific constraints include large floodplain areas and stream buffers due to Richland Creek, as well as multiple large sewer easements that bisect the site.

In order to meet the Wade Hampton Blvd Corridor requirements and develop within the site constraints, a mixed-use product is required. Limited site area requires a low parking-volume use such as self-storage, to be used on a portion of the site. This use will be screened from public view via other standard C-3 uses and a large, wooded floodplain area.

This use is appropriate in this location due to the large number of homes and rental units in proximity and the limited available storage options in this section of the City. The storage units nearby are near or at capacity and this area continues to have a strong demand for storage use.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

Response: The proposed storage use will be located in the rear of the proposed building and will be screened from public view through other uses and the large, wooded floodplain area that separates the proposed use from the adjacent residential uses on Mohawk.

Proposed use is a good transition from the active, busy Wade Hampton frontage to the single-family residential on Mohawk, and the intensity and the use of the proposed development transitions from active uses along Wade Hampton to less intensive uses (storage) towards the middle of the site, to the wooded floodplain area adjacent to Mohawk Drive.

Ross Zelenske

To: Daniel Merritt; Austin Rutherford
Cc: Shannon Lavrin; Mary Douglas Hirsch; Michael Frixen; Kris Kurjiaka; Leslie Fletcher; Krish V. Patel; 'Sebastian Carter'
Subject: RE: PC and BZA Developer-Led Neighborhood Mtg Instructions/Wade Hampton and Mohawk Subdivision and Special Exception

From: Daniel Merritt <DMerritt@seamonwhiteside.com>

Sent: Thursday, October 6, 2022 11:27 AM

To: Austin Rutherford <arutherford@greenvillesc.gov>; Ross Zelenske <rzelenske@greenvillesc.gov>

Cc: Shannon Lavrin <slavrin@greenvillesc.gov>; Mary Douglas Hirsch <mdhirsch@greenvillesc.gov>; Michael Frixen <mfrixen@greenvillesc.gov>; Kris Kurjiaka <kkurjiaka@greenvillesc.gov>; Leslie Fletcher <lfletcher@greenvillesc.gov>; Krish V. Patel <krish@kvpinc.com>; 'Sebastian Carter' <sebastian@kvpinc.com>

Subject: RE: PC and BZA Developer-Led Neighborhood Mtg Instructions/Wade Hampton and Mohawk Subdivision and Special Exception

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin / Ross,

Good morning. Thank you for sitting in on this meeting last night.

Meeting attendees are below: (These are the people who shared their information in the chat)

- Krish Patel / Sebastian Carter (Development team)
- Mitch Ledhe (MHK Architecture)
- Daniel Merritt (SeamonWhiteside)
- Steve Mills, 41 Hillcrest Drive
- Daniel C Able
- Ross Zelenske (City of Greenville)
- Zach & Jenny Pancoast, 241 McDonald Street
- Joe Farmer
- John DeWorken, 18 East Earle Street

Meeting began at 6:00 pm.

Items Discussed:

- Krish Patel gave introductions and overview of the project
- Appreciation that the building design does not look like typical storage.
- Question about hours of proposed restaurant & occupant load.
- Discussion about proposed future residential lots along Mohawk
 - Concern about sight visibility and tree loss
- Questions about 'green' features of the building (LEED), etc.
- Questions about light trespass from parking lot

- Concerns about traffic. Krish Patel emphasized that the vehicular access is off Wade Hampton Blvd, not Mohawk Drive
- Concerns about loss of green space in the City.
- Questions about the visibility of the storage behind the required glazing.
- Questions about why previous storage project was denied. Krish Patel pointed out that the previous submittal that was denied was for purely self-storage; this submittal is for a mixed-use project that includes storage as one of the uses.

The meeting was adjourned at 7:30pm. Krish Patel gave out his email address for any additional questions.

Thank you



Daniel Merritt, PLA
Project Manager
(864) 298-0534 x 517
DMerritt@SeamonWhiteside.com
www.seamonwhiteside.com

237 WADE HAMPTON BLVD.



10/17/2022 2:03:53 PM

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MHK
ARCHITECTURE
816 SOUTH MAIN STREET
SUITE B
GREENVILLE, SC 29601
PHONE: (864)608-2324
WWW.MHKAP.COM

CONSULTANT LOGO:

237 WADE HAMPTON
MIXED-USE
237 WADE HAMPTON BLVD,
GREENVILLE, SC 29609

COVER SHEET

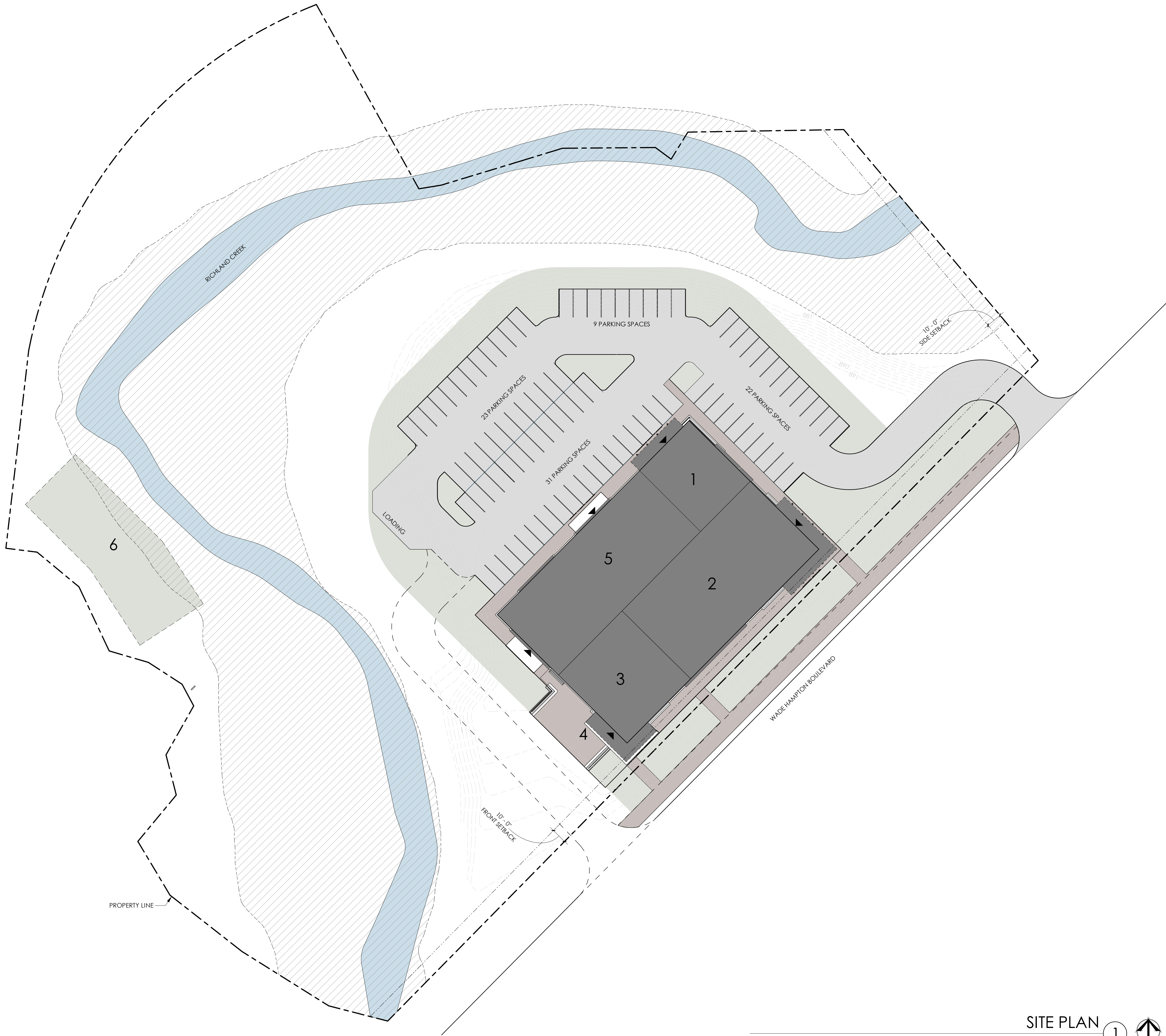
10.05.2022
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DRAWN BY: MJ
CHECKED BY: MJ

PHASE SD
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10/17/2022 2:04:19 PM
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SITE PLAN KEY NOTES

1.	SELF-STORAGE LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4	61,954 SF 1,750 SF 20,068 SF 20,068 SF 20,068 SF
2.	MEDICAL OFFICE LEVEL 1	6,689 SF 6,689 SF
3.	RESTAURANT LEVEL 1	3,350 SF 3,350 SF
4.	RESTAURANT PATIO LEVEL 1	2,124 SF 2,124 SF
5.	OFFICE LEVEL 1	7,074 SF 7,074 SF
6.	GARDEN/DOG PARK	
TOTAL BUILDING AREA		80,870 SF
NOTE: SQUARE FOOTAGES ARE GROSS SF		
MINIMUM PARKING SPACES:		
MEDICAL OFFICE	12 @ 1/600 SF	
RESTAURANT	28 @ 1/125 SF	
SELF-SERVICE STORAGE	24 @ 1/20 UNITS (150 SF AVG. UNIT)	
OFFICE	PENDING @ 1/600 SF	
TOTAL	64 PARKING SPACE REQ.	
	(85 PARKING SPACES PROPOSED)	

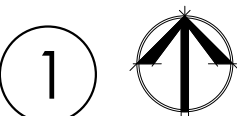
GRAPHIC LEGEND

	FLOODZONE
	WATER
	BUILDING
	PAVED SURFACE
	SIDEWALK
	VEGETATION

RESERVED FOR CITY OF GREENVILLE

SITE PLAN

SCALE: 1" = 30'-0"



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CONSULTANT LOGO:

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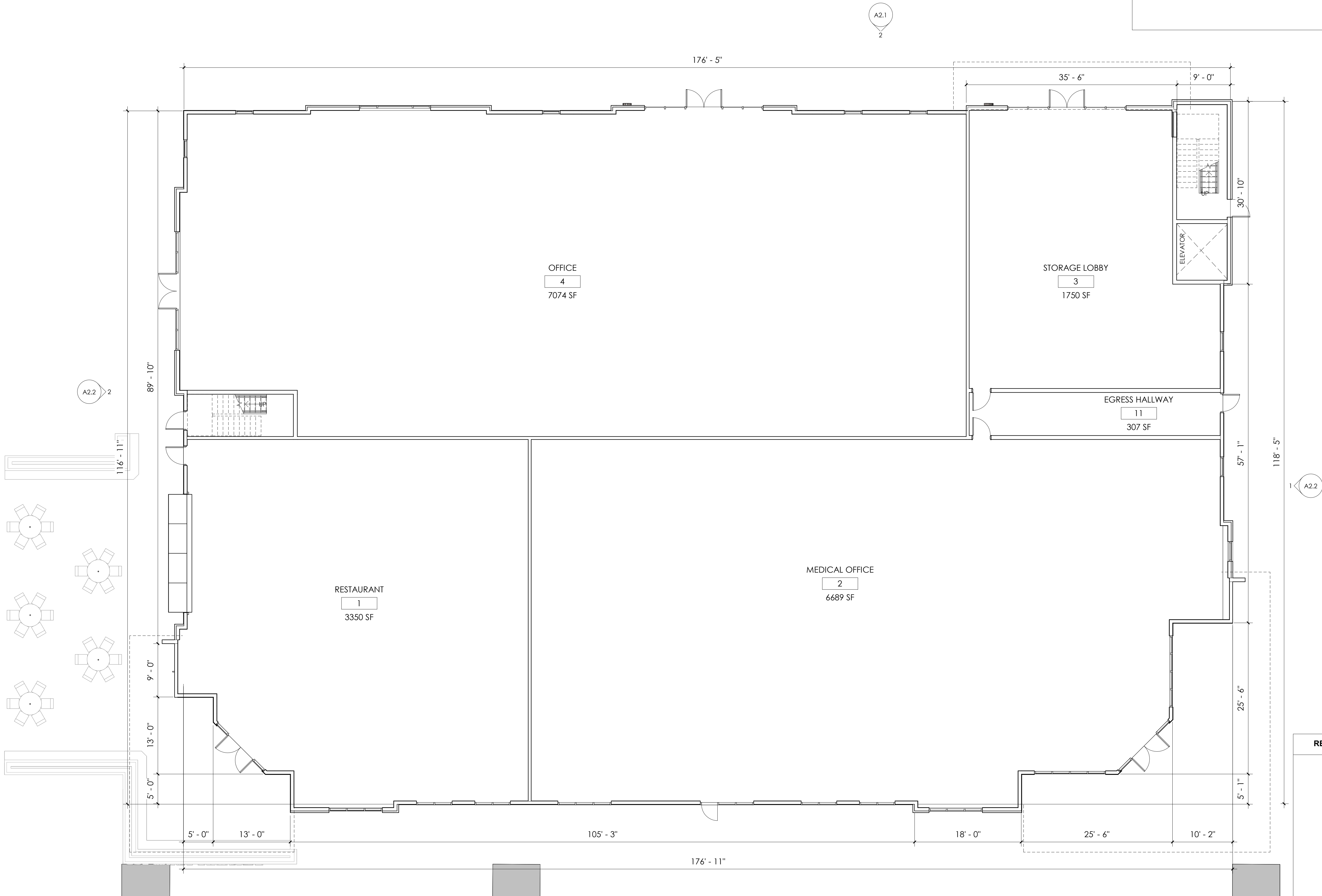
SITE PLAN

DESIGN DEVELOPMENT 10.05.2022

DRAWN BY: TP
CHECKED BY: MJ

PHASE SD
PR NO 22064

A1.1



FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO F.O. EXTERIOR STUD AND F.O. BRICK AND CENTERLINE OF INTERIOR STUDS.
2. DIMENSIONS FOR CABINERY ARE TO FINISH FACE
3. REFER TO OVERALL PLANS FOR BALCONY LOCATIONS.
4. IN CORRIDORS WITH GWB LENGTHS GREATER THAN 30' PROVIDE CONTROL JOINTS PER MANUF. RECOMMENDATIONS.
5. AT WET WALLS TO HAVE WATER RESISTANT GWB
6. LOCATE ROUGH OPENINGS FOR DOORS 6" FROM INSIDE FACE OF INTERSECTING WALL UNLESS NOTED OTHERWISE FOR TRIM INSTALLATION.
7. COORDINATE SIZE AND LOCATION OF ALL APPLIANCES WITH CABINERY
8. REFER TO MECH. AND ELEC. DRAWINGS FOR ADDITIONAL INFORMATION
9. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE ELEMENTS, PAVING, AND SITE WALLS

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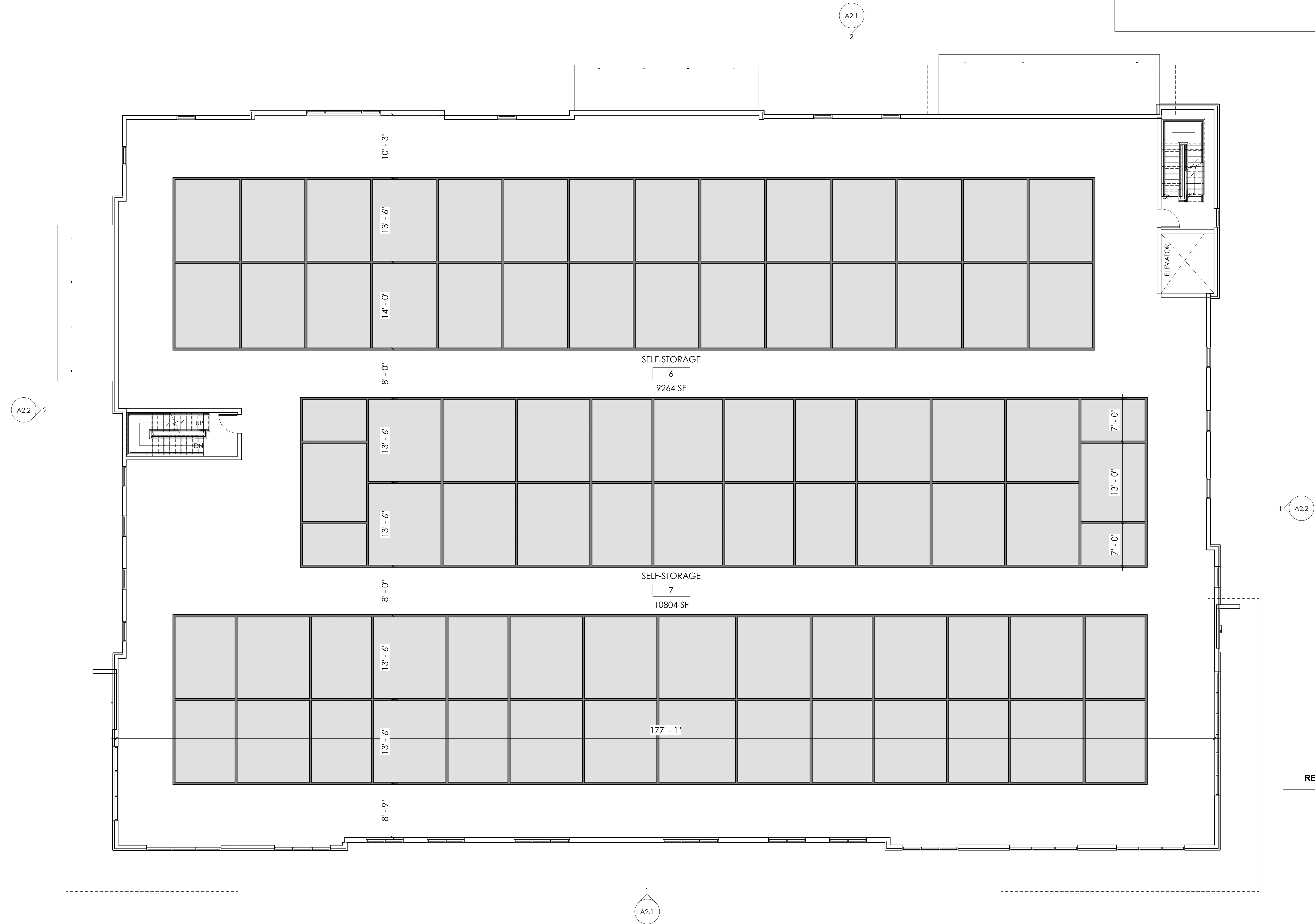
MAIN LEVEL FLOOR
PLAN

DESIGN DEVELOPMENT 10.05.2022

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PR NO 22064

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FLOOR PLAN GENERAL NOTES

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SECOND LEVEL
FLOOR PLAN

DESIGN DEVELOPMENT 10.05.2022

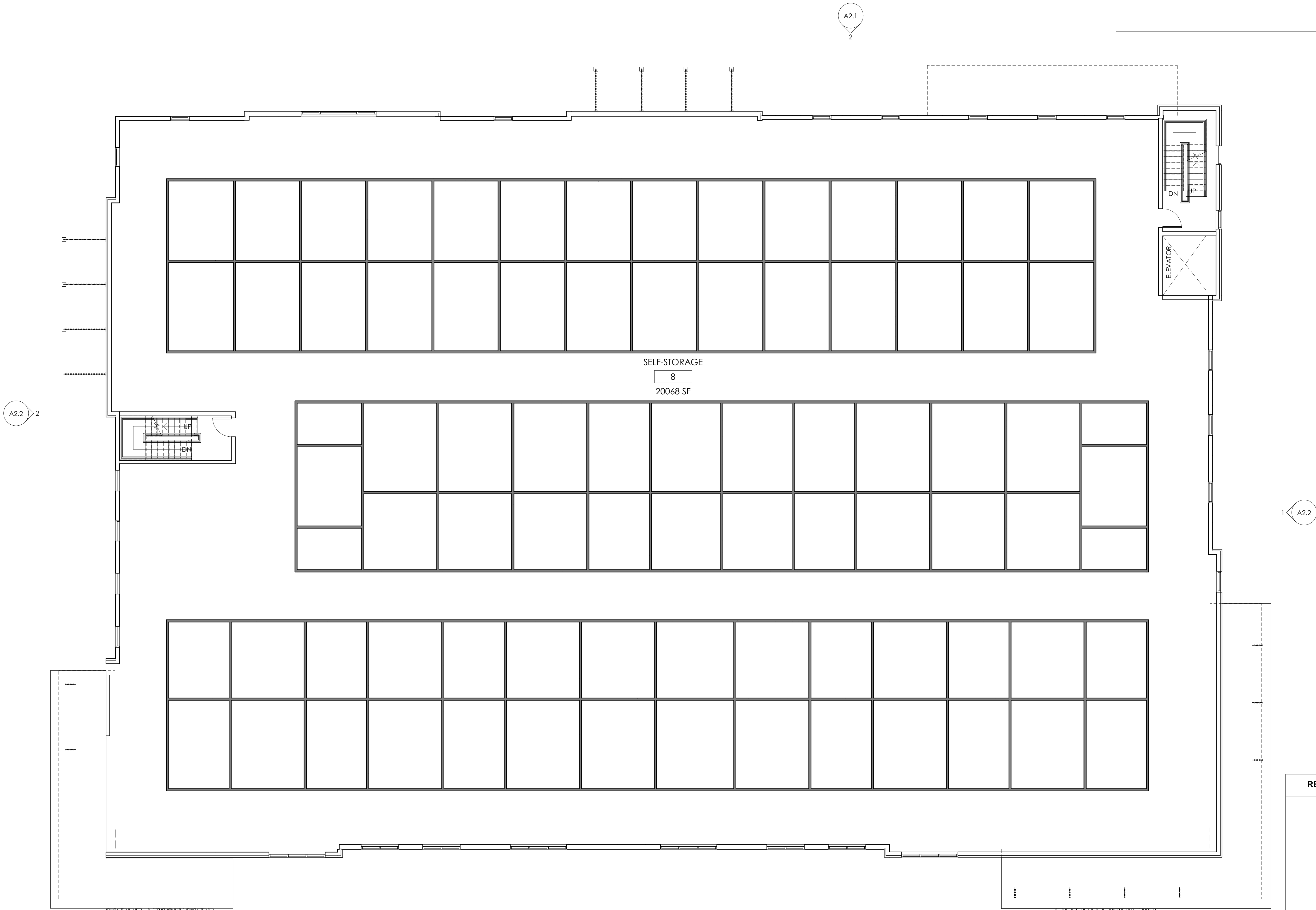
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PR NO 22064

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SECOND LEVEL 1
SCALE: 1/8" = 1'-0"



FLOOR PLAN GENERAL NOTES

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FLORIDA SEAL
REG# AR 18971

THIRD LEVEL FLOOR
PLAN

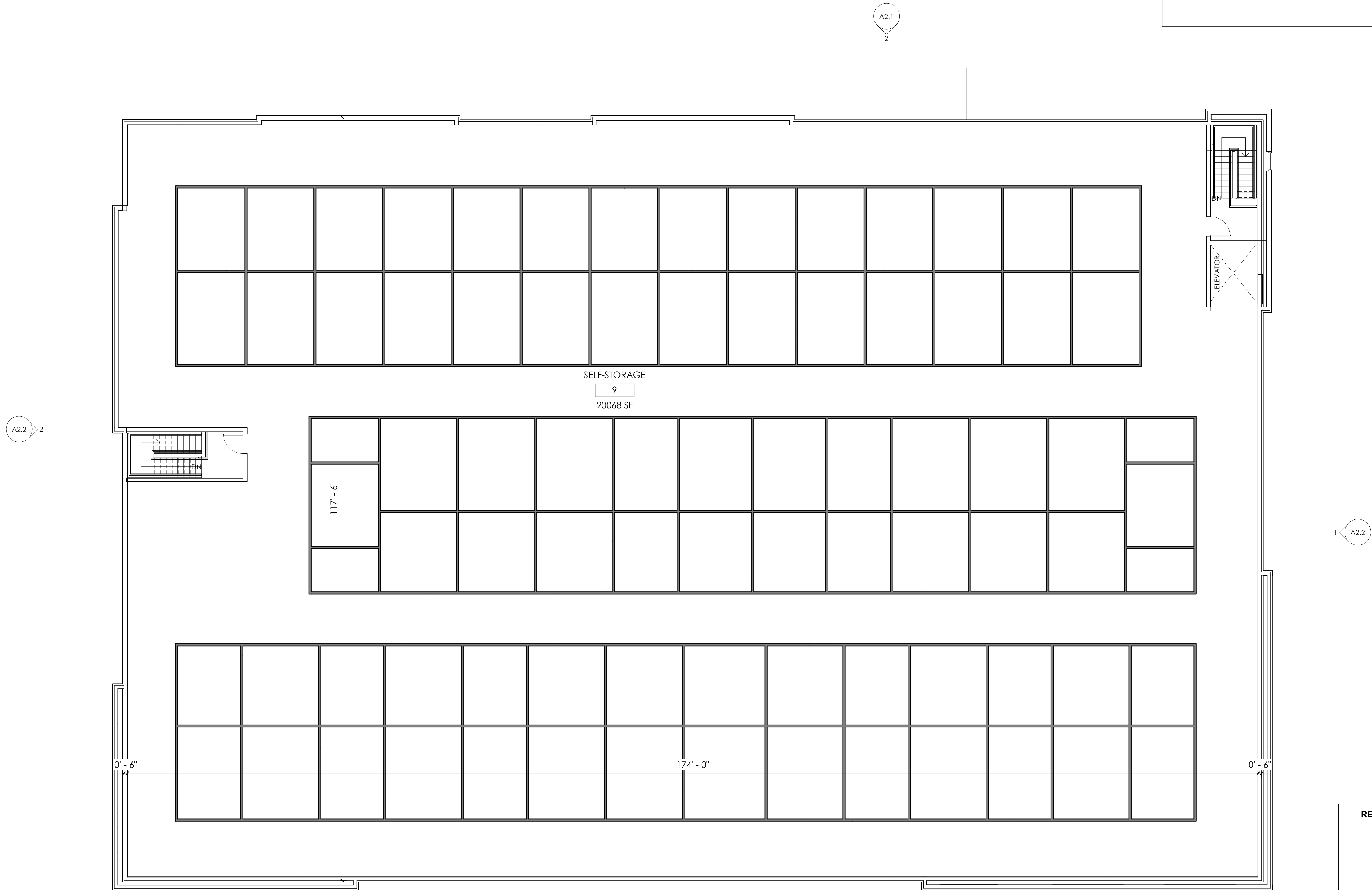
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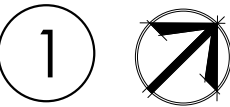
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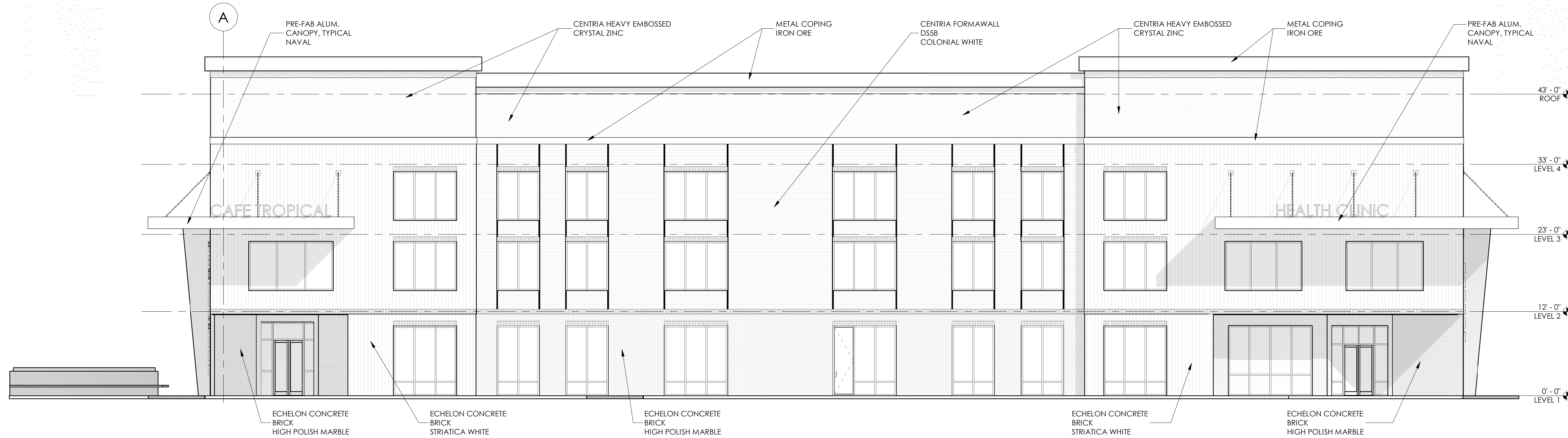
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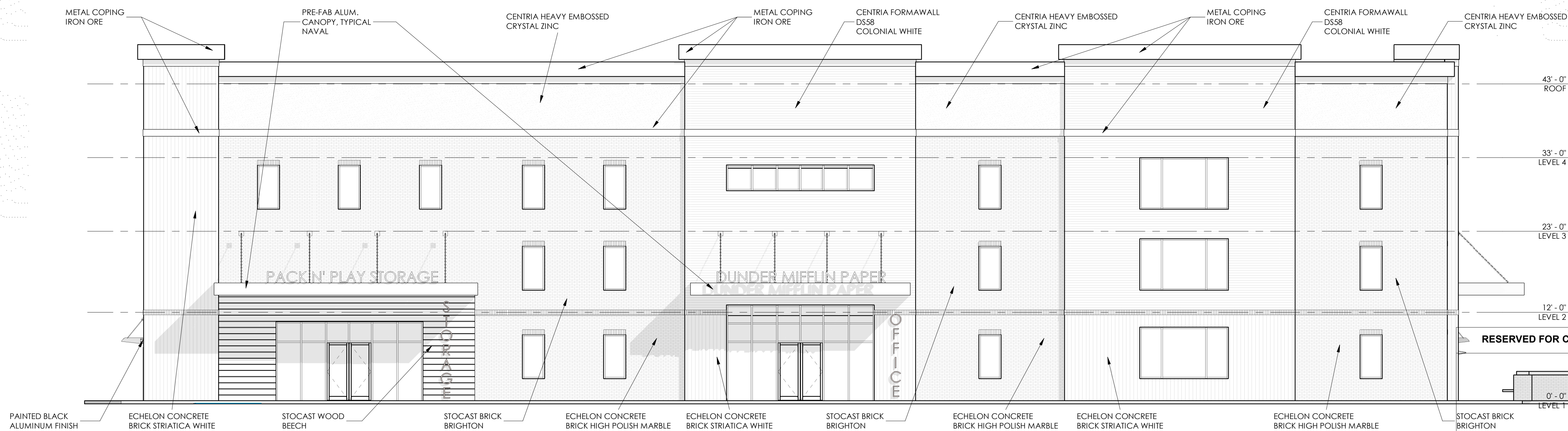
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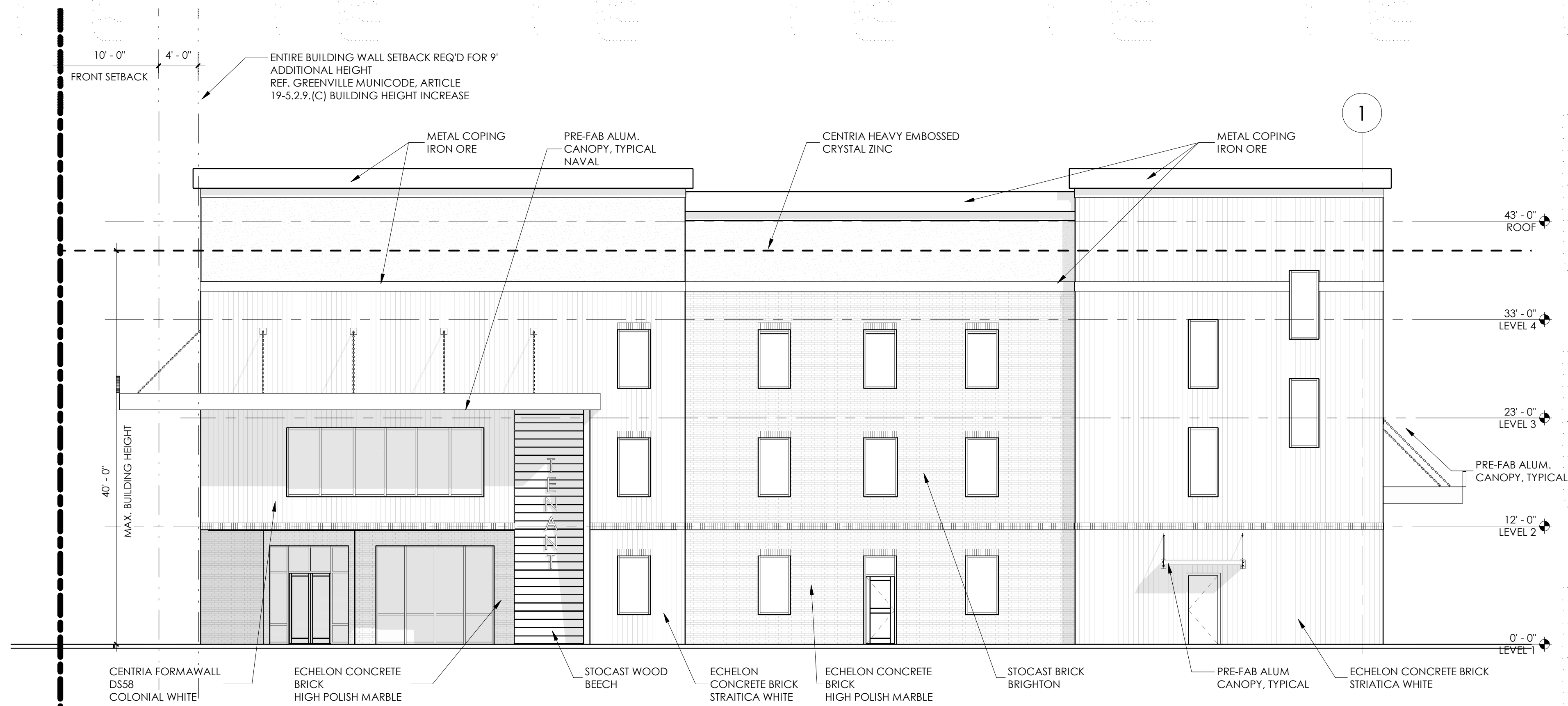
SOUTH ELEVATION 1

SCALE: 1/8" = 1'-0"

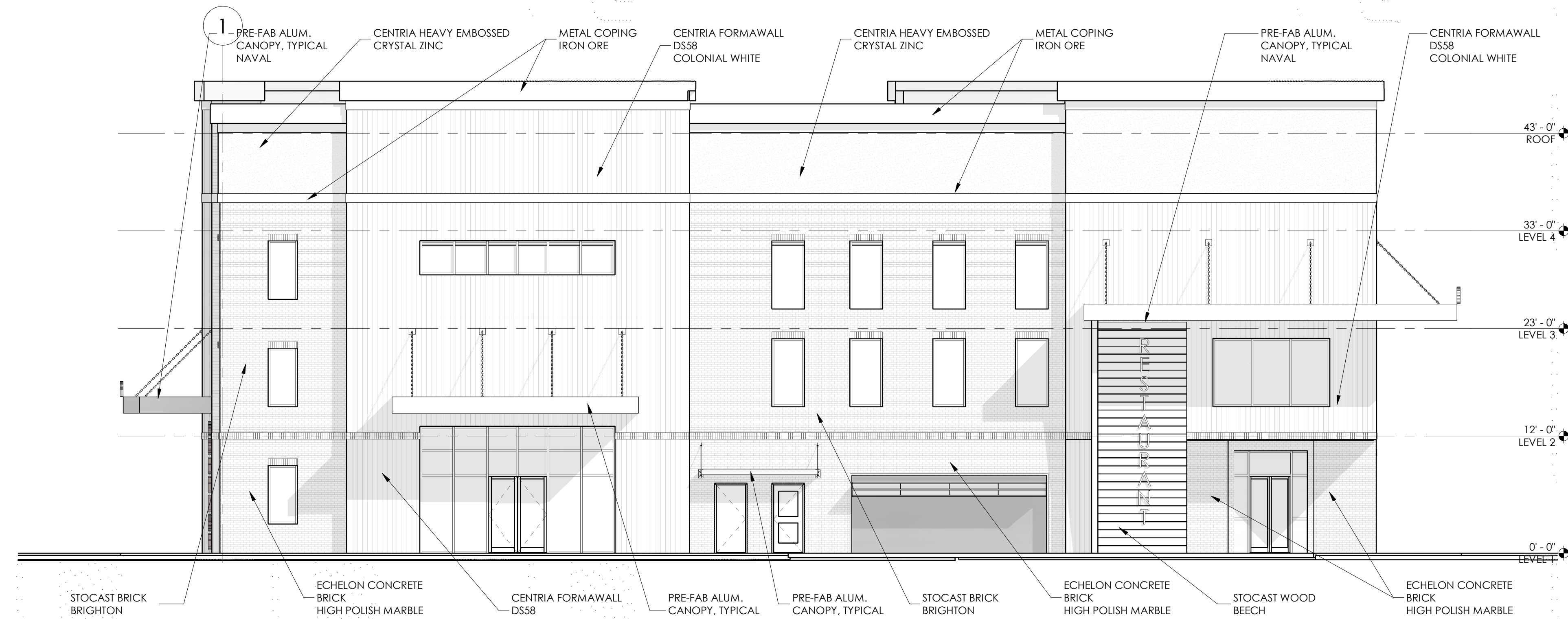


NORTH ELEVATION 2

SCALE: 1/8" = 1'-0"



EAST ELEVATION 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



**EIFS WALL PANEL
STOCAST BRICK
'BRIGHTON'**



**'HIGH POLISH
DARK MARBLE'**



'NAVAL'



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MATERIAL BOARD

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PR NO	22064

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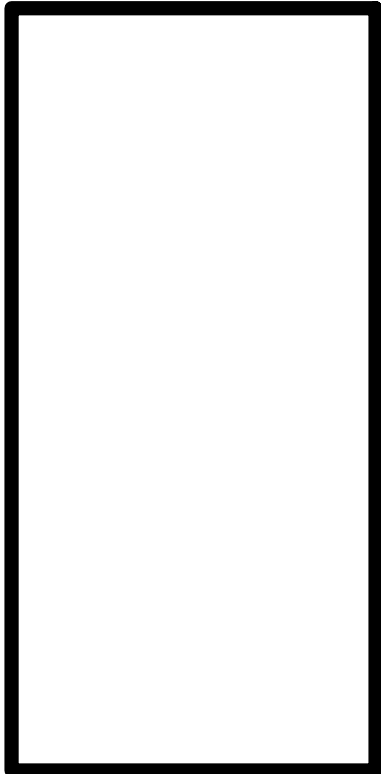
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3D VIEWS

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PR NO 22064

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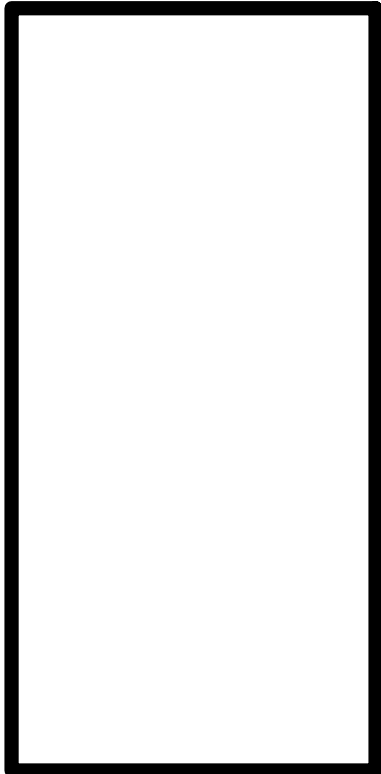
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3D VIEWS

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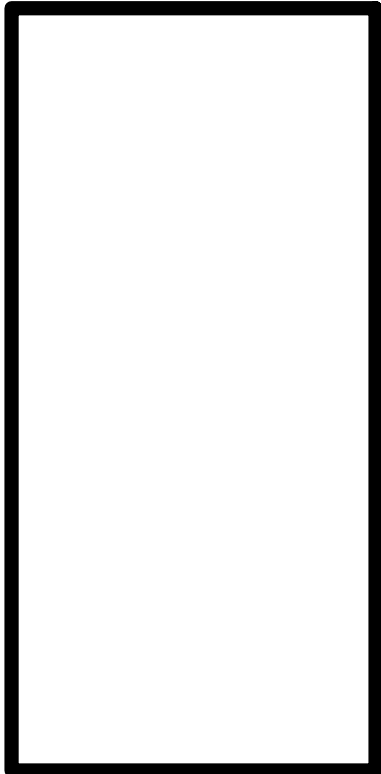
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3D VIEWS

DESIGN DEVELOPMENT 10.05.2022

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3D VIEWS

DESIGN DEVELOPMENT 10.05.2022
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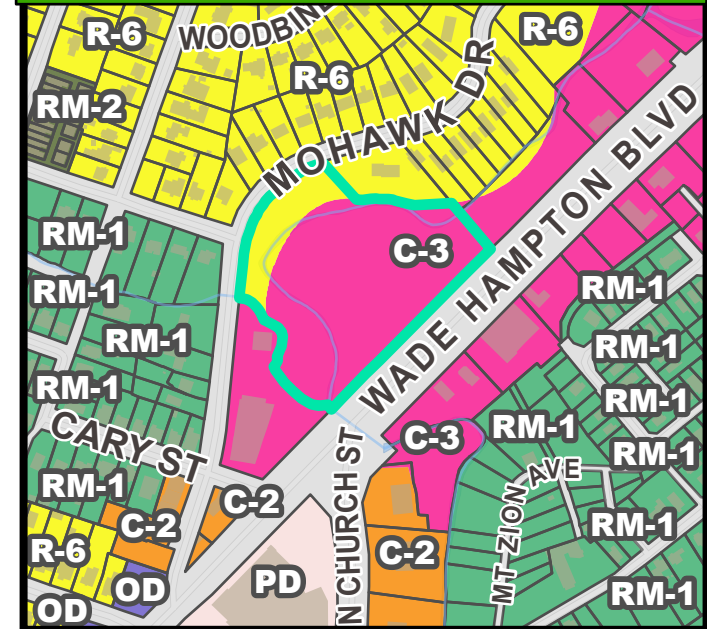
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AERIAL VIEW



CURRENT ZONING



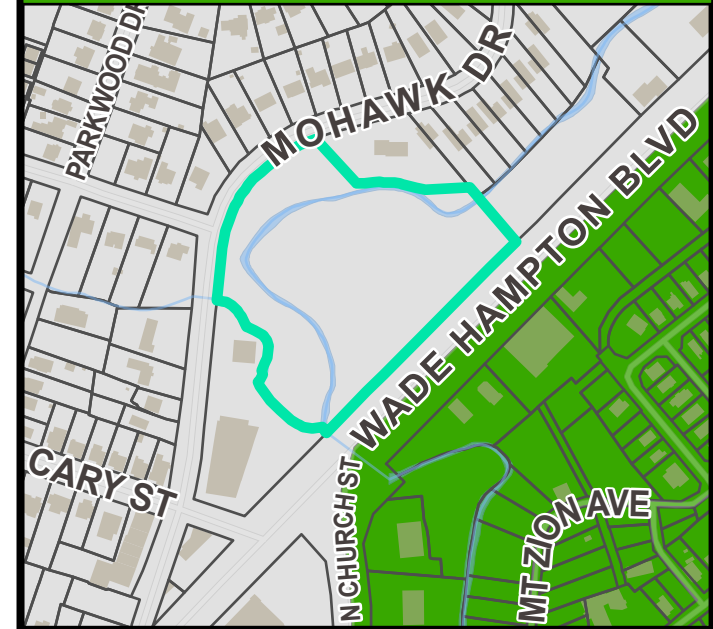
FUTURE LAND USE



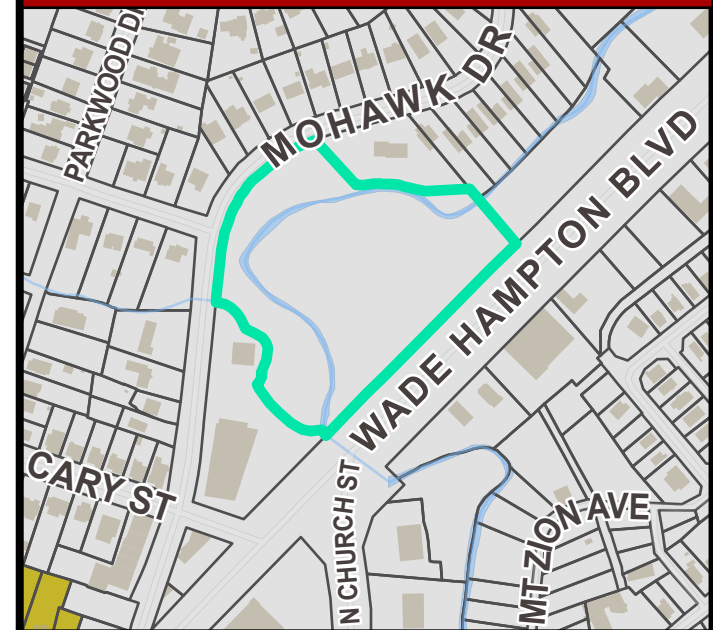
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**Planning Staff Report to
Board of Zoning Appeals
November 4, 2022**
for the November 11, 2022 Public Hearing

Docket Number:	S 22-762
Applicant:	The Cocktail Company (Howard Dozier)
Property Owner:	CAP Camperdown Office, LLC
Property Location:	355 South Main Street Suite 30
Tax Map Number:	0061000304116
Acreage:	0.567
Zoning:	C-4, Central Business District
Proposal:	SPECIAL EXCEPTION to operate a 'Bar'

Applicable Sections of the City of Greenville Code of Ordinances:

Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*
Sec.19-2.3.5, *Special Exception Permit*
Sec.19-4.1, *Table of Uses*
Sec. 19-4.3.3 (A), *Use Specific Standards, Commercial Uses, General*
Sec. 19-4.3.3 (F) (10), *Nightclub or Bar*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application complies with standards to grant a Special Exception Permit to operate a 'Bar' use. If the Board decides to grant the Permit, Staff suggests the following conditions:

1. The Special Exception Permit is limited to the Applicant, The Cocktail Company (Howard Dozier), and is not transferrable.
2. Operation of the facility shall be limited to a "nightclub/bar," 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. 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.
3. Hours of operation shall not exceed past 2:00 AM.
4. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.
5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations on the building and throughout the parking lot and shall be enforced by the proprietors.
6. Exterior sound amplification is prohibited.

7. Interior sound amplification shall be located only as reflected on an approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.
8. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.
9. 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.
10. 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 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.
11. The applicant shall retain a minimum of two (2) security guards, of which one (1) shall be off-duty sworn law enforcement officers positioned outside the business on Thursdays, Fridays and Saturdays from the hours of 10:00 PM and 2:15 AM 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.
12. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and compliance with occupancy capacity. Monitoring of ingress/egress points may consist of the installation of emergency access/exit devices, as acceptable by the Fire Department, and in compliance with applicable building codes.
13. 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, smoking, encroachment ordinances, adequate patron parking and applicable parking restrictions.
14. 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, Howard Dozier, requests a special exception for a "bar" use in a C-4, Central business district. The subject property is in Falls Tower, a part of the Camperdown development, at 355 South Main Street.

Per Sections 19-4.1 (*Table of Uses*) and 19-4.3.3(A) and (F)(10) (*Use-specific standards for Commercial, General and Nightclubs or Bars*), a Special Exception Permit is required for bars operating in the C-4 district.

The Camperdown Development is a recently constructed mixed-use development containing several buildings and uses, including multifamily residential, office, retail, restaurant, bar, hotel, structured parking, and a pedestrian plaza. The subject property was constructed as shell space and has not been occupied since construction completion.

The Applicant has indicated the business will operate up to seven days a week: Sunday through Wednesday from 4 p.m. to 12 a.m., Thursday and Friday from 4 p.m. to 2 a.m., and Saturday from 12 p.m. to 2 a.m.

The Applicant intends to serve beer, wine, and liquor in the establishment. Alcohol sales will account for approximately 60 percent of all revenues, while food and other sales will account for the remaining 40 percent of revenues. Food options will be limited to charcuterie boards and other pre-cook and pre-packaged options. No cooking will occur on site. Food sales will be available from opening until midnight.

According to the life safety plan submitted with the application, the bar would have a maximum occupancy of 160 people. No exterior changes to the building are proposed, however the bar will have access to an outdoor patio.

The Technical Advisory Committee (TAC) met with the applicant on October 31, 2022, and recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

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

1. The Use Is Consistent with the Comprehensive Plan(s):

The GVL2040 identifies the subject property in the 'Center City' classification as part of the GVL2040 future land use map.

'Center City' is "Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces."

The "bar" use maintains the blend of entertainment and other commercial uses in the Center City.

Staff finds that the proposed use is consistent with the GVL 2040 Comprehensive Plan.

2. The Use Will Comply with the Use Specific Standards:

Use-specific standards for 'Bars' are listed below:

19-4.3.3(F)(10) *Nightclub or bar. In addition to complying with the standards for granting a special exception, such use shall comply with the location standards established by the state and:*

- (a) *A conditional use permit shall be limited to the applicant or a legal entity authorized to be represented by the applicant, and shall not be transferrable.*
- (b) *Operation of the facility shall be limited to a "nightclub/bar," 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 conditional use permit. 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.*
- (c) *At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the conditional use permit, this Code, and the applicable S.C. Code of Laws and Regulations.*
- (d) *The applicant and all of 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 90 days of the*

date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.

- (e) As may be recommended by the technical advisory committee, the administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to S.C. 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 shall be established by the city building codes administrator. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.*
- (g) Exterior sound amplification shall be prohibited except in areas specifically authorized on the approved site plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification shall be limited by the permit.*
- (h) Interior sound amplification shall be located only as reflected on the approved floor plan and shall 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 shall remain closed after 10:00 p.m.*
- (i) Rooftop decks shall 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 shall be posted in conspicuous locations on the building and throughout the parking lot and shall be enforced by the proprietors.*
- (k) The application shall comply with city noise, smoking, and encroachment ordinances.*
- (l) A copy of the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.*
- (m) The administrator may attach additional conditions to the conditional use permit which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the nightclub/bar.*

The Applicant states intent to comply with these use-specific criteria within their application. Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues about noise, security, and training for management and staff. Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval.

Staff finds, with appropriate conditions, the use complies with the specific use standards of the Land Management Ordinance.

3. The Use Is Compatible with the Character of Surrounding Lands:

Adjacent property is zoned and used as follows:

East: Offices and indoor entertainment/bar (C-4, Central business district)

North: Hotel (C-4)

West: Retail sales and performing arts center (C-4)

South: Greenway, park, and structured parking (C-4)

The subject property is located within the 17-story, mixed-use building known as Falls Tower. Uses within Falls Town include office, restaurant, retail space as well as upper story residential condominiums. Adjacent uses within the Camperdown development include a 10-story, 217-unit apartment building known as DECA apartments, a 192-room hotel under the AC Hotel brand, the Greenville News building, several retail establishments, restaurants and bars, a four-story parking

deck, and a central pedestrian plaza. Other adjacent uses include the Swamp Rabbit Trail, Falls Park, the Peace Center, retail sales, offices, and structured parking.

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

4. The Design Does Not Have Substantial Adverse Impact:

The Applicant has indicated that no exterior changes are proposed, although outdoor seating would be added to an existing patio area facing the Reedy River. No adverse visual or glare impacts are anticipated.

Parking for the use is expected to come from the Camperdown parking garage, other parking garages and surface lots within a five-minute walk, and on-street parking. Patrons will also be able to utilize the existing valet service already available at Camperdown.

Japanese Dogwood Lane functions as the primary service area for uses within the Camperdown development. Common loading/unloading and trash collection for the use will occur from this area. An on-street loading and unloading zone is also available on South Main Street. No adverse impacts are anticipated regarding delivery, parking, loading, and odors.

The Applicant has stated that live music will be limited to the inside of the venue and that doors will be closed. Music is intended to be limited to solo or duo performers. No bands or DJs will be retained. The application indicates the music could be played at any point in the hours of operation but would be focused during peak business hours. No substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the design does not have substantial adverse impacts.

TAC Findings and Recommendation:

FINDINGS OF THE COMMITTEE:

1. The application, including the Application for Special Exception, Zoning Compliance Application, and all other documents submitted supplemental to those applications and received as part of the Board of Zoning Appeals files for 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 intent to operate a bar with hours of operation of Sunday through Wednesday from 4 p.m. to 12 a.m., Thursday and Friday from 4 p.m. to 2 a.m., and Saturday from 12 p.m. to 2 a.m.
3. The applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
4. The applicant indicates that security personnel associated with the Camperdown development will patrol the common areas around the bar and are available 24 hours a day. In-house security personnel would be retained for the bar as well. The applicant indicates that one security guard

would be on duty after 10 p.m. and when large crowds are expected. A specific security company was not finalized at time of application.

5. The applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises is expected to be 160 occupants.
6. The applicant indicates that music/live entertainment will only be performed indoors with the doors closed.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals **approve** the application for a Special Exception Use Permit.
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 a condition or conditions of the 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 Section 19-4.3.3(C) of the Land Management Ordinance:
 - 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 occupant capacity be in close keeping of the occupancy count provided on the life safety plan provided with the application.
 - c. 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, adequate patron parking and applicable neighborhood parking restrictions.
 - d. This Committee recommends that 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 use permit, this Code, and the applicable S.C. Code of Laws and Regulations.
 - e. This Committee recommends that the applicant and all its managers and employees responsible to serve 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 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hire.
 - f. This Committee recommends that the applicant shall retain a minimum of two (2) security guards, of which one (1) shall be an off-duty sworn law enforcement officer, positioned outside the business on Thursdays, Fridays and Saturdays from the hours of 10:00 PM and

2:15 AM 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.

- g. 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.

Staff Comments and Conditions

Fire Department Comments

Comments:

Keeping up with the occupancy of this location is highly important. The layout leaves the possibility of multiple ingress/egress locations. Having enough qualified staff to keep up with the current occupancy count is going to be imperative. With this size location, communication between the different ingress/egress points must be maintained.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE* Howard Dozier

The Cocktail Company

Name

Title / Organization

permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: Adam Roberts

KEEL Concepts

(Optional) Name

Title / Organization

MAILING ADDRESS: 101 Walnut Street, Greenville, SC 29607

PHONE: 336-362-6442 EMAIL: howarddozier@gmail.com

PROPERTY OWNER: CAP Camperdown Office, LLC

MAILING ADDRESS: 217-A East Washington Street, Greenville, SC 29601

PHONE: 864-752-0300 EMAIL: ccarter@collettre.com

PROPERTY INFORMATION

STREET ADDRESS: 355 S. Main Street, Unit 30

TAX PARCEL #: 0061000304116 ACREAGE: N/A ZONING DESIGNATION: C-4

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Owner would like to open a high-end cocktail bar.

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 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. 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 planning office 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.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

H. D.
10-7-22
C. J. S.
10-7-22

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1). STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

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

It will contribute to the center city vibrancy by enhancing evening food and beverage options and appeal to both the growing downtown resident population and tourists. Outdoor seating along the Camperdown bldg covered patio will engage the riverfront

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

Operational and security requirements will be adhered to and ensured by an on premise manager during all operating hours. Servers will be trained and 3rd party certified in responsible alcohol serving practices. Excessive noise will be avoided.

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.

The food and beverage offerings will be of a high quality which is consistent with the level of hospitality and fine dining offered by the neighboring hotels and fine dining establishments of Greenville's city center.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

Interior upfit of the Camperdown development with minimal effect on visual impact to adjacent lands. Parking and loading will conform to established Camperdown operations (existing garage). Food limited to Charcuterie...no odors produced.

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

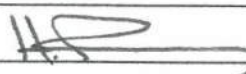


city of greenville

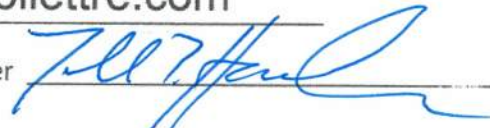
Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name HOWARD DOZIER Phone 336-362-6442
Mailing Address 101 WALNUT STREET, GREENVILLE, SC 29607
Email HOWARDDOZIER@GMAIL.COM
Signature of Applicant  Date 10-3-22

Property Owner

Name CAP Camperdown Office, LLC Phone (864)752-0300
Mailing Address 217-A E. Washington Street, Greenville, SC 29601
Email CCarter@collettre.com
Signature of Property Owner  Date 10/3/22

Property Information

Address 355 S Main Street, Unit 30
TMS# 0061000304116 Zoning District Designation C-4

Description of Proposed Use

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

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Security Procedures

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

Seating Plan

1. Provide a floor plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.
2. Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol Vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status Of City Business License Application
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status Of Abl-901 Application To SC Department Of Revenue
7. Provide Documentation That Sled Requirements Have Been Met



Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
The proposed business is a high-end cocktail bar that will contribute to the vibrancy of downtown
by enhancing Greenville's evening food and beverage options. The cocktail bar will appeal to
both the growing downtown resident population and the visiting tourists staying in nearby hotels.

2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.
The proposed business will offer craft cocktails and charcuterie that compliment the nightlife
and hospitality options in downtown Greenville.

3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.
Interior upfit to be located in the Camperdown development with no effect on visual impact.
Parking will be in the Camperdown garage. Deliveries to follow the established Camperdown operations
No odor impact....Cooking operations or an exhaust hood will not exist.
Noise impact will be minimal. Noise will be that typical of a cocktail bar, no loud concerts etc.

Meet With the Technical Advisory Committee

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

Building Codes and Inspections
Business Licensing
Economic Development
Public Information and Events

Police
Fire
Planning
Legal

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.

The Cocktail Company

OPERATING PLAN

1. Type of use: Cocktail bar with small plate food offerings (tapas, charcuterie, etc.). Beer, wine and liquor will be served.

2. Hours of operation: Sunday thru Wednesday: 4pm to Midnight
Thursday & Friday: 4pm to 2am
Saturday: Noon to 2am

3. Staffing schedule: Afternoon shift: Two hours prior to opening to 6pm
Evening Shift: 6pm to one hour after closing.

4. Kitchen equipment schedule: Mop Sink, Ice Machine, 3 comp sink, Dishwasher, Worktop refrigerator, Sandwich Prep Station. There will be no cooking. Menu items will be prepared from pre-cooked / pre-packaged ingredients.

5. Menu and hours of food service: Menu will consist simply of charcuterie boards offering various combinations of cured meats, cheeses, fruit, bread, crackers, vegetables, nuts, jams, spreads and other similar items. The food service hours will be daily from opening until Midnight.

6. Parking for customers and employees: There is no dedicated parking available therefore it will be necessary to rely on public parking and valet service offered by The Camperdown development. There are several public parking garages nearby.

7. Designated smoking area: N/A

8. Type of entertainment and duration: There are no plans for full bands or DJs, but at times solo/duo music performers will be playing at a moderate and comfortable sound level, inside, with doors closed. The duration of the performances will be tailored to our peak business hours but might occur at any time and any length during our operating hours. Please refer to the Hours of Operation listed above.

9. Closing / last call procedures: A "Last Call" announcement will be made 15 minutes prior to closing. Additionally, live music performers will stop prior to the last call announcement. All customers will be off premises prior to closing. Please refer to the Hours of Operation listed above.

SECURITY PROCEDURES

1. Number and type of designated security staff: The Camperdown development provides all tenants with 24 hour security personnel who will monitor the common areas. In-house security will be handled within our staff who will be responsible for checking ID's, keeping the occupancy count below our maximum allowed number, monitoring the crowd for potential safety threats, and alerting first responders in the event of an emergency.

2. Training / certification of the staff: Each employee will be properly trained and earn their required level of certification for their position which may include but not limited to ServSafe, TIPS, and other standard restaurant and bar industry training. Employees without adequate certifications will not be allowed to serve alcoholic beverages.

3. Specific duties / responsibilities of staff:

Bartender – The Bartenders will be the primary customer service contact and will have the majority of the floor responsibilities. They will make and serve drinks, take food orders, and count cash and credit card receipts every night after closing. Bartenders will check customer IDs for legal drinking age when IDs are not checked at the door.

Barback – The barback will keep the bar and surrounding area clean and free for movement, keep all needed items stocked and easily reachable for the bartenders. The barback will also clean the bar at the end of the night and prepare it for the next shift.

Servers - Servers will take orders, clean tables, and deliver food to customers. Servers will check customer IDs for legal drinking age when IDs are not checked at the door.

Kitchen Staff – The kitchen staff will maintain the ingredients, prepare the charcuterie boards, wash dishes and keep the kitchen clean and in compliance with DHEC regulations.

Security – When large crowds are expected, security staff will monitor entry points and check ID's for legal drinking age prior to customer entrance, and maintain the order and safety of patrons and employees.

Assistant Managers - The assistant managers will be on premise during all operating hours to handle all customer service complaints and issues. They will oversee the working staff to ensure compliance with all applicable laws and codes.

General Manager - The GM will oversee all operations of the business such as personnel management, scheduling, supplies stocking.

4. Entry / exit and re-entry procedures. The front door will act as the primary entrance and exit for normal hours of operation. When security is needed all ID's will be checked at the front door and occupancy number will be continuously monitored. In the case of an emergency all of the patrons will be directed to leave via the closest exit. All exits will be clearly marked and egress aisles will be kept clear at all times.

5. Crowd management - When necessary there will be staff security located at the front door continually counting for occupancy to ensure the number of occupants inside the building does not exceed the maximum number allowed. If maximum occupancy is reached, customers will be asked to wait outside until an adequate number of occupants leave the premises which will allow them to enter. Substantial common area and sidewalk space is available outside of the main entrance.

6. Crime prevention through environmental design - The bar will be positioned to allow bartenders and servers full view of the entire restaurant at all times. Several transparent full height windows allow clear sight lines to the common areas and sidewalk outside the building as well as views into the space at night.

SEATING PLAN

1. Seating plan - Please see attached life safety plan.

2. Schedule a feasibility inspection of the property - A feasibility inspection will be scheduled

BUSINESS PLAN

1. Business Plan Summary: Target customers are young professionals, tourists, and local restaurant-goers aging from 25 - 60. Theme is a high-end cocktail bar primarily serving "top shelf" bourbons and other similar liquors crafted into sensational cocktails with fine ingredients. The charcuterie offered will complement the cocktails with fine meats, cheeses and other offerings. Objective and goal is to enhance downtown Greenville with a relaxed place to get a top notch cocktail after work, after dinner, or before a nearby event.

2. Projected revenue % alcohol vs. food sales - 60 % alcohol vs 40 % food.

3. Fees for entry / membership / entertainment - There will not be a fee for entry. No membership will be offered. Entertainment will be free to customers.

4. Status of city business license application - To be applied for.

5. Status of SCDHEC retail establishment permit if applicable - To be applied for.

6. Status of ABL-901 application to SC department of revenue - To be applied for..

7. Provide documentation that SLED requirements have been met - To be applied for.

DESIGNED IN ACCORDANCE WITH		
	CODE	EDITION
	International Building Code (with SC State Amendments)	2018
	International Mechanical Code	2018
	National Electric Code (with SC State Amendments)	2017
	International Plumbing Code	2018
	International Fire Code (with SC State Amendments)	2018
	International Energy Conservation Code	2009
	NFPA 101 Life Safety Code	2018
	ICC/ANSI A117.1 SC Barrier Free Building Design Standard	2017

FIRE RESISTANCE RATING (HOURS) REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)			
BUILDING ELEMENT	REQUIRED	PROVIDED	
PRIMARY STRUCTURAL FRAME	0	0	0
BEARING WALLS - EXTERIOR	0	0	0
BEARING WALLS - INTERIOR	0	0	0
NONBEARING WALLS - EXTERIOR (PER TABLE 602)	0	0	0
NONBEARING WALLS - INTERIOR	0	0	0
FLOOR CONSTRUCTION	0	0	0
ROOF CONSTRUCTION	0	0	0

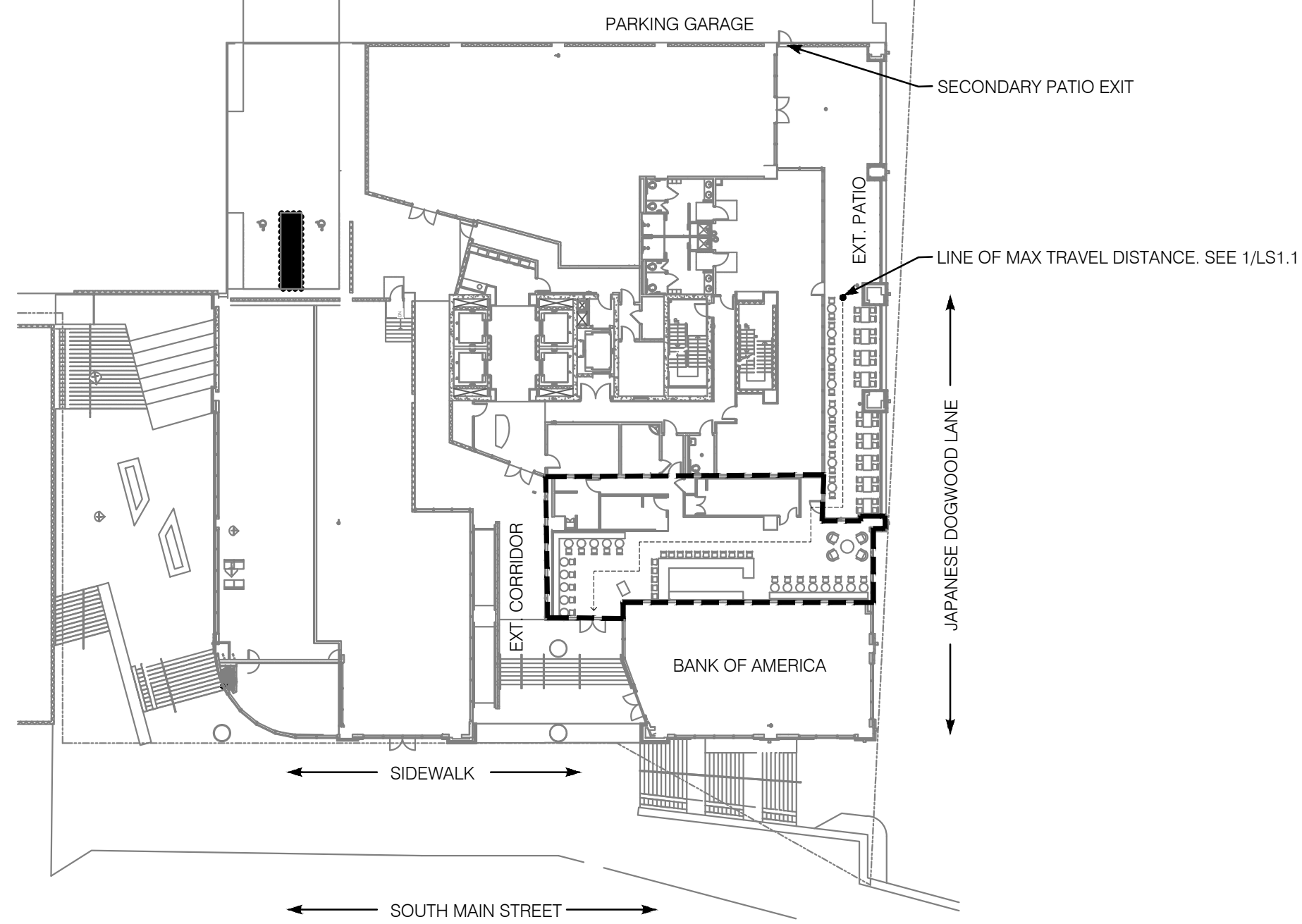
AUTOMATIC SPRINKLER SYSTEMS (SECTION 903) & FIRE ALARM AND DETECTION SYSTEMS (SECTION 907)		
SYSTEM	REQUIRED	PROVIDED
AUTOMATIC SPRINKLER SYSTEM WHERE REQUIRED PER SECTION 903.2	NO	YES
MANUAL FIRE ALARM SYSTEM WHERE REQUIRED PER SECTION 907.2	NO	YES

MAXIMUM OCCUPANT LOAD (TABLE 1004.5)				
FLOOR	USE OF SPACE	FLOOR AREA	FLOOR AREA ALLOWED PER OCCUPANT	OCCUPANT LOAD
GROUND	COMMERCIAL KITCHEN	350 GSF	200 GSF	2
GROUND	ASSEMBLY - UNCONC. TABLES & CHAIRS	450 NSF	15 NSF	30
GROUND	ASSEMBLY - FIXED SEATING W/O DIVIDERS	744'	18'	42
GROUND	ASSEMBLY - FIXED BAR SEATING	384'	18'	22
GROUND	ASSEMBLY - STANDING	130 NSF	5 NSF	26
GROUND	PATIO - UNCONC. TABLES AND CHAIRS	560 NSF	15 NSF	38
			TOTAL OCCUPANT LOAD	160

EXIT REQUIREMENTS (TABLE 1006.3.1)					
FLOOR/SPACE	OCCUPANT LOAD	NUMBER OF EXITS		ACCESSIBLE EXITS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
INTERIOR	122	2	2	2	2
EXTERIOR PATIO	38	1	2	1	2

PLUMBING FIXTURES (TABLE 403.1)				
TOTAL OCCUPANT LOAD: 160* OCCUPANCY CLASSIFICATION: A-2 NIGHTCLUB/BAR/LOUNGE				
ITEM	CALCULATION	REQUIRED	PROVIDED	NOTES
WATER CLOSETS	1:40 MALE	2	2	
	1:40 FEMALE	2	2	
LAVATORIES	1:75	3	4	
DRINKING FOUNTAINS	1:500	0	0	NOT PROVIDED PER 410.4.
SERVICE SINK		1	1	

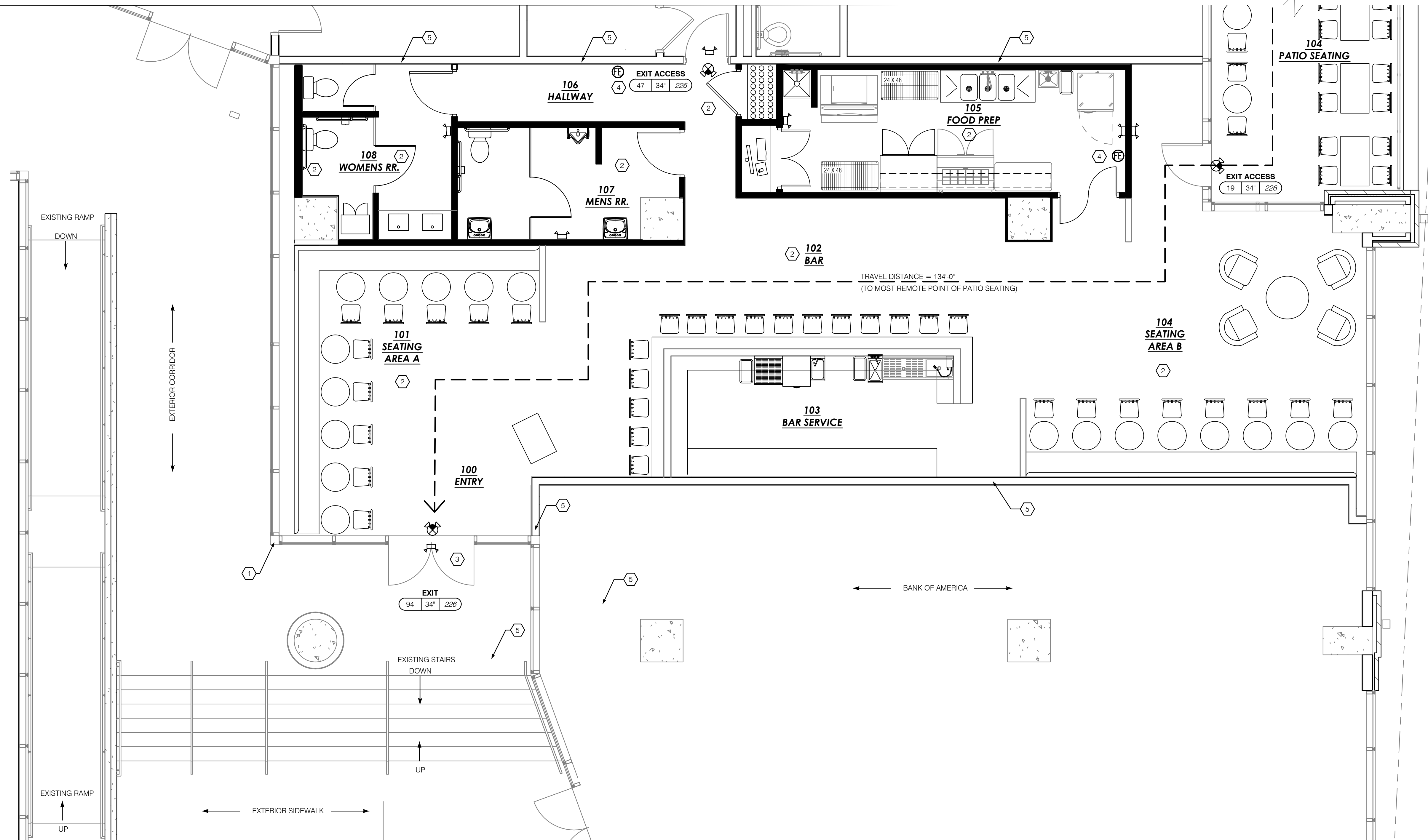
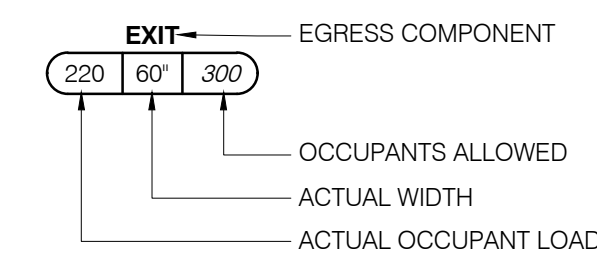
2 PROJECT LOCATION WITHIN FALLS TOWER



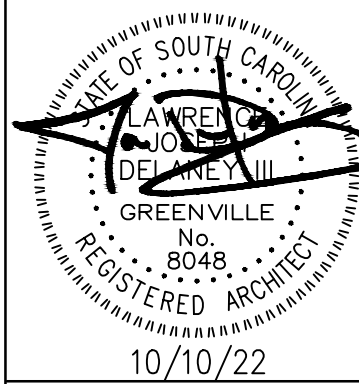
- A. PROVIDE AN OCCUPANT LOAD SIGN: "MAXIMUM CAPACITY - XX PERSONS" G. C. TO VERIFY THE EXACT LOCATION AND PROPER WORDING WITH THE LOCAL FIRE DEPARTMENT HAVING JURISDICTION.
- B. PROVIDE EXIT DOOR TACTILE SIGNAGE IN ACCORDANCE WITH NFPA 101 7.10.1.3 SIGNS ARE TO BE 4X4 READING "EXIT" AND INCLUDING BRAILLE TEXT. SIGNS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ICC/ANSI A117.1 SIGNS TO BE MOUNTED BETWEEN 48" & 60" A.F.F. TO THE CENTER AND SHALL BE LOCATED TO THE LATCH SIDE OF SINGLE DOORS AND TO THE RIGHT OF DOUBLE DOORS.
- C. PORTABLE FIRE EXTINGUISHERS TO BE MINIMUM 2A:10BC AND LOCATED SUCH THAT THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED 75-FT.
- D. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NOT MORE THAN 5 FT ABOVE THE FLOOR AND MUST BE KEPT ON A BRACKET, ON A HANGER OR IN AN APPROVED CABINET OR WALL RECESS.
- E. GO TO CONFIRM FIRE EXTINGUISHER PLACEMENT AND QUANTITIES WITH FIRE MARSHAL PRIOR TO INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE MARSHAL.
- F. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGNS STATING "EXIT" ADJACENT TO EACH EXIT PASSAGEWAY AND EXIT DISCHARGE.
- G. INTERIOR FLOOR FINISHES SHALL COMPLY WITH 804 OF THE 2018 INTERNATIONAL BUILDING CODE.
- H. PENETRATION OF ALL FIRE RATED BARRIERS, PARTITIONS AND HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 714 OF THE 2018 INTERNATIONAL BUILDING CODE.
- I. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- J. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BY THE TENANT PRIOR TO OCCUPANCY ANY BUILDINGS OR PORTIONS OF BUILDINGS.
- K. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
- L. RENOVATIONS THAT REQUIRE ALTERATIONS TO THE FIRE SPRINKLER SYSTEM WILL REQUIRE A STATE LICENSED SPRINKLER CONTRACTOR TO SUBMIT PLANS TO AND OBTAIN A PERMIT FROM THE FIRE MARSHAL PRIOR TO ALTERATIONS TO THE SYSTEM. THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE PROVIDED TO THE FIRE MARSHAL FOLLOWING ALTERATIONS.
- M. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 (SEE SECTION 906 OF THE 2018 INTERNATIONAL FIRE CODE).

- 1 PROVIDE KNOX BOX 3200 SERIES. GC TO CONFIRM MODEL AND MOUNTING LOCATION WITH FIRE MARSHAL.
- 2 PROVIDE, ADJUST AND/OR AMEND INDICATED EMERGENCY LIGHT LOCATIONS AS REQUIRED TO MEET THE REQUIREMENTS OF NFPA 101.
- 3 ADDRESS NOTICES TO BE POSTED ON BUILDING WITH MINIMUM 4' HEIGHT, UNLESS SO OTHERWISE DIRECTED BY SIZE AS REQUIRED BY FIRE MARSHALL, BY SCALE OF BUILDING.
- 4 PORTABLE FIRE EXTINGUISHERS TO BE MINIMUM 2A-10BC. REFER TO GENERAL NOTE E.
- 5 EXISTING TENANT SEPARATION WALL. GC TO MAINTAIN INTEGRITY OF FIRE RATING THROUGHOUT CONSTRUCTION. NO PENETRATIONS SHALL BE MADE.

	EXIT LIGHT
	EXIT LIGHT WITH DIRECTIONAL INDICATORS
	EXIT LIGHT WITH EMERGENCY LIGHTS
	EMERGENCY LIGHT
	FIRE EXTINGUISHER



1 LIFE SAFETY FLOOR PLAN
1/4" = 1'-0"



THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22067

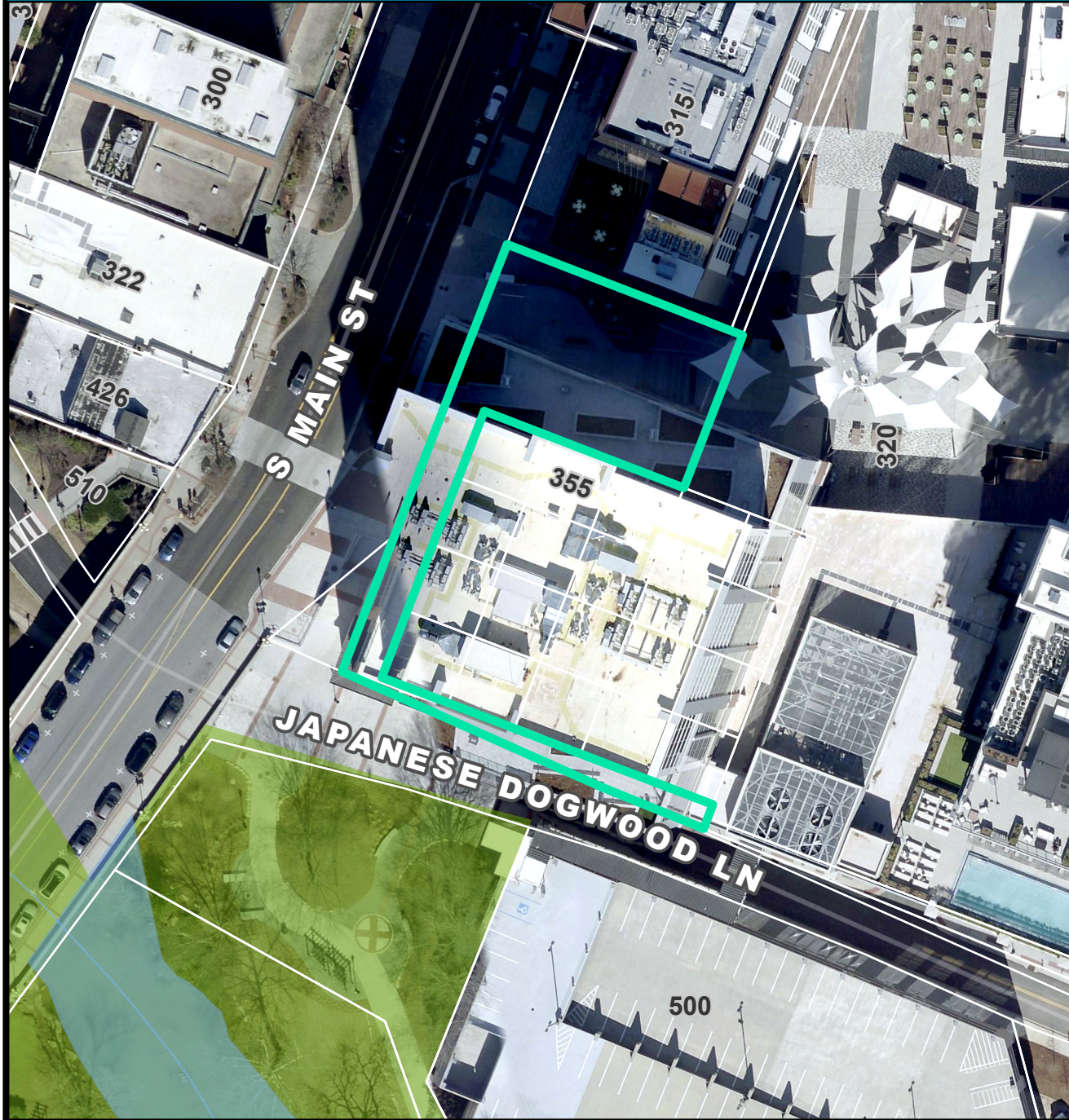
Date: 10 OCT 2022

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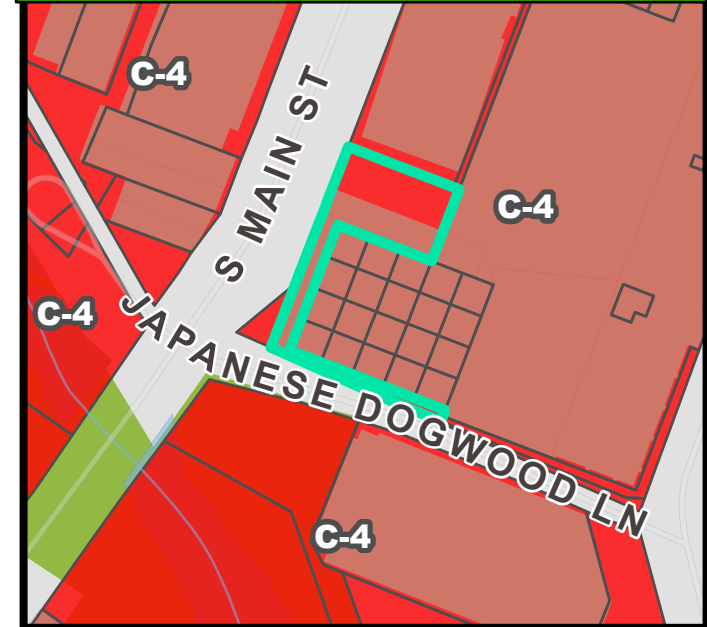
LIFE SAFETY PLAN

LS1.1

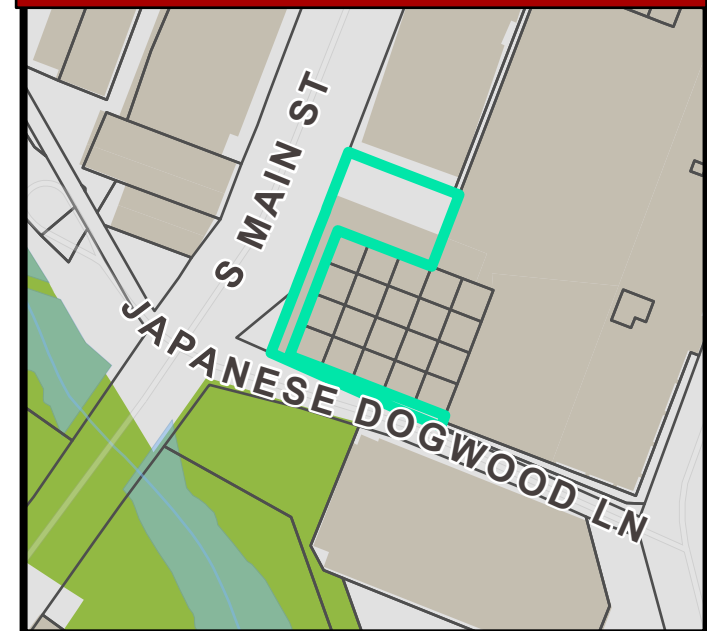
AERIAL VIEW



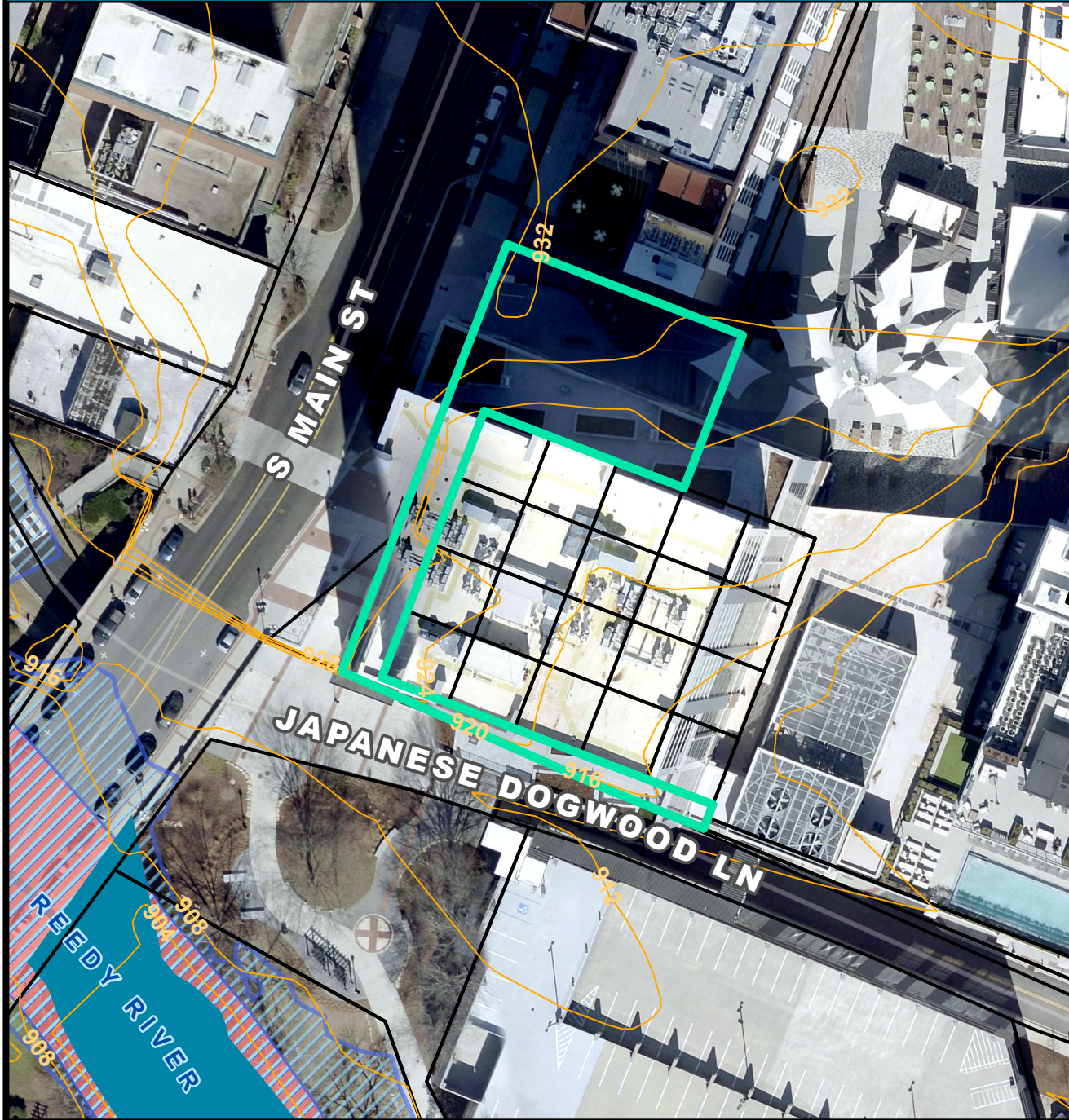
CURRENT ZONING



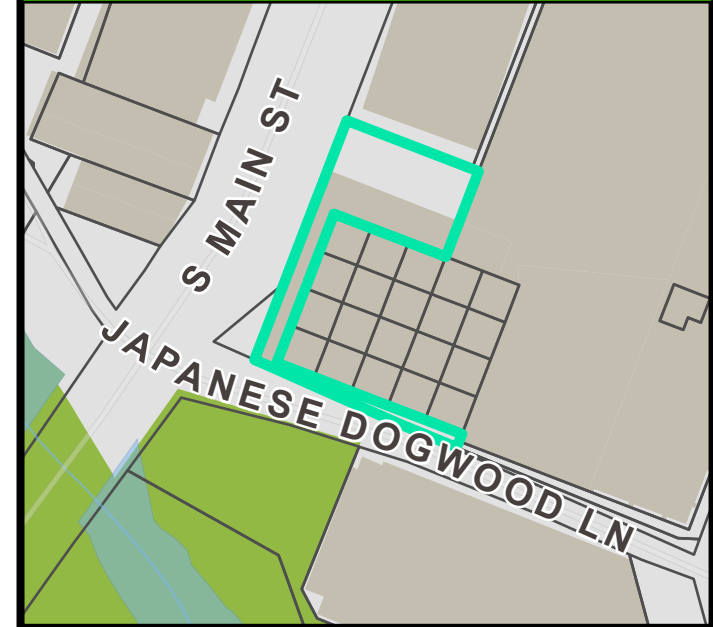
FUTURE LAND USE



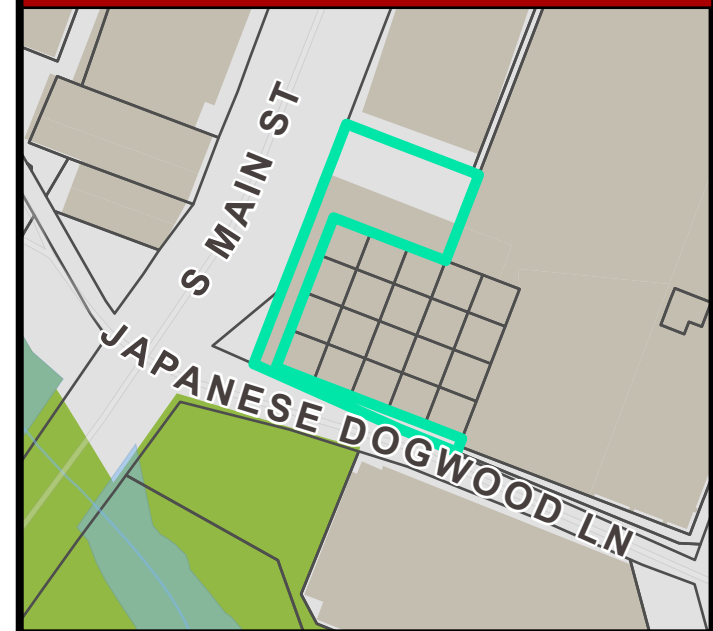
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





AGENDA

BOARD OF ZONING APPEALS REGULAR MEETING

Thursday, November 10, 2022 - 4:00 p.m.

Meeting Location:
Prisma Health Welcome Center at Unity Park
111 Welborn 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. October 11, 2022 – Workshop
 - B. October 13, 2022 – Regular Meeting
 - C. October 25, 2022 – Joint Training Workshop
 5. Call for Public Notice Affidavit from Applicants
 6. Acceptance of Agenda
 7. Conflict of Interest Statement
 8. OLD BUSINESS
 - A. S 22-662 *Applicant requests deferral to the December 8, 2022 meeting*
Application by Jeffrey Pagliaro for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 8** (TM# 006301-04-00200)
 9. NEW BUSINESS
 - A. S 22-676
Application by Happy Traveler Investments, LLC (Patricia Reynolds) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 4** (TM# 006301-02-00400)
 - B. S 22-728
Application by Jeffrey and Ilia Jones for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 11** (TM# 006301-02-00600)
 - C. S 22-756
Application by KVP, Inc. (Krish V. Patel) for a **SPECIAL EXCEPTION** to establish a 'Self-service storage' use in a C-3, Regional commercial district at **255 WADE HAMPTON BLVD** (TM# 018801-11-00600)

Continue to next page

D. S 22-762

Application by The Cocktail Company (Howard Dozier) for a **SPECIAL EXCEPTION** to establish a 'Bar' use in a C-4, Central business district at **355 S MAIN ST SUITE 30** (TM# 006100-03-04116)

10. OTHER BUSINESS

A. Staff update on current planning projects

11. Adjournment