

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

June 8, 2023

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, June 8, 2023 at 4:00 PM** at the Greenville City Hall, Council Chambers, 10th Floor at **206 South Main 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. **Approval of Minutes**
 - A. May 9, 2023 – Workshop
 - B. May 11, 2023 – Regular Meeting
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**

7. Conflict of Interest Statement

8. OLD BUSINESS

9. NEW BUSINESS

A. S 23-343

Application by David and Goliath, LLC (Geoff Cannada) dba The Radio Room for a **SPECIAL EXCEPTION** to establish a 'Nightclub' use operating after midnight in a C-3, Regional commercial district at **28 LIBERTY LN** (TM# 026600-01-01200)

Documents:

[23-0343 S 23-343 AGENDA PACKET.PDF](#)

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B. S 23-346

Application by Pennoni Associates, Inc. (Jason Sheridan) on behalf of Driven Brands (Wilson Coor) dba Take 5 for a **SPECIAL EXCEPTION** to establish an 'Automobile wash' use in a C-3, Regional commercial district at **301 S PLEASANTBURG DR** (TM# 026600-01-01108, 026600-01-01121, 026600-01-01109)

Documents:

[23-0346 S 23-346 AGENDA PACKET.PDF](#)

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C. S 23-351

Application by Satgalls Corporation (William Satterfield) dba Field House Downtown for a **SPECIAL EXCEPTION** to establish a 'Bar' use operating after midnight in a C-4, Central business district at **36 S MAIN ST** (TM# 000100-03-00700)

Documents:

[23-0351 S 23-351 AGENDA PACKET.PDF](#)

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D. S 23-358

Application by HPM, LLC (Christopher Hogan) for a **SPECIAL EXCEPTION** to establish a 'Bed and breakfast inn' (short-term rental) use in a RM-2, Single-family and multifamily residential district at **319 GROVE RD** (TM# 021800-07-01300)

Documents:

[23-0358 S 23-358 AGENDA PACKET.PDF](#)

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10. OTHER BUSINESS

A. Staff update on current planning projects

11. Adjournment

Documents:

[06-08-2023 - BZA REGULAR MEETING AGENDA.PDF](#)

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



**Planning Staff Report to
Board of Zoning Appeals
June 2, 2023**
for the June 8, 2023 Public Hearing

Docket Number:	S 23-343
Applicant:	David and Goliath, LLC (Geoff Cannada)
Property Owner:	Palmetto Real Estate Trust
Property Location:	28 Liberty Lane
Tax Map Number:	026600-01-01200
Acreage:	8.494
Zoning:	C-3, Regional Commercial District NRO, Neighborhood Revitalization Overlay District
Proposal:	SPECIAL EXCEPTION to establish a 'Nightclub' operating after midnight

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 establish a '**Nightclub**' use operating after midnight. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a "nightclub" 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.
2. The Special Exception Permit is limited to the Applicant, David and Goliath, LLC (Geoff Cannada), and is not transferrable.
3. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds within 30 days upon execution by the Administrator.
4. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m.
5. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.

6. 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.
7. 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.
8. 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.
9. 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 special exception permit and future personnel shall receive training within 30 days of hiring.
10. Applicant shall retain a minimum of two security persons, of which at least one security person must be positioned outside the business, from the hours of 10:00 p.m. to 2:15 a.m. Additionally, when occupancy exceeds 200 persons occupying the premises, the Applicant shall retain a minimum ratio of one security person per one hundred persons occupying the premises from the hours of 10:00 p.m. to 2:15 a.m., as well as, 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. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
11. 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.
12. Interior sound amplification is prohibited except in areas specifically authorized on the approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.
13. Outdoor live entertainment and exterior sound amplification is prohibited.
14. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 2:00 a.m.
15. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
16. Occupant capacity of the establishment shall comply with the life safety plan approved by the Building Codes Administrator.

Staff Analysis:

The Applicant, David and Goliath, LLC (Geoff Cannada), doing business as The Radio Room requests a special exception for a large music venue and bar (classified as a 'nightclub' use) at 28 Liberty Lane. The

property was last occupied by Good Times Events, which operated as an event venue, before being closed by the City in 2022.

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 uses operating after midnight and for 'nightclub' uses.

The Applicant indicated that the business hours of operation will be seven days a week, operating until 2:00 a.m., however the business will likely only operate past midnight two to three nights a week. Music will not start until 5:00 p.m.

The business will feature a kitchen and will serve beer, wine, and liquor by the drink.

The Technical Advisory Committee (TAC) met with the Applicant on May 18, 2023, and recommended approval of the special exception permit with conditions; these recommended conditions are listed at the end of this report.

Although no special exception permits have been issued for the property in the past, a conditional use permit for an 'event venue' use operating after midnight was approved in 2021 and was subsequently revoked. That permit was issued to a different Applicant not associated with this current application.

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 Future Land Use Map of the City's GVL 2040 Comprehensive Plan identifies this property in the 'Urban Node Mixed-Use' classification. The property is also located within the 'Areas Suitable for Missing Middle Housing' classification.

Urban Nodes have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. The 'Urban Node Mixed-Use' classification is intended to include more vertical mixed-use than horizontal mixed-use with a preference for commercial/retail uses on the first two floors and office and/ or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

The proposed 'nightclub' use maintains the blend of commercial and retail uses within the 'Urban Node Mixed-Use' classification.

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 uses operating after midnight as well as 'nightclubs' are listed below:

Note that code language referring to conditional use permits should be substituted with special exception permits as a special exception permit is required for this application.

19-4.3.3(A) *General.*

(2) *Commercial uses located within the OD, C-1, C-2, C-3, C-4, S-1, RDV, and PD districts open to the public between the hours of 12 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and, at a minimum, are subject to the following standards:*

- (a) *The standards for granting a special exception permit.*
- (b) *On-site traffic shall be directed away from abutting residential uses or residential districts between the hours of 12:00 midnight and 5:00 a.m.*
- (c) *Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.*
- (d) *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 and shall be enforced by the proprietors.*
- (e) *Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan and/or floor plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. No exterior amplified sound shall be permitted between the hours of 10:00 p.m. and 11:00 a.m. 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.*
- (f) *Drive-through facilities shall be closed between the hours of 12:00 midnight and 5:00 a.m.*
- (g) *Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.*
- (h) *The required permit, either special exception permit or conditional use permit, shall be limited to the applicant and shall not be transferrable. Copy of the special exception permit or the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.*

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 has stated their intent to comply with the zoning ordinance and use-specific criteria within their application.

The Applicant has indicated they will be hiring SLED certified security guards and will be creating a new security/door manager position. A manager and/or ownership will always be present during operating hours.

No exterior sound amplification is proposed. Indoor sound amplification will be located away from the principal entrance. Exterior doors and windows will be closed after 10:00 p.m.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues about noise, security, and the need for training of management and staff. The Applicant was familiar with the issues that led to the closure of the previous business in the space.

Upon discussion with the Technical Advisory Committee, the Applicant indicated that changes to plans would be made to account for the life safety analysis needed. These revisions would be included in the occupancy permit submission, upon approval of the special exception permit.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of 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: Shopping center (C-3)

North: Shopping center (C-3)

West: Planned retail sales, restaurant, and indoor entertainment (C-3)

South: Office (C-3)

The tenant space is located within an existing shopping center known as Pleasantburg Shopping Center. Existing adjacent uses include other shopping centers, a nonprofit office, and the former Kimbrell's site that will be redeveloped into a multi-tenant commercial development. Only a few businesses in the area, such as Liberty Café, operate after midnight. The closest residential use to the subject property is approximately 500 feet away.

Staff finds the use is compatible with surrounding lands.

4. The Design Does Not Have Substantial Adverse Impact:

The use will occupy an existing multi-tenant commercial building. The Applicant is evaluating storefront improvements as well as site changes. Changes will include adding landscaping as required by code, creating an outside smoking area, and creating an improved service/delivery area at the rear of the building.

Any changes to the existing outside lighting would be required to meet the standards of the Land Management Ordinance. No adverse visual or glare impacts are anticipated.

Parking for the use will come from the existing parking lot serving the shopping center. Improvements to the parking lot are planned. The amount of available parking will comply with the minimum required for 'nightclub' uses. Improvements for service delivery and loading/unloading are also planned. No adverse impacts related to delivery, parking, and loading are anticipated.

A dumpster serving the space will be screened as part of the upfit work. No adverse impacts related to odors are anticipated.

The Applicant has stated that all dining and music will occur indoors. Performances will generally cease by 12:00 a.m. according to the application. Sound baffling will be installed as part of upfit work. These measures along with the distance from residential uses should reduce any potential adverse noise and vibration impacts.

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 business name will be The Radio Room. The Applicant indicates that the business is currently operating at a location on Poinsett Highway in the unincorporated area of Greenville County but will be relocating to Liberty Lane.

3. The Applicant indicates that interior and exterior work will be made to the property to accommodate the new use. Work will include, but is not limited to, additional bathrooms, a sprinkler system, and parking lot improvements.
4. The Applicant indicates the intent to operate a music event venue/bar (classified as a 'nightclub') operating seven days a week, ending at 2:00 a.m.
5. The Applicant indicates that beer, wine, and liquor by the drink will be sold. Food will also be sold and offered during all hours of operation.
6. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
7. The Applicant indicates that in-house, SLED certified security guards will be retained to provide security services for the business. The Applicant indicates that a door/security manager will be hired to oversee operations and that security guards will be positioned at the main entry, inside the venue, and outside if needed.
8. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy of the premises will be 539 occupants.
9. The Applicant indicates that live music/entertainment will occur inside the space on a regular basis. Performances will generally end by 12:00 a.m. although the business could operate as late as 2:00 a.m.
10. The Applicant indicates that no outdoor entertainment and no outdoor sound amplification will be added.
11. The Applicant indicates that sound baffling and other noise mitigation measures will be taken to reduce noise from the indoor sound amplification.

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(A) and Section 19-4.3.3(F)(10) of the Land Management Ordinance:
3. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
4. This Committee recommends that the plans be revised by a licensed architect to provide a complete life safety plan, to account for both standing and fixed seating layouts, and to ensure all required life safety measures are taken. The amended plans shall be less than or in close keeping to the currently proposed occupancy count of 539.
5. 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.

6. In particular, this Committee recommends the Applicant ensure that staff and patrons are aware of and comply with the city's noise ordinance.
7. 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.
8. 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.
9. This Committee recommends that the Applicant shall retain a minimum of two security persons, of which at least one security person must be positioned outside the business, from the hours of 10:00 p.m. to 2:15 a.m. Additionally, when occupancy exceeds 200 persons occupying the premises, the Applicant shall retain a minimum ratio of one security person per one hundred persons occupying the premises from the hours of 10:00 p.m. to 2:15 a.m., as well as, at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security guard positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
10. 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.
11. This Committee recommends that all interior amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
12. This Committee recommends that, except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m. in accordance with Sec 19-4.3.2 (G)."

Staff Comments

City Engineer Comments

Comments:

No comments received at time of staff report posting.

Civil Engineer Comments

Comments:

None.

Environmental Engineer Comments

Comments:

None.

Traffic Engineer Comments

Comments:

None.

Fire Department Comments

Comments:

No comments received at time of staff report posting.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals for the City of Greenville

Application by David and Goliath, LLC (Geoff Cannada) dba The Radio Room for a **SPECIAL EXCEPTION** to establish a 'Nightclub' use operating after midnight in a C-3, Regional commercial district at **28 LIBERTY LN** (TM# 026600-01-01200)

Committee Meeting Date(s): May 18, 2023

Applicant(s) attending meeting: Geoff Cannada, Wes Gilliam, and David Raghib

Proposed Business: The Radio Room

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 business name will be The Radio Room. The Applicant indicates that the business is currently operating at a location on Poinsett Highway in the unincorporated area of Greenville County but will be relocating to Liberty Lane.
3. The Applicant indicates that interior and exterior work will be made to the property to accommodate the new use. Work will include, but is not limited to, additional bathrooms, a sprinkler system, and parking lot improvements.
4. The Applicant indicates the intent to operate a music event venue/bar (classified as a 'nightclub') operating seven days a week, ending at 2:00 a.m.
5. The Applicant indicates that beer, wine, and liquor by the drink will be sold. Food will also be sold and offered during all hours of operation.
6. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
7. The Applicant indicates that in-house, SLED certified security guards will be retained to provide security services for the business. The Applicant indicates that

- a door/security manager will be hired to oversee operations and that security guards will be positioned at the main entry, inside the venue, and outside if needed.
8. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy of the premises will be 539 occupants.
 9. The Applicant indicates that live music/entertainment will occur inside the space on a regular basis. Performances will generally end by 12:00 a.m. although the business could operate as late of 2:00 a.m.
 10. The Applicant indicates that no outdoor entertainment and no outdoor sound amplification will be added.
 11. The Applicant indicates that sound baffling and other noise mitigation measures will be taken to reduce noise from the indoor sound amplification.

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(A) and Section 19-4.3.3(F)(10) 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 the plans be revised by a licensed architect to provide a complete life safety plan, to account for both standing and fixed seating layouts, and to ensure all required life safety measures are taken. The amended plans shall be less than or in close keeping to the currently proposed occupancy count of 539.
 - 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.

- i. In particular, this Committee recommends the Applicant ensure that staff and patrons are aware of and comply with the city's noise ordinance.
- 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 security persons, of which at least one security person must be positioned outside the business, from the hours of 10:00 p.m. to 2:15 a.m. Additionally, when occupancy exceeds 200 persons occupying the premises, the Applicant shall retain a minimum ratio of one security person per one hundred persons occupying the premises from the hours of 10:00 p.m. to 2:15 a.m., as well as, at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a

police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security guard positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.

- 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.
- h. This Committee recommends that all interior amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
- i. This Committee recommends that, except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m. in accordance with Sec 19-4.3.2 (G).”

Respectfully Submitted,

John Hamlett
Technical Advisory Committee Chair



Ross Zelenske
Liaison to the Board of Zoning Appeals



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE* David and Goliath LLC dba The Radio Room

* _____
Name Title / Organization
permit may be limited to this entity. yes

APPLICANT'S REPRESENTATIVE: Geoff Cannada owner-operator
(Optional) Name Title / Organization

MAILING ADDRESS: 110 Poinsett Hwy

PHONE: 864-353-4431 EMAIL: gcannada@gmail.com

PROPERTY OWNER: Palmetto Real Estate Trust

MAILING ADDRESS: 45 Liberty Ln

PHONE: 864-233-6007 EMAIL: manager@palmetto-trust.com

PROPERTY INFORMATION

STREET ADDRESS: 28 Liberty Ln

TAX PARCEL #: 0265-000-101-200 ACREAGE: 9 total ZONING DESIGNATION: C-3

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Music Venue with Full Bar and Restaurant. Will be designated "Bar/Nightclub" by the city. Our request is to have the ability to serve alcohol after midnight for certain events, although we will close around midnight more often than not.

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.

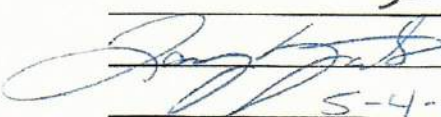
In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.


APPLICANT / REPRESENTATIVE SIGNATURE

5-4-23
DATE


PROPERTY OWNER SIGNATURE

5-4-23
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.

The special exception will follow any board recommendations. The proposed use will enrich the lives of thousands of city residents through the arts in a responsible way. The proposed exception will allow flexibility in filling a demand for live music

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

Proposed use checks all boxes with Section 19-4.3.3 (parts 1&2), will be a part of a larger revitalization of a block. We seek to be part of a long-term mutually beneficial group of businesses in that area. Business has 12+yrs success in this field

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.

This use is ideal for this location given the building's set-up, parking available, proximity 700 feet from any residential. We're investing half a million dollars to improve the property value.

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.

Storefront will be improved. Fence erected for Trash behind building. Parking is adequate and entering into an agreement with adjacent property. \$25K will be spent on sound baffling, testing to make sure no adverse noise. Noise only after 5pm.

David and Goliath LLC dba. Radio Room

Special Use Exception Application Addendum

Responses Regarding County Code 19-4.3.3(F)(10) 'nightclub or bar'

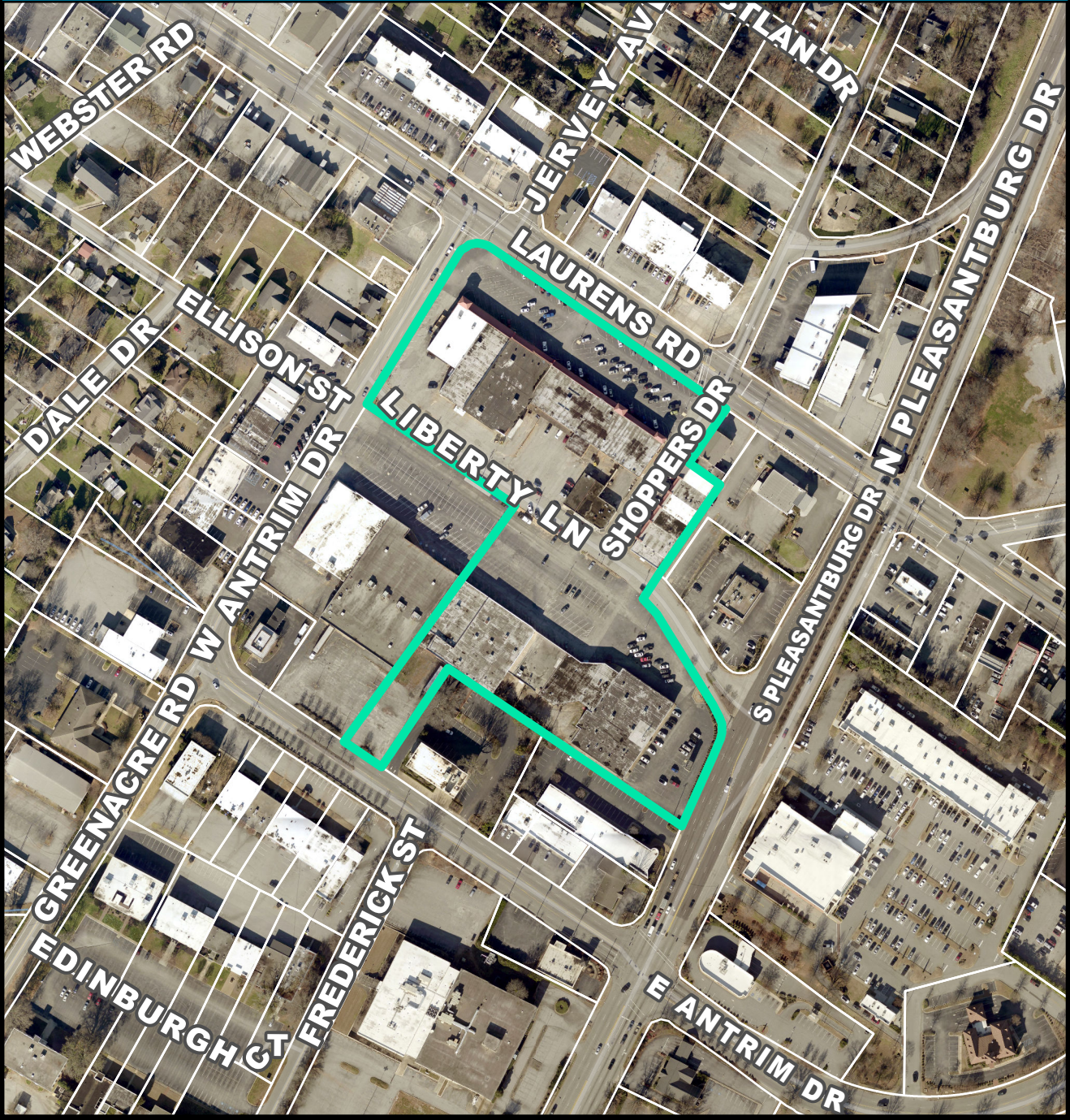
Use between 12am and 2am will be limited—probably 2-3 nights per week—as on sold out nights AND completely slow off-nights we aim to, and already do wind down around midnight or whenever the show is over. This is going to become our standard practice. We already comply with the Department of Revenue; we own three licenses at our current location (On-Premises Beer and Wine, Liquor By the Drink, and Admissions/Place of Amusement). All licenses are in good standing and carry a zero balance.

We always have a manager on duty. In most instances at least one owner is there. We are creating a Door/Security Manager position in addition. We have had 12 years with no alcohol violations or insurance claims.

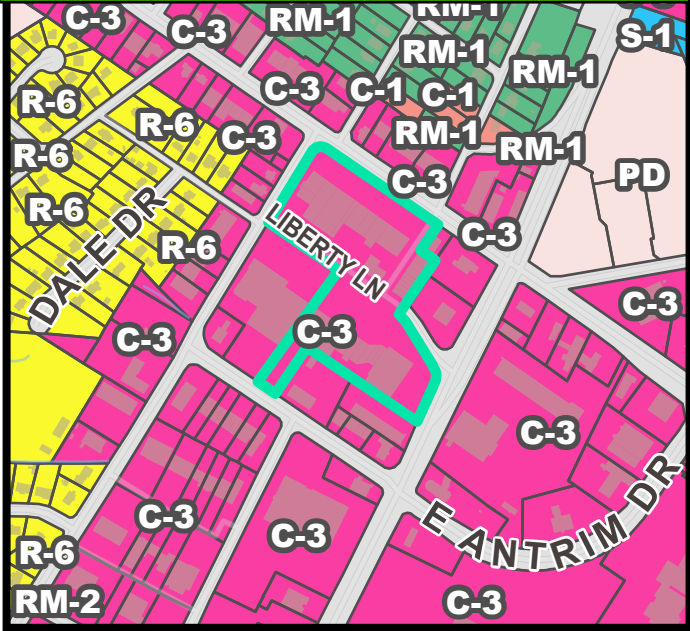
There will be no exterior amplification of sound and we're investing \$25,000 in sound baffling for neighboring businesses. No residential areas are within 500 ft of our front door.

Not addressed specifically in the code, but we will need a smoking area. We'd like to enclose (with moveable barricades) a small area outside of one of the doors on the front sidewalk with a bench and a few bistro tables. This area would be about 6 x 20. Other than this, we are very vigilant and averse to loitering and soliciting as it negatively affects patrons' opinion of our business.

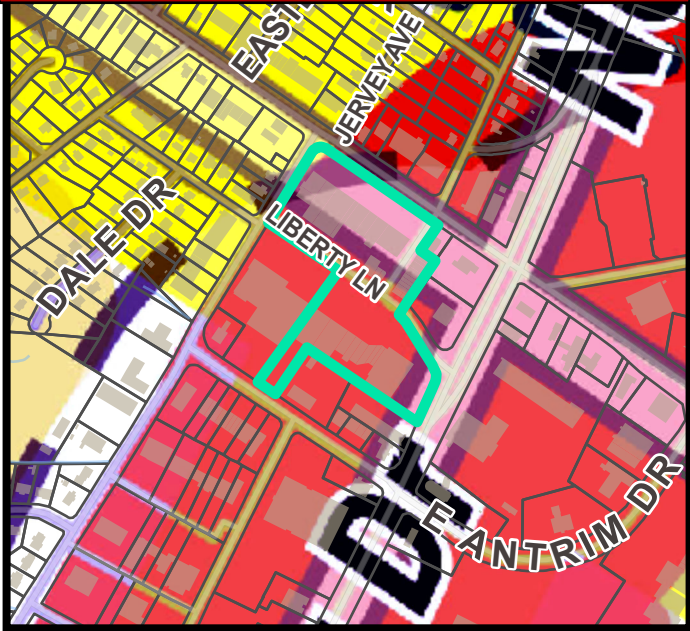
AERIAL VIEW



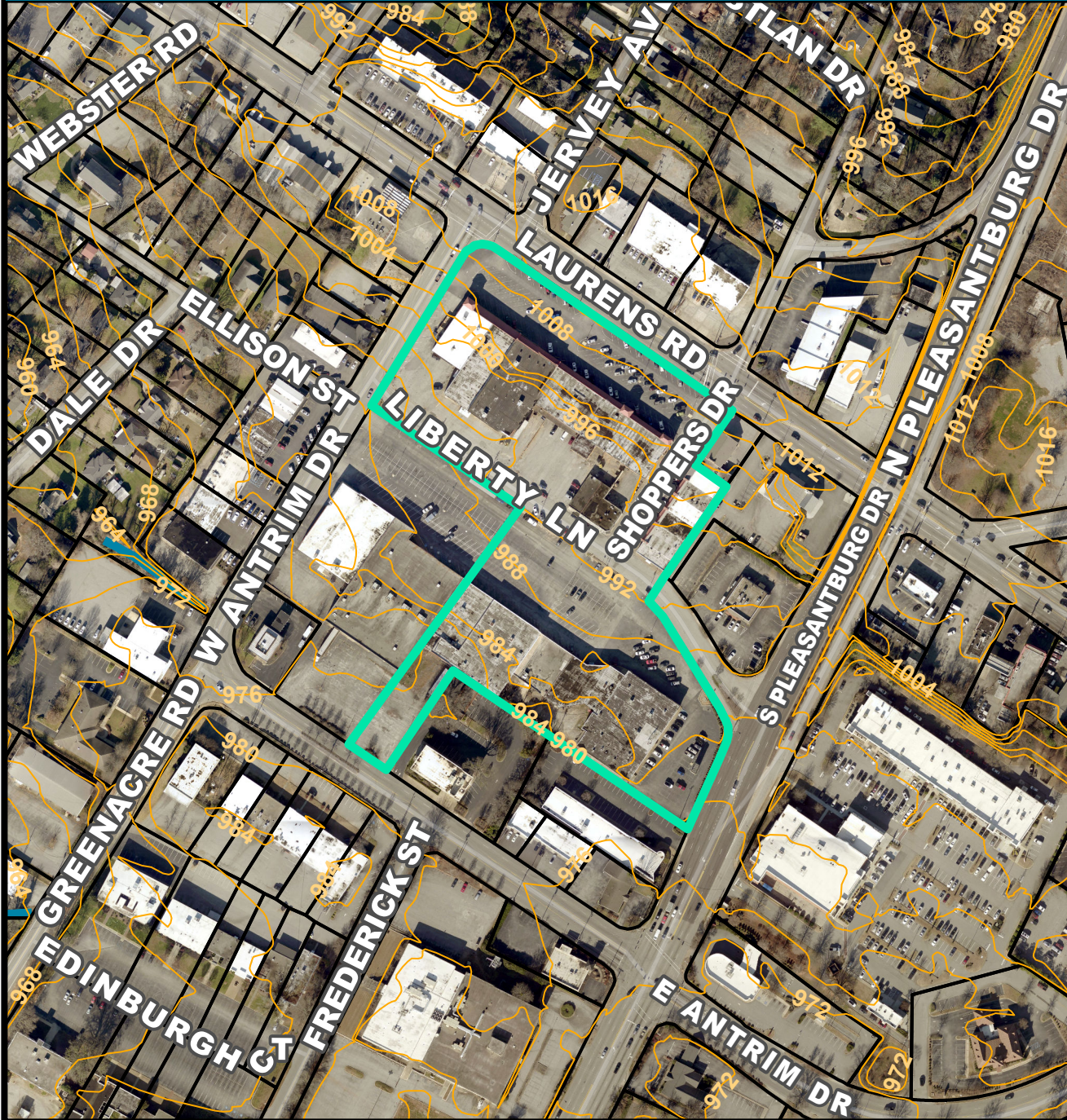
CURRENT ZONING



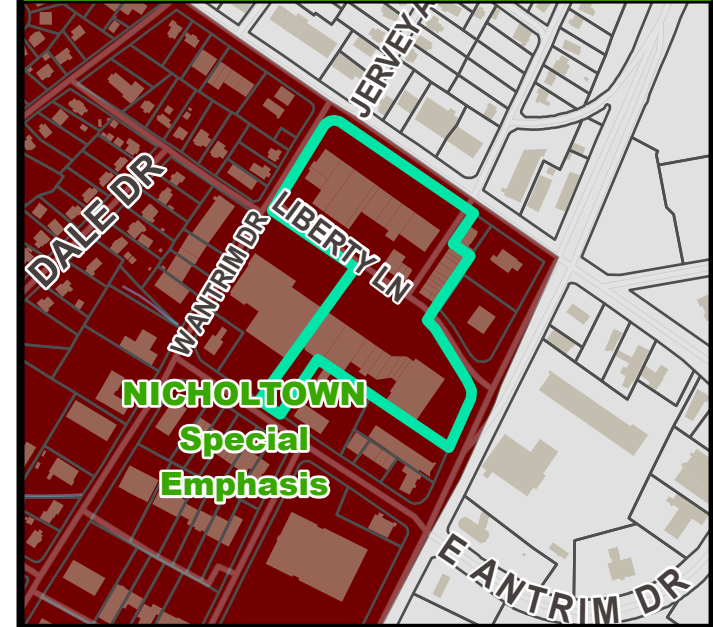
FUTURE LAND USE



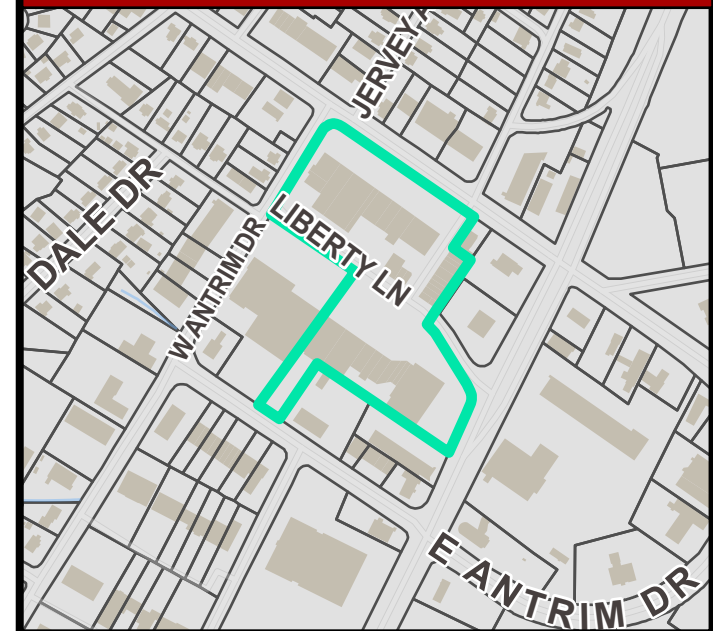
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name David and Goliath LLC Phone 864-353-4431

Mailing Address 110 Poinsett Hwy, Greenville SC 29609

Email gcannada@gmail.com

Signature of Applicant [Signature] Date 4-19-23

Property Owner

Name Palmetto Real Estate Trust Phone 864-233-6007

Mailing Address 1 25 Liberty Lane

Email manager@palmetto-trust.com

Signature of Property Owner [Signature] Date 4/20/23

Property Information

Address 26 Liberty Lane

TMS# 0265-000-101-200 Zoning District Designation C-3

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



city of greenville

Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
The proposed use will comply with the Zoning Ordinance and any Special-Use Exceptions.
This use will enrich the lives of thousands of residents through the arts in a responsible manner
Greenville doesn't have a mid-sized venue and has lost a few music venues, just this year.
This proposed use seeks to fill that need, with an already established and respected GVL Business.

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 Laurens Road Corridor is an up and coming area near downtown that the city has targeted for revitalization. Parts are currently run-down and under-served when it comes to the service industry. The proposed use would be an important cog and hub of entertainment in that area. Very importantly there is lots of shared parking for this use, and we plan to & are accustomed to maintaining and sharing those areas already.

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.
All noise/vibration will occur after 7 pm and end before midnight. We are investing \$25,000 into sound-baffling.
We are working with adjacent businesses on a partnership and understanding about use, sound and parking.
We do this currently with our upstairs office neighbors and the Dollar General attached to us. Most loading will take place in back. All business activities will take place indoors. A new security manager position is being created.

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.

DAVID AND GOLIATH LLC

Business Plan

Excerpted and Prepared for: City of Greenville

TABLE OF CONTENTS

Company Overview	3
Business Description	4
Market Analysis and Marketing Plan	7
Operating Plan	11
Architectural Plan	12
Conclusion	13

COMPANY OVERVIEW

David and Goliath LLC, dba Radio Room has been a dedicated live music venue in Greenville, SC since 2010. The owners are Greenville-area Natives and lifelong residents and have been privileged to grow with the city. While the venue is the main draw, we also offer a full bar/cocktail lounge and restaurant with a dedicated base of regular event-attendees and diners. We started out in a very small building (about 2,500 sq. ft.) and moved to a larger place (about 4,500 square ft.) at 110 Poinsett Highway in 2017, where we have done very well cultivating a robust following from across the upstate and beyond. We've worked very hard to become well-established small music venue and one of Greenville's favorite places to see live music of every genre, mostly consisting of Rock and Americana. We've been hailed over the years in multiple publications as one of South Carolina's top 10 music venues and are a mainstay in the running for "Best Venue" in 'Best of the Upstate,' the Greenville News' annual readers' choice awards, and were awarded the Greenville Journal's "Venue of the Year" in 2018.

Our success and viability has been consistent since the first day we opened, even surviving the Covid shutdown managing to pay employees and ownership despite not being allowed to open for business for nearly 5 months, and then only being open in a limited capacity through the beginning of the following year. Not only did we persevere through those trying times but have come out of it stronger than before. In fact, we have sold out six shows with regional and nationally known acts just this past month, March of 2023. We are consistently selling to capacity with more and more frequency and have therefore found ourselves in a position where we need to move into a larger space to continue our upward mobility and meet the demand.

We found a space that is perfect for our needs. In 26 Liberty Lane, we see a perfect opportunity regarding interior sq. footage, zoning, parking needs and central location; we feel this location would be ideal for us. The space will more than double our current capacity and increase our potential for revenue and quality of entertainment. Adapting to a larger space is necessary to our growth as a business, simply "scaling-up" our current model. Our experience and expertise along with the many contacts we've created over the years with bands, agencies, and management companies all over the nation make us well-positioned in the market. Not to mention our excellent staff, most of which are long-time employees and have more than proficient knowledge of the everyday operations of our business, from food service to security. They have been well trained to anticipate not only our customer's needs, but also to anticipate possible problems. We will be creating a new position: Door and Security manager and will hire extra security for big shows—anything that will draw larger than our current capacity. We have a very good sense of what to expect and what Greenville is looking for when it comes to live music. We're confident we can make 26 Liberty Lane a prime destination, adding to the surrounding area, neighboring businesses, and city's future plans.

BUSINESS DESCRIPTION

- **Mission statement:** Our mission is to facilitate, edify and showcase the music scene in Greenville, SC. We have created this business to provide a much-needed intimate setting for local, regional, and nationally recognized bands and artists to showcase their talents in a safe, judgment-free, positive, and relaxed atmosphere.
- **Market, Services and Opportunity:** Our market is, simply put, live music lovers in Greenville, SC. Since the closing of the Handlebar (a mid-sized venue on Stone Avenue that shuttered its doors 10 years ago) Greenville has been lacking a dedicated mid-sized (250-1000 capacity) music venue; at least one that operates in a serious manner. Relocating our operations to Liberty Ln., and increasing our capacity from 200 to 550, allows us the opportunity to fill that void even better than we already have been. The live music venue business is tough and there are many pitfalls and hurdles that newcomers to the industry must face. Many people fail by overspending at start-up and take an attitude of “go big or go home.” We didn’t do this at first and won’t have to. Our growth has been natural, gradual and hard-earned. We have built equity with our customers and the artists we work with. Many venues don’t anticipate the costs of booking, executing, licensing, and paying taxes for concerts and events, much less the daily grind that comes with it. We certainly do. Sadly, many venues didn’t survive Covid, but we were able to. A lot of venues cater to niche markets, or certain segments of a population, whereas we have been viewed quite favorably by a much more diverse demographic for more than a decade now. We have learned by trial and error and observation. We’ve navigated all those barriers to entry and avoided the stumbling blocks, which has put us in prime position to grow and stay the pre-eminent mid-sized venue in Greenville, SC.
- **Operational structure:** David and Goliath LLC has three owners that have complimentary tasks and obligations vital to the operation of the business. We also have a kitchen manager, production/event manager and will be adding a door/security manager. Other employees include bartenders, server assistants and line cooks. Our plan moving forward is to “scale-up” what we already have efficiently working.
- **Key participants:** We are supplied by KW Beverage and Greenco/Reyes Distribution, the two largest beer distributors in the Upstate of South Carolina. We’ve only had one liquor supplier in our 12 years. Mansour’s located on North Pleasantburg Drive. We have personal representatives from these companies as well as with Southern Wine and Spirits and Breakthrough Beverage Company. We offer Boars Head meats and supplies. We have the standard utilities. We are partnered with Freshtix for our box office admissions and ticketing needs. We also have a very large network of artists and merchants that produce our merchandise. We’ve never had any dereliction of bills, complaints from artists or agencies or interruptions in supply chain.
- **Financial Goals:** Our financial goal is to maximize the potential of the business. This means that the owners and key employees make a competitive salary/wage, and the SBA loan gets paid off early. We

want our sales to top \$1 million dollars or higher per year consistently. After this lease we'd like to purchase the property we're leasing or something similar. The main "goal" of the owners is to make this a viable and lucrative career and we believe strongly that it has been and can continue to be. A more appropriately sized location, such as Liberty Ln, will be key to meeting these goals.

Reviews: Maybe it is best to view Radio Room through the eyes of the customers and media. We have more than 850 google reviews alone. Here is just a sampling of some of the customer and media reviews we've had over the years that describe Radio Room the best:

"Awesome venue spot, great bands play, wide variety of different types of music played here. Very nice building and is set up great for the events. Definitely recommend if you haven't been. A+."

"Immaculate grunge vibes, fairly priced drinks, and cozy atmosphere. Awesome bands roll through in all sorts of music tastes and the cover charge is always fair. I always look forward to any time I plan a night here!"

"Positive energy, everyone including the owners were very nice, the food was awesome, great drinks and prices. It's def not your typical bar which I love. I drive an hour just to go to the radio room but it's worth it to me"

--Google Reviews

"The thing they have always had is live music at least four or five nights a week and as an eclectic lineup, you will find anywhere. You are as likely to find a quiet, folky, singer/songwriter on the marquee as you are to find a face-melting hardcore punk or metal band. Most of the featured acts are regional and nationally touring artists grinding out life on the road...making their performances all the more honest and satisfying night after night." - USA Today

"Wes Gilliam, David Raghil and Geoff Cannada are not going to give up until the Radio Room is Greenville's equivalent of Columbia's New Brookland Tavern or Charleston's Pour House. In other words, they're going to keep bringing in adventurous national bands and supporting the local music scene...The work they did this past year, both in terms of their relocation and their booking has been fantastic" - Greenville Journal

"Booking everything from folk to metal, complete with trivia and comedy nights...Radio Room is the edgiest venue South Carolina has to offer. Even nights that don't have shows will often have music-themed events, as well as a kitchen with a decent menu. All the real ones have been to Radio Room." - Extrachill.com

★★★★★ 22 hours ago **NEW**

I've never had bar food this good. The food is half the reason we come lol. They have a great variety of acts come through. Super fun.

- **Ticketing and Booking:** Co-owner, Wes Gilliam, has been booking shows for our business, as well as others in the upstate for 12 years. This gives us a tremendous advantage over start-ups. Along with Wes, we have fostered a multitude of expanding relationships with popular bands, labels, agencies, and management companies. The strength of these relationships are absolutely vital to any live music and performing arts venue. We are happy to say that our reputation in these circles is impeccable. Also, our exclusive relationship with Freshtix for ticketing needs has provided us monetary bonuses yearly

DAVID AND GOLIATH LLC

Business Plan

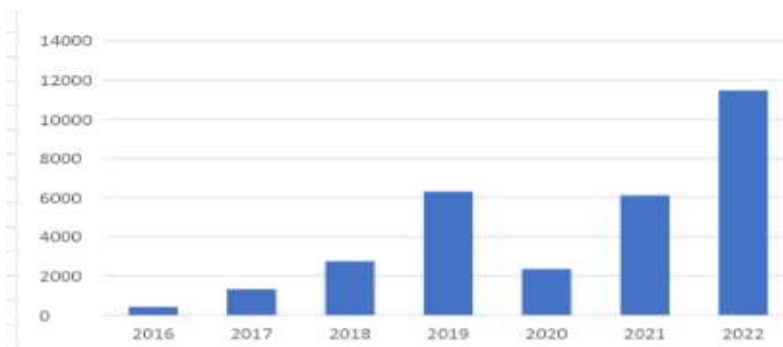
- **Pricing:** Our prices for everything from food and beverages to admissions and room rentals have always, and will remain, very competitive with other comparable businesses. Our menu prices will always remain attractive to our customers while fulfilling our financial targets and projections. We intend to regularly review these prices to ensure our financial objectives. We have an opportunity in the domain of Room Rentals for Corporate/Private events. With more interior sq. footage and more convenient parking, not to mention better decor and a more flexible floor-plan, at Liberty Lane we are given the ability to realize our full potential in these areas. We see a clear approach to pricing these events in a way that will be extremely attractive to customers and competitive within the market, while still optimizing our profit potential.
- **Atmosphere:** The Radio Room is a music venue and event space, but we also have a full menu featuring top quality comfort food almost completely made in-house, as well as a full bar featuring high end spirits, craft cocktails and popular beers. We offer vending, such as billiards and arcade games. We have merchandise and a resilient, loyal group of regular patrons. We offer Greenville a safe, warm, welcoming, yet exciting environment in which to see their favorite local, regional, and national musicians perform. Here are some of our favorite pictures to help illustrate the atmosphere we foster.



MARKET ANALYSIS / MARKETING PLAN

- **Industry type:** We have talked a lot in this plan about the music business, and deservedly so, but at the heart of it, Radio Room is part of the Service Industry. Service Industry opportunities are exploding in a town like Greenville right now. The part of town where we plan to relocate, is one that is undergoing revitalization. The City of Greenville has committed to the Laurens Road Corridor between Downtown and Pleasantburg Drive, extending an arm of the Swamp Rabbit Trail near our prospective new location. Some are saying that it will soon feel like a smaller version of “Midtown Atlanta.” Greenville County grew at a rate of 2.5% just in 2022; and is underserved when it comes to live entertainment from known artists in a mid-sized venue. Greenville falls short of towns like Asheville, Charlotte and Athens in this particular market. This is an opportunity to meet that need and expand our already broad customer base. We are aware of many other future-planned businesses in the area and very much look forward to being a part of it and enriching the lives of Greenville residents and the Laurens Road area in general.
- **Market segmentation:** Radio Room’s market is broad. Fortunately, we cast a very wide net as far as the acts we draw, and therefore the demographic of customers we attract. We host everything from Americana to Punk, Singer-Songwriters to national, and even, world-famous acts. We easily host Alt-Country shows with a Comedy Act the very next night. We’ve been able to do this successfully because we always treat the customer, and just as importantly, the artist with respect and fairness. The typical showgoer in Greenville, SC is between 21 and 50 years old and relatively affluent. Greenville is growing rapidly, and this this market is expanding in proportion. Here are a few charts showing our growth alongside it, illustrating that we are in an expansion phase of our business consistent with our need for a larger location.

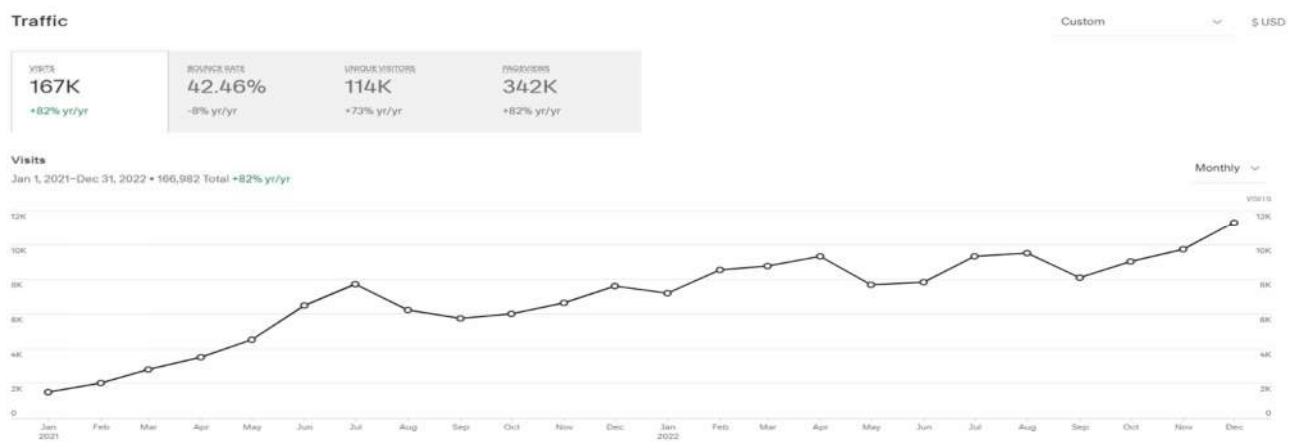
Online Ticket Sales (from Freshtix database)



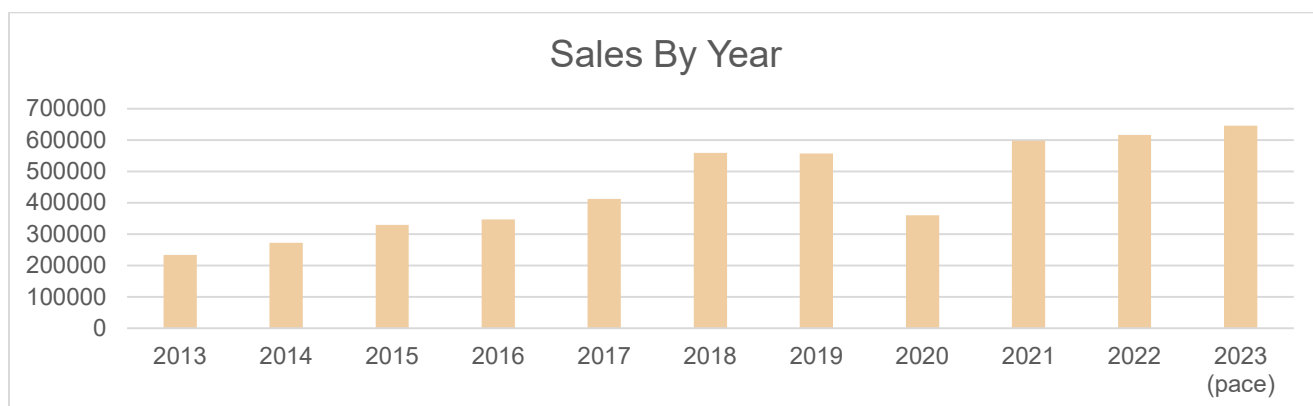
Google Business Profile Interactions (last 5 months)



Webiste Views (Monthly since Jan 2021)



Sales \$ (Year over Year since 2013)*



*Moved locations to larger space (doubling capacity) August 2017

- **Competitive Advantage:** The core competitive advantages to our “brand” are our longevity as a business, as well as our hands-on approach to running it. On any given night, patrons are likely to see at least one owner in the building, if not all three on busier nights. We’ve been operating together for over 12 years and have properly divided the business amongst ourselves to optimize each other’s proficiencies as well as innate areas of interest and expertise. For instance, our business is a three-fold endeavor: Kitchen, Bar and Music Venue. Geoff oversees the kitchen and day to day accounting/banking, David oversees all the “Front of House” operations and personnel, making sure everyone is properly scheduled and that all supplies are properly stocked. He also handles most maintenance and security protocols. Wes operates the music program and marketing arm of the business. This also allows us to save money by not hiring outside labor, booking agents, consultants, firms, and accountants to handle these tasks. Since we’re all long-standing upstate residents, we have familiarity with other small businesses and are actively engaged with the community. We do a good job of fitting into the fabric of Greenville, while differentiating ourselves with our diverse food, bar specials, and event programming. In the past 12 years we’ve gone from a very small, modest building with no windows and a less-than-stellar reputation inherited from previous ownership to our current location on the corner of Poinsett and Rutherford with an outstanding reputation. This gives us an “every-person” identity, and we often find members of the community telling us that they’re actively rooting for us to succeed in our future endeavors.
- **Marketing Plan:** While word of mouth is the best form of advertising for us, even in this digital age, we find ourselves spending more and more on state-of-the-art marketing techniques and fine-tuning our approach as trends evolve. As part of our built-in cost for event production (shown as total venue cost) we spend targeted money on Facebook/Instagram ads and over \$200 on our emailing list every month. This is a relatively fixed cost but will proportionately increase our reach as we inevitably accrue more customers. As of today, our emailing list has over 12,000 recipients with an average “open-rate” of over 50%. Our Instagram is at about 13,000 followers and our Facebook has over 16,000 followers with thousands of others following other associated groups like “Radio Room Shows” or “Radio Room Upcoming Events.” We find more and more people saying they are actively viewing our website of their own volition due to the high quality of programming people have come to expect from us. In 2022 alone our website accumulated over 106,000 views (up almost 180% over the previous year) with a steady increase in traffic throughout the year. We are always fine-tuning our marketing approach. We’ve used very little mass media marketing, but we are not averse to it; we just haven’t needed it yet. We consistently take advantage of opportunities to sponsor events like music festivals, or community events, such as The Upstate Music Awards (founded by our own Wes Gilliam and hosted by The Peace Center), and even found ourselves on the radio this past year as part of a sports radio station’s (“The Fan”) spoof tournament bracket of the Upstate’s favorite bars (and made the “Elite Eight”). We take special care to use our advertising dollars judiciously and take advantage of free opportunities that will benefit the company.

SWOT Analysis

STRENGTHS

- Tried-and-True Business Model
- Our Regionally and Nationally Recognized Brand
- Long-Standing, Strong Connections in the Music Industry
- Dedicated Regular Customer Base
- Our Reputation in the Local Community
- Experience and Staff
- Long Term Lease at very reasonable rent

OPPORTUNITIES

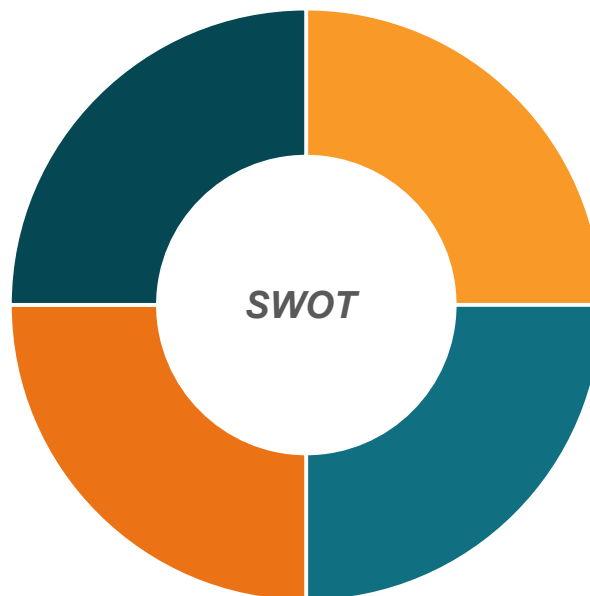
- Much More Room to Grow Revenue
- Exposure to Highly Residential East Side
- Access to Even More Renowned Artists to Draw Larger Demographic
- Additional Revenue Streams Available in Room Rentals
- Better, More Marketable Location

WEAKNESSES

- Having to Re-locate from our Established Location
- SBA Loan Payment
- Will Not Be Flush with Capital directly after moving

THREATS

- Greenville Market Increasingly Cost-Prohibitive
- Possibility of new Competition Coming to Greenville



OPERATING PLAN

Everything we need to add to operate, we are already familiar with. This move is a matter of “scaling-up” in certain areas. We already have most positions filled and are well-equipped to train new employees.

The main challenges in this move stem from the logistics of learning a new building and a new neighborhood. However, we embrace those challenges and view everything as a step up. Our current location, while highly visible, has several weaknesses: it is not large enough, there isn't enough parking, the restroom capacity is minimal, and there is a bigger potential for crime and a lot of vagrancy in our parking lot. Nearly all of these shortcomings will be improved or eliminated with this change of location. We are confident that our patrons will recognize and appreciate this. We realize that the activities and events from the previous Liberty Lane tenant caused a burden to the neighborhood and City of Greenville. We have to be highly sensitive to that as well. Here are our priorities:

- **Beefed-Up Security:** As mentioned, we understand that we'll have to make security a priority. We're introducing a new Door/Security Manager position. We will want to staff this position with someone who is experienced not only in Venue security, but with the atmosphere we strive to create. This person should be proficient in logistics, de-escalation, and crowd-management techniques. Add this to the presence of the experienced owners and staff, and we will be uniquely qualified to best handle most situations that could arise.
- **Technology:** Radio Room uses Southern Burglar Alarms and Security Cameras, with automatic notifications to us, the company, and the police. We already own most of the equipment we'll need. We will have 12 cameras that cover the entirety of the back and front parking lots adjacent to our space, and the public interior of the building, focused on the doors, floor and other areas where people congregate. We will have a station to monitor these cameras in an office.
- **Building Aesthetics:** There will be many improvements to the building to change the look of the space we will occupy. Most notably the façade. We're sealing any cracks and installing our sign. We will provide better outdoor lighting and plan to put up a marquee that advertises our coming shows. This will either be a physical sign (lit) or a series of large monitors that can be seen from the windows. We plan to do some simple, classy window treatments in the front and install a smoking area with a light that helps visibility in the front parking lot.
- **Key employees and organization:** We have several key employees including Logan Galloway and Drew Embry. Logan is an expert on sound and lighting and runs the event programming for most events. Drew Embry is the kitchen manager and in charge of the food program. Both have been with us for years, are helping plan and will stay with us through the move.

The image displays two architectural floor plans for a project titled "RADIO ROOM 3.0".

CONCEPT FLOOR PLAN (Scale: 1/8" = 1'-0")

This plan shows the layout of the main level. Key areas include:

- 36 x 36 STAGE**: A large central stage area.
- 36 x 14 KITCHEN**: Located on the left side.
- 12 x 12 SOUND CHECK**: Adjacent to the kitchen.
- 28 x 14 BAR**: Located near the kitchen.
- STANDARD ROOM STANDING**: A large open area in the center.
- OFFICE**: Located on the right side.
- GREEN ROOM**: Located at the top right.
- BACK STAGE**: Area behind the stage.
- SECURITY SCREENING**: Located at the bottom left.
- CHECK-IN / WAITING**: Located at the bottom left.
- STAIRS**: Multiple stairwells are indicated throughout the plan.

UPPER LEVEL FLOOR PLAN (Scale: 1/8" = 1'-0")

This plan shows the layout of the upper level, which is primarily a large open space with some structural columns and a staircase.

PROJECT INFORMATION:

- PROJECT:** RADIO ROOM 3.0
- ARCHITECT:** CRAIG GAULDEN DAVIS
- PROJECT ADDRESS:** 8545E 29TH COSE

CONTACT INFORMATION:

- ARCHITECT:** CRAIG GAULDEN DAVIS
- ADDRESS:** 27 KINGS HWY, SUITE 100, NEW YORK, NY 10011
- PHONE:** (212) 512-1000
- FAX:** (212) 512-1001
- EMAIL:** info@craiggaulden.com

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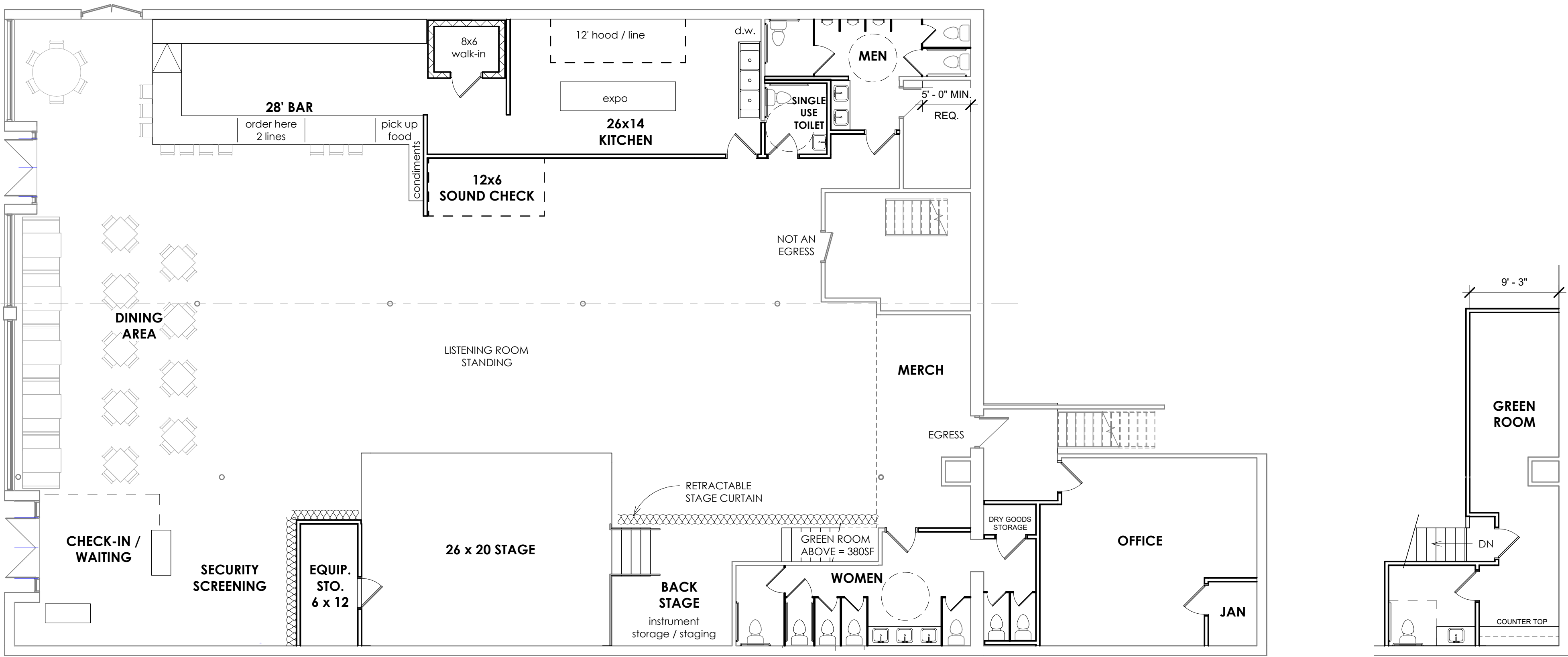
CONCLUSION

We've been planning a move for over a year. There has been careful and meticulous planning at the site-location, and we think we have found an ideal opportunity at 26 Liberty Lane. The improvements to the property itself would include a much-needed sprinkler system, construction; mostly renovating and upgrading the electrical work, plumbing, and installing a DHEC approved kitchen. We have been meeting with our architect, Stuart Stenger of the firm Craig Gaulden Davis, and our General Contractor, Michael Redmon of the Boardman Group. We are far along with code analysis, construction plans and drawings of the building. As far as finances, we have a tried-and-true business model, decades of experience among ownership and a substantial portion of monetary needs already in savings. We're asking for an SBA Loan to cover the rest of the cost.

Radio Room is a well-established local business that has an opportunity to create a new, more-fitting home base. We look forward to growing and prospering along with Greenville, SC. We are seasoned veterans of the business and understand the responsibilities in logistics, licensing, codes, staffing, security, ticketing and administrating the business and events we host. We know how a successful performing arts venue and event space should run, because we already are one, and have been for going on 13 years. To accentuate our preparedness to make this step please contact any of our references. We also welcome you to contact our current or any past landlords and investors about our track record with them. You may also consider reaching out to any of the local charities we work with on an annual basis, including Loaves & Fishes and Make-A-Wish Foundation, among others.

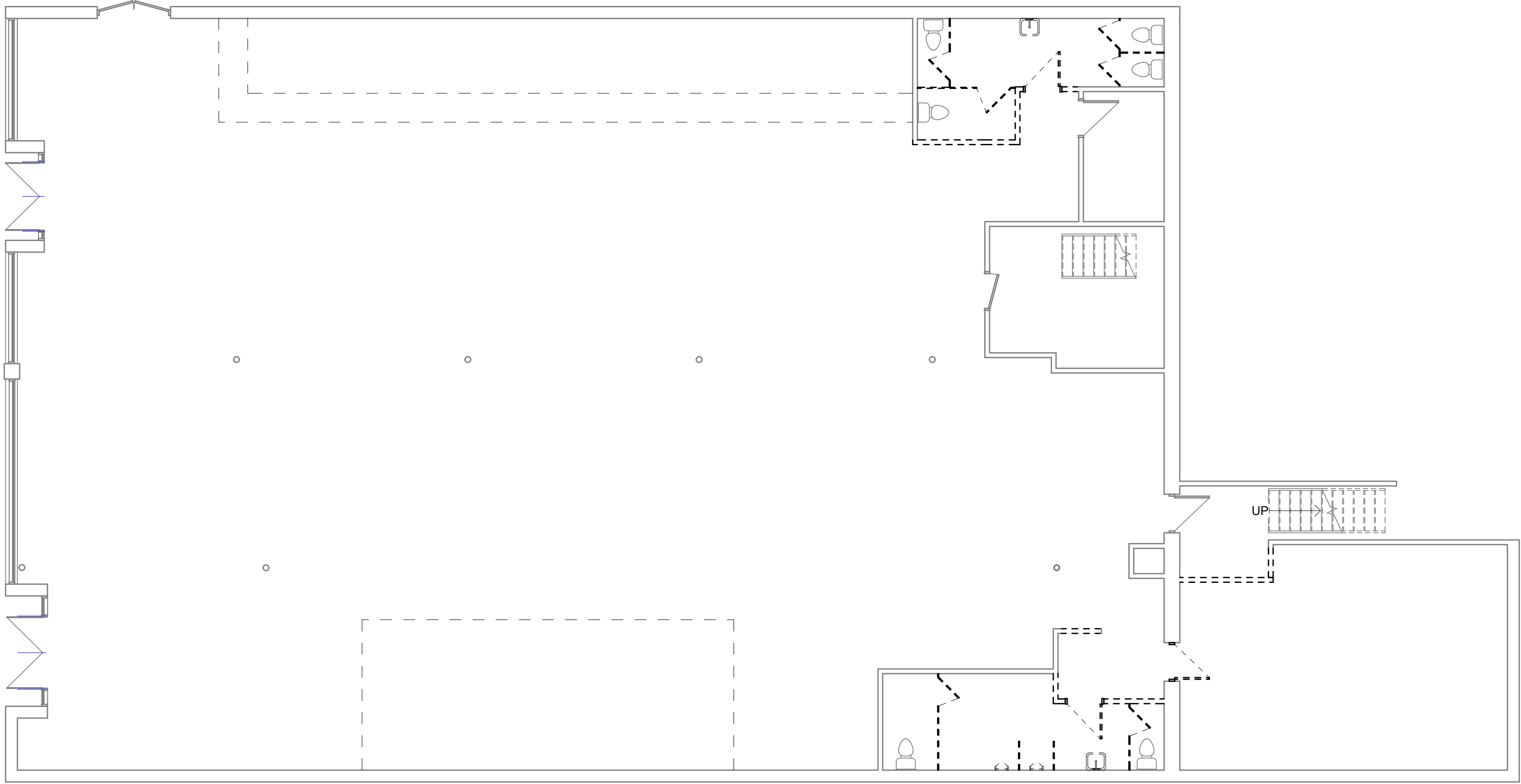
Website: <http://www.radioroomgreenville.com>.

C:\Users\rsr\Documents\RADIO ROOM - TEST FIT _stuartstenger7210.rvt
3/14/2023 8:30:59 AM



1
A1
CONCEPT FLOOR PLAN
1/8" = 1'-0"

3
A1
UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



2
A1
EXISTING / DEMO PLAN
1/8" = 1'-0"

CITY APPROVAL STAMP

D

C

B

A

CRAIG
GAULDEN
DAVIS

● Architecture
Planning
Interiors
19 Washington Park
Greenville, SC 29601
Phone 864.242.0761
Fax 864.501.9945
E-mail cgd@cgdarch.com

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OWNER

PROJECT

RADIO ROOM
3.0

PROJECT ADDRESS, STATE, ZIP CODE

DATE	MARK	DESCRIPTION
------	------	-------------

FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE:	CONCEPTUAL DESIGN
DATE:	03.13.2023
PROJECT NO:	23011
DRAWN BY:	Author
CHECKED BY:	Checker

EXISTING / DEMO &
CONCEPTUAL
PLAN

A1

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OWNER

RADIO ROOM

3.0

DATE	MARK	DESCRIPTION
------	------	-------------

FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE:	CONCEPTUAL DESIGN
DATE:	03.13.2023
PROJECT NO:	23011
DRAWN BY:	Author
CHECKED BY:	Checker

CONCEPT FLOOR
PLAN -
PRELIMINARY
CODE

A2



CODE SUMMARY: PROJECT NAME HERE						
PROJECT BUILDING STATEMENT:						
PROJECT STATEMENT HERE						
PROJECT DESIGNED IN ACCORDANCE WITH:						
INTERNATIONAL BUILDING CODE 2021 EDITION INTERNATIONAL PLUMBING CODE 2021 EDITION INTERNATIONAL MECHANICAL CODE 2021 EDITION INTERNATIONAL FIRE PREVENTION CODE 2021 EDITION INTERNATIONAL ENERGY CONSERVATION CODE 2009 EDITION NATIONAL ELECTRICAL CODE 2020 EDITION ICC/ANSI A 117.1 2017 EDITION						
MUNICIPALITY AND/OR COUNTY WHERE PROJECT IS LOCATED: CODE JURISDICTION FOR: SITE WORK: - WATER: - SEWER: - FIRE DEPARTMENT: -						
USE AND OCCUPANCY CLASSIFICATION:						
CONSTRUCTION TYPE (SECTION 802) TYPE - IIIB OCCUPANCY CLASSIFICATION (SECTION 302.1): ORIGINAL USE(S): A-2 (ASSEMBLY, NIGHTCLUB) PROPOSED USE(S): A-2 (ASSEMBLY, MUSIC VENUE) ACCESSORY OCCUPANCY (SECTION 508): -- NON-SEPARATED OCCUPANCIES (508.3): N/A						
GENERAL BUILDING HEIGHTS AND AREAS:						
BUILDING AREA						
	EXISTING SQ FT	NEW SQ FT	ALLOWABLE FLOOR AREA (TABLE 506.2)	AREA INCREASE DUE TO FRONTAGE (506.3.3)	TOTAL ALLOWABLE FLOOR AREA	TOTAL DESIGN AREA
1ST FLOOR	7,100	N/A	38,000	-	-	7,100
2ND FLOOR	425	N/A	38,000	-	-	425
					TOTAL	7,525
BUILDING HEIGHT						
	EXISTING HEIGHT	ALLOWABLE HEIGHT AND NUMBER OF STORIES (TABLE 504.3-4)	TOTAL DESIGN HEIGHT			
FEET	N/A	N/A	N/A			
STORIES	1	3	1			

FIRE PROTECTION SYSTEMS:		
OTHER FIRE PROTECTION REQUIREMENTS		
ITEM	YES / NO	COMMENTS
ARE SMOKE BARRIERS REQUIRED? (SECTION 709)	Y (N)	
IS DRAFT STOPPING REQUIRED? (SECTION 718.3.-4)	Y (N)	
IS FIRE BLOCKING REQUIRED? (SECTION 718.2)	Y (N)	
ARE SPRINKLERS REQUIRED? (SECTION 903)	Y (N)	
ARE STANDPIPES REQUIRED? (SECTION 905)	Y (N)	
IS A FIRE ALARM SYSTEM REQUIRED? (SECTION 907)	Y (N)	
IS EMERGENCY LIGHTING PROVIDED?	Y (N)	
ARE EXIT SIGNS PROVIDED?	Y (N)	
ARE SMOKE DETECTION SYSTEMS REQUIRED?	Y (N)	
IS PANIC HARDWARE PROVIDED?	Y (N)	

PLUMBING INFORMATION:												
MINIMUM NUMBER OF PLUMBING FACILITIES (TABLE 2902.1)												
OCCUPANCY TYPE	MALE WATER CLOSETS		FEMALE WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		SINGLE USE TOILET ROOM		SERVICE SINK	
	1 PER 40		1 PER 40		1 PER 75		1 PER 500		1 PER 110-2		1-PER BLDG	
	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D
ASSEMBLY (A-2)	6*	7	7	7	7	7	-	N/A*	2	1	1	1

CITY APPROVAL STAMP

RADIO Eats ROOM



Our kitchen features Boar's Head Lunch Meats, Cheeses, Dogs, and Bacon



Grilled Sammies

GRIDDLE WING - sliced grilled chicken with bacon, provolone, cilantro, red onion, san souci sauce and our housemade dressing **9.50**

HAM RADIO - carved boar's head Virginia ham, lettuce, provolone, tomato, herb mayo on grilled sourdough **8.25**

GRILLED CHEESE - pick 1 cheese **3.75** 2 cheeses **4.50**
3 cheeses **5.25** or ALL of the cheese **6.00** • provolone • cheddar • goat cheese • cheddar cheese curds • add bacon or grilled ham **2.50**

PHILLY DIP - sliced ribeye grilled with onions, green peppers and topped with provolone, served with mayo in a warm french roll with au jus, or make it a chicken philly dip for the same price **9.75**

BULGOGI STEAK SANDWICH - thinly sliced steak simmered in gochujang bbq sauce, topped with kimchi slaw, herb mayo and cilantro on grilled french bread **8.75**



Hot Doggies

CONEY STYLE - chili, mustard, red onion, and cheddar **4.25**

CHICAGO STYLE - dragged thru the garden with red onion, tomato, pickle, sport peppers, celery seed, mustard and Chicago relish **4.75**

HIBACHI DOG - Boar's Head® hot dog sliced with onion and green peppers and cooked in yoshimi sauce, topped with japanese white sauce and black sesame seeds **4.75**



Burgers

THE 2B45* - angus beef grilled with our signature searing spice and topped with onion, tomato, pickle, herb mayo, ketchup and mustard, served on a grilled brioche bun **9.50**

GOAT YOU WANT ME BURGER* - grilled to perfection, served with goat cheese, grilled roasted red pepper and herb mayo on a grilled brioche bun **9.75**

'NATI PATTY* - a succulent patty melt with our Cincinnati-style chili, a pile of cheese, onion and herb mayo, served on grilled sourdough **9.50**

THE GORMANDIZER* - a delicious, decadent burger with our fusion wing sauce, grilled onion, bacon, cheese curds, cheddar, provolone, our house dressing and a dollop of chili. Be a Gormandizer! **11.25**



• Add cheese to any burger for **1.50**, Add bacon for **1.75**
• Make it a basket - add a small order of our fries for **2.25**

***Will cook to order. Advisory: Consuming undercooked meats may increase your risk of foodborne illness.**



Appetizers

MOZZARELLA STICKS (6) or **HUMMUS AND PITA** **4.75**

WALKING FRITO PIE - chili, cheese, sour cream, tomato, onion and a spoon in a bag of Fritos®. **3.75**

TENDIE BASKET - a one-pound basket of crispy chicken tenders and shoestring fries with your choice of dip: ranch, bbq, buffalo, gochujang or honey mustard **8.25**

SAMPLER PLATTER - 3 mozzarella sticks, hummus and pita, fries, and 4 Radio Wings. Double your order for **28.00** **14.75**



Radio Wings **12.75**

8 of our signature crispy wings tossed in your choice of sauce:

- 🔥 **SANS SOUCI** - a rich, garlicky, medium hot
- 🔥 **YOSHIMI** - asian BBQ with sesame seeds and cilantro
- 🔥 **SGT. LEMON PEPPER** - tangy lemon pepper gravy
- 🔥 **KOREAN SEOUL BBQ** - a slightly spicy and funky, deeply savory and aromatic gochujang sauce
- 🔥 **FLAME IMPALA** - hot, hot sauce a mix of buffalo and sriracha
- 🔥 **FUSION** - the accidentally-discovered delicious blend of all other sauces



Signature Dishes

FALAFEL WITH HUMMUS - housemade hummus with toasted pita and savory falafel, drizzled with roasted red pepper sauce and our housemade dressing **8.25**

DEATH BY POTATO - load up our steakhouse fries (**4.25**) with your choice of: cheddar **1.50**, bacon **1.75**, chili **1.25**, cheese curds **1.25**, gravy **1.25**, philly steak **2.75**, au jus **1.50**, jalapenos **.50**, onion, tomato, hot sauce - and we'll throw in our house dressing to compound things!

CINCINNATI STYLE CHILI - our take on a classic: a savory, complex chili sauce served with red onion and a mound of cheese over spaghetti noodles **6.75**

POE'TINE - a bed of fresh cut fries with homemade garlic butter gravy and melty cheddar cheese curds **6.25**

CLUB SALAD - our simple salad loaded with ham, bacon, chicken, provolone, roasted red pepper sauce, and our housemade dressing **9.75**



Sides

STEAKHOUSE FRIES Large/Small - you pick shoestring or "thicc" **4.25/2.25**

BAG O CHIPS (REGULAR) - original or sour cream **1.75**

SIMPLE SALAD - a blend of romaine and iceberg lettuce topped with tomato, onion, cheddar, and croutons, served with our housemade dressing **4.50**

Online: radioroomgreenville.com // Order Radio Room Eats from home on Bitesquad.com! // We love to-go orders!



**Planning Staff Report to
Board of Zoning Appeals
June 2, 2023**
for the June 8, 2023 Public Hearing

Docket Number:	S 23-346
Applicant:	Driven Brands (Wilson Coor) dba Take 5
Agent:	Pennoni Associates, Inc. (Jason Sheridan)
Property Owner:	Trebis Holdings LLC
Property Location:	301 South Pleasantburg Drive
Tax Map Numbers:	026600-01-01108, 026600-01-01121, 026600-01-01109
Acreage:	1.344
Zoning:	C-3, Regional commercial district
Proposal:	SPECIAL EXCEPTION to establish an 'Automobile wash'

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 (G), *Use-specific standards, Commercial uses, Vehicle sales and services.*

Staff Recommendation: Deny

Staff concludes that the application does not comply with the standards for granting a Special Exception Permit to operate an 'automobile wash' use. If the Board decides to grant the permit, staff recommends the following conditions:

1. The Special Exception Permit is limited to the Applicant, Driven Brands, and is not transferrable.
2. The use of the property shall substantially conform to the testimony of the applicant and the content of the application. Approval of this application does not constitute building and site approvals for the use. The provided architectural and civil plans will be reviewed for full compliance with the nonresidential design standards during the administrative permitting process.
3. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds within 30 days upon execution by the Administrator.
4. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
5. The Applicant shall take measures to ensure that noise associated with the use will comply with the City's noise ordinance.
6. The Applicant shall evaluate and provide cross-connectivity with the adjacent nonresidential property at 331 South Pleasantburg Drive (TM# 026600-01-01110).

Staff Analysis:

The Applicant, Drive Brands, requests to construct an 'automobile wash' use in a C-3 zoning district. Specifically, according to the submitted application and plans, this will be an automatic, tunnel style car wash.

The subject site is located at the southeast corner of South Pleasantburg Drive and Legrand Boulevard. The lot is currently occupied by an automobile sales use as well as an office building, previously used as a recording studio. The existing automobile dealership will be demolished to make way for the proposed car wash. The office building will remain.

No special exception permits have been issued for the property in the past.

A neighborhood meeting was required for this application and was held by the Applicant on May 3, 2023, in person at the Westin Poinsett in downtown Greenville. Staff was present at this meeting. Attendees expressed concerns about traffic generation and full access onto Pleasantburg Drive, as well as noise, lighting, and stormwater impacts to the nearby neighborhood. A full summary and sign-in sheet for this meeting are included as part of the application.

A special exception permit shall be approved only upon a finding that the applicant demonstrates **all** of the following standards are met:

1. Consistent with the Comprehensive Plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property between the 'Urban Node Mixed-Use' and 'Corridor Mixed-Use' classifications. The property is also located within the 'Areas Suitable for Missing Middle Housing' classification.



Figure 1: GVL2040 Future Land Use Map of area. Red - Urban Node Mixed Use. Yellow - Corridor Mixed Use.

Urban Nodes have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. The 'Urban Node Mixed-Use' classification is intended to include more vertical mixed-use than horizontal mixed-use with a preference for commercial/retail uses on the first two floors and office and/ or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service.

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 '*Corridor Mixed-Use*' classification is intended to 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.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

The subject property is located at the transition area entering the McAlister Square urban node from South Pleasantburg Drive. While an 'automobile wash' may be appropriate in some areas designated '*Corridor Mixed Use*,' the use does not align with the '*Urban Node Mixed-Use*' classification. The '*Urban Node Mixed-Use*' classification envisions multi-story buildings, mixed-use developments, and uses and designs that promote multi-modal transit. The proposed use, which is auto-centric in nature, conflicts with this goal of the comprehensive plan.

Staff finds that the proposed use is not consistent with the Comprehensive Plan.

2. Complies with use specific standards

The applicable use specific standards for automobile wash uses are listed below:

(G) Vehicle sales and services. All such uses shall comply with the following standards:

- (1) Vehicles, parts, or equipment shall not be stored, parked or displayed in any landscape area, the right-of-way, or in a location which obstructs visibility in sight triangles for streets and driveways.*
- (2) All automobiles not displayed for sale or lease, automobile parts, discarded parts, and similar materials shall be stored within an enclosed building or within an outdoor storage area which complies with screening requirements in subsection 19-6.2.5, additional screening requirements.*

[...]

- (4) The special exception permit shall be limited to the applicant and shall not be transferrable.*

The Applicant has indicated their willingness to comply with all use specific standards.

The automobile wash will not be a part of a larger vehicle sales or service operation. Mechanical equipment for the operation appears to be screened and supplies will be stored inside the building.

Staff finds that the use will comply with the use specific standards.

3. Compatibility with the surrounding lands

Adjacent property is zoned and used as follows:

East: Single-family residential (R-6, Single-family residential)

North: Office and undeveloped (C-3, Regional commercial)

West: Restaurant, retail sales, and convenience store (C-3)

South: Beauty shop (C-3)

The property is currently occupied by two businesses. An automobile sales use which will be demolished to make way for the new development and an office building that previously housed a music recording studio. The office building will remain and will be subdivided off.

Existing adjacent uses include a law office, gas station, Church's restaurant, Boda Pipes cigar shop, Blend hair salon, and a single-family residential neighborhood known as Sherwood Forest.

An existing vegetative buffer between the residential neighborhood and the proposed car wash will be retained. The buffer area is approximately 40 feet in depth.

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

4. Design does not have substantial adverse impacts

The design of the proposed use should not create a visual impact on adjacent lands. Site lighting for the use will be required to comply with the Land Management Ordinance. The new building's architecture will be required to comply with the nonresidential design standards.

Information on service delivery was not provided but is expected to be minimal.

The provided site plan indicates that parking spaces will be provided on site. Up to five spaces will be added near the entrance, which will likely be used for staff parking. The remaining spaces will double as vacuum locations. The amount of parking provided will comply with the minimum parking requirements for automobile wash uses (1 per 500 square feet of sales, office, or lounge).

Both Pleasantburg Drive and Legrand Boulevard are SCDOT maintained roadways. The site plan provides 18 queuing spaces for the automobile wash pay stations, which exceeds the city minimum requirements and appears to comply with SCDOT requirements. Full vehicular access is proposed from South Pleasantburg Drive. No access is proposed from Legrand Boulevard. The Applicant reported that the layout needed for the car wash and challenges with topography limit the feasibility of using Legrand for any vehicular access. The design of the driveway will be subject to SCDOT review and approval, which would occur during the administrative permitting process.

The provided site plan indicates a dumpster enclosure will be located at the rear of the site. This location complies with setback requirements. No adverse impacts to odors are anticipated.

The Applicant provided a noise study evaluating other existing car wash sites for the brand. The study found that noise attenuation measures are necessary to reduce impacts to neighboring properties. The Applicant indicates that noise reduction measures will be implemented. These measures should ensure noise impacts are minimized and that compliance with the City's noise ordinance will occur at all times.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

Staff Comments

Fire Department Comments

Comments:

No comments received at time of staff report posting.

City Engineer Comments

Comments:

No comments received at time of staff report posting.

Civil Engineer Comments

Comments:

None.

Environmental Engineer Comments

Comments:

None.

Traffic Engineer Comments

Comments:

None.



city of
greenville

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE* Wilson Coor Director of Real Estate/Driven Brands
* _____ Name Title / Organization
permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: Jason Sheridan, PE Sr. Civil Engineer/Pennoni Associates, Inc.
(Optional) _____ Name Title / Organization

MAILING ADDRESS: 5755 Rio Vista Dr., Clearwater, FL 33760

PHONE: 727-325-1257 EMAIL: jsheridan@pennoni.com

PROPERTY OWNER: Jamie Sibert / Trebis Holdings, LLC

MAILING ADDRESS: 301 S Pleasantburg Dr, Greenville, SC 29607

PHONE: 864-201-1605 EMAIL: showplaceautomotive@aol.com

PROPERTY INFORMATION

STREET ADDRESS: 301 S Pleasantburg Dr, Greenville, SC 29607

TAX PARCEL #: 0266000101108, 1109, & 1121 ACREAGE: 1.34 ZONING DESIGNATION: C-3

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

The project will include demolition of the two used car sales buildings on the site and constructing an express car wash. Site access is provided by the existing driveway adjacent to S Pleasantburg Dr. Car wash is allowed within C3 as a special use.

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

Wil Coor

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.

Wil Coor

APPLICANT / REPRESENTATIVE SIGNATURE

5/5/23

DATE

James Sabert / Trevis Holdings
5/5/2023

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.

The FLU use map in the GVL 2040 comp plan shows this site within a corridor mixed-use at the intersection of S. Pleasantburg Dr & Legrand Blvd. The proposed building will be adjacent to S. Pleasantburg Dr, setbacks consistent with the comp plan.

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

19-4.3.3. Commercial uses A.General

1.Design standards. Except where specifically exempted by this chapter, nonresidential uses shall comply with the standards in subsection 19-6-5. All facades facing public street incorporate visual interest with various architectural details. On-site traffic circulation is directed away from abutting residential districts. Sound attenuation measures to reduce the noise of the vacuum and blower equipment are incorporated into the design. Exterior doors will remain closed between the hours of 10:00 PM and 5:00 AM.

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 current use of the site automotive sales, which is a similar use to car wash. The properties surrounding the site are commercial retail and services. Per market studies; the best location for a car wash adjacent to a commercial area, and close to a light or stop sign on a main thoroughfare. The subject location is at a signalized intersection of a main thoroughfare, in a commercial area.
We are proposing to construct an automated car wash with complimentary vacuums that operate within the hours of 8AM-8PM Seven (7) days a week. Peak hours are typically 11:00-1:00, and 4:00-7:00 weekdays. Peak day is Saturday. The shopping center located to southeast of our property operates at similar hours. Our car wash will be a newly constructed building with many appealing architectural features, along with well maintained landscaping.

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.

Visual Impacts:

The primary building facade will be earthtone colors of beige, off-white, and dark brown, with blue and red accents. The detergents used in the car wash are not odor omitting. Sound attenuation controls (walls, site configuration, etc.) will be included in the design to not create a nuisance to nearby residential area.

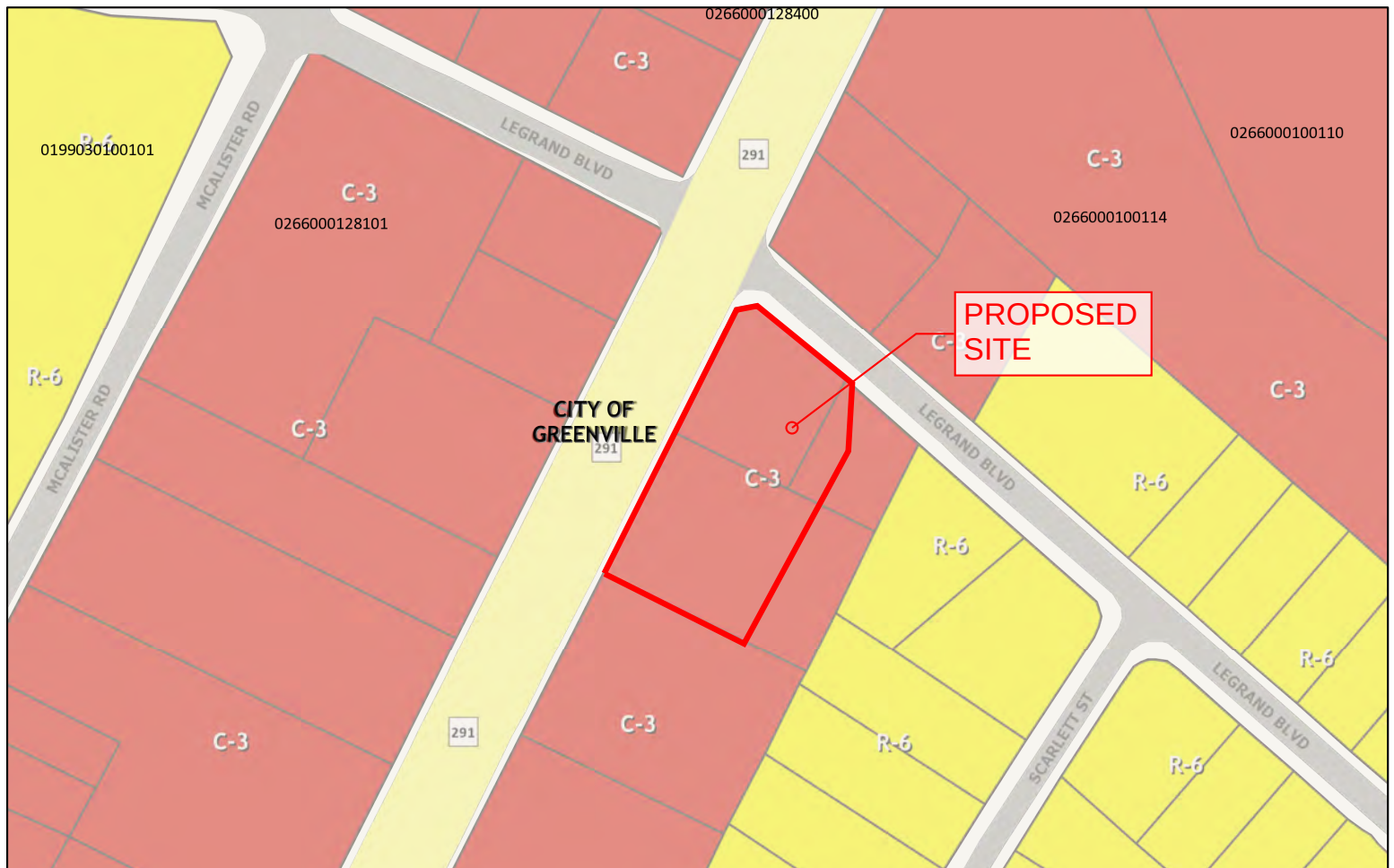
Take 5 Car Wash - Aerial



Take 5 Car Wash - Traffic



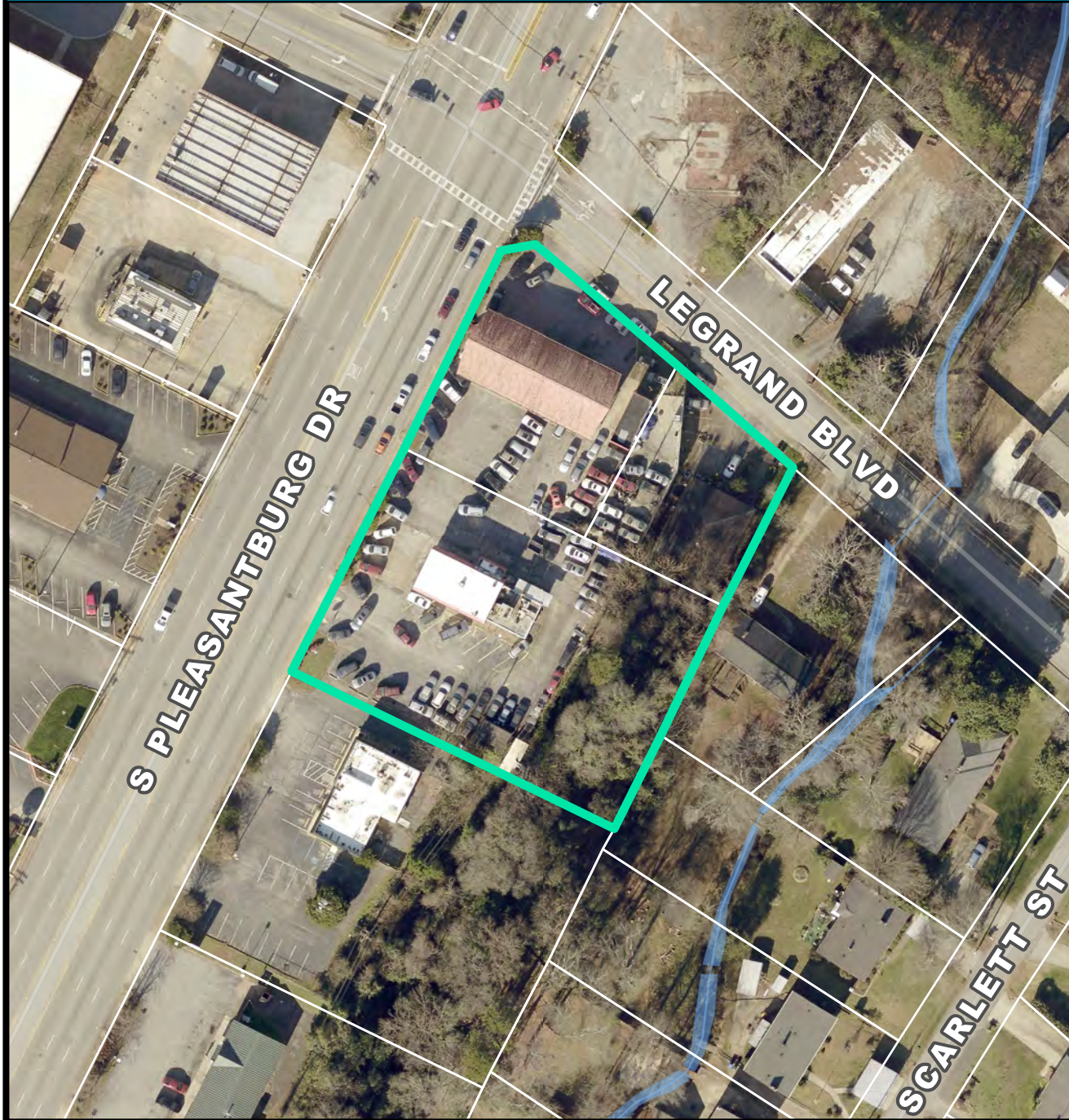
Take 5 Car Wash - Zoning



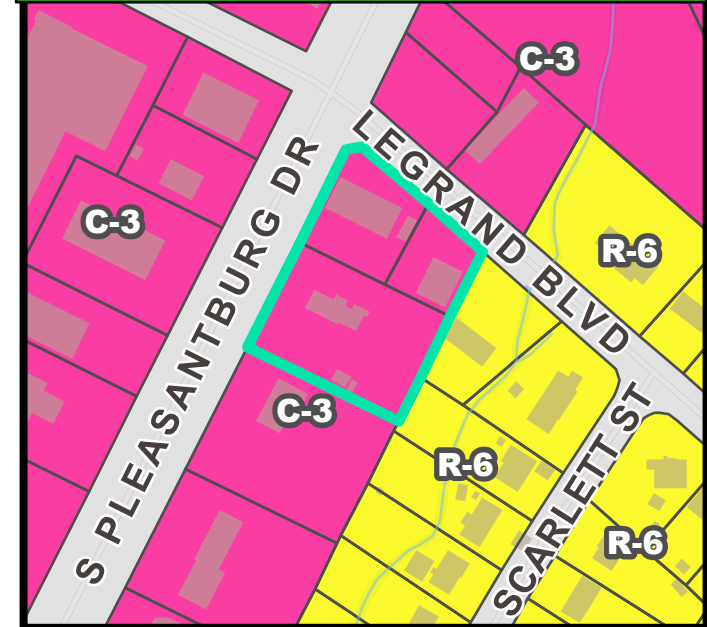
Take 5 Car Wash - FLU



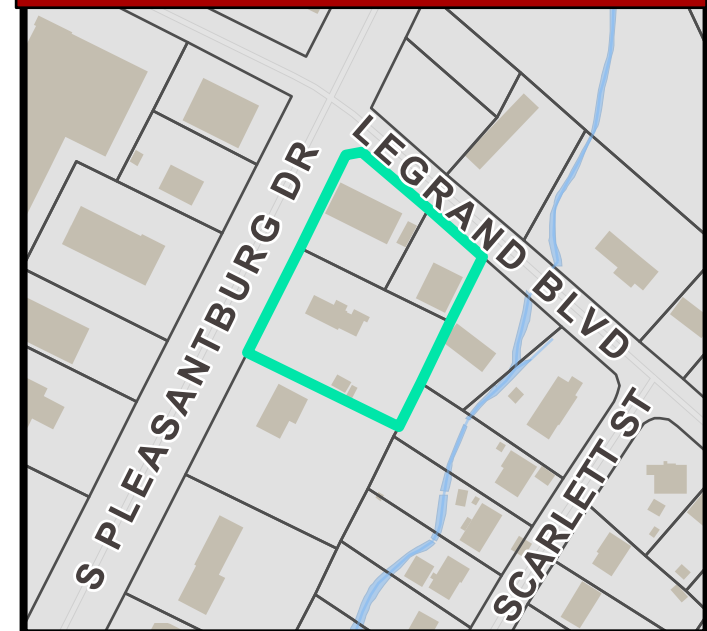
AERIAL VIEW



CURRENT ZONING



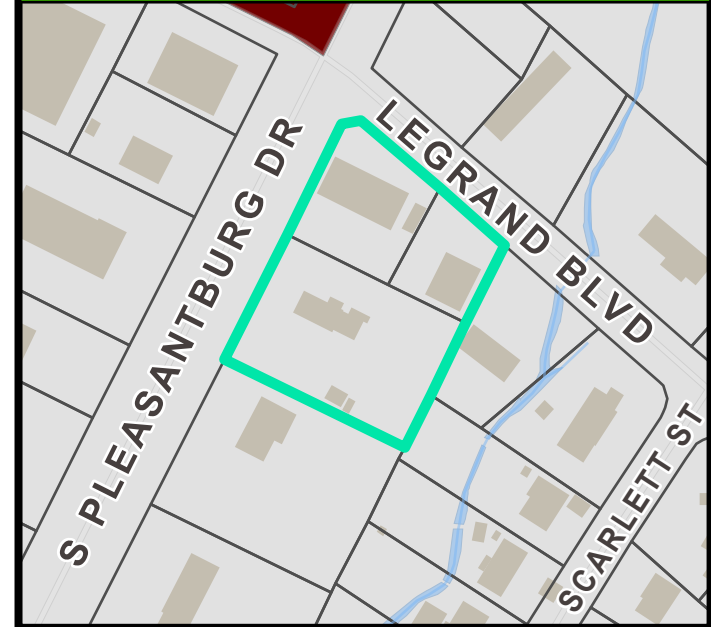
FUTURE LAND USE



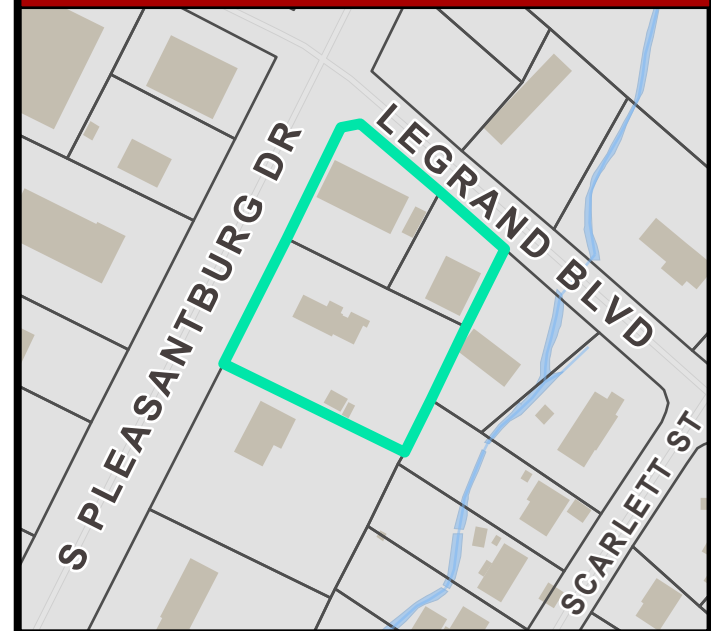
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



PROPERTY BOUNDARY GENERATED
REFERENCING AVAILABLE GIS SOURCES.

Pennoni

PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

QUICK CONCEPTS GROUP

QCG

VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
TAKE 5 EXPRESS CAR WASH
IN GREENVILLE, SC

ADDRESS: 301 S PLEASANTBURG DR
GREENVILLE, SC 29607

JURISDICTION:
CITY OF GREENVILLE

PARCEL ID #:
0266000101108, 0266000101121,
0266000101109

PARCEL AREA:
±1.00 AC (AS SHOWN)

ZONE: C-3
REGIONAL COMMERCIAL

EXISTING USE:
AUTO SALES

PROPOSED USE:
AUTOMOBILE WASH AND DETAILING
(SPECIAL EXCEPTION)

PARKING CALCULATION:
1 PER 500 SF GFA + 6 STACKING
8 REQUIRED STALLS

PROVIDED PARKING:
20 VAC STALLS (15' X 18')
6 STALLS (9' X 18')

DRIVE AISLE:
12' ONE-WAY / 24' TWO-WAY

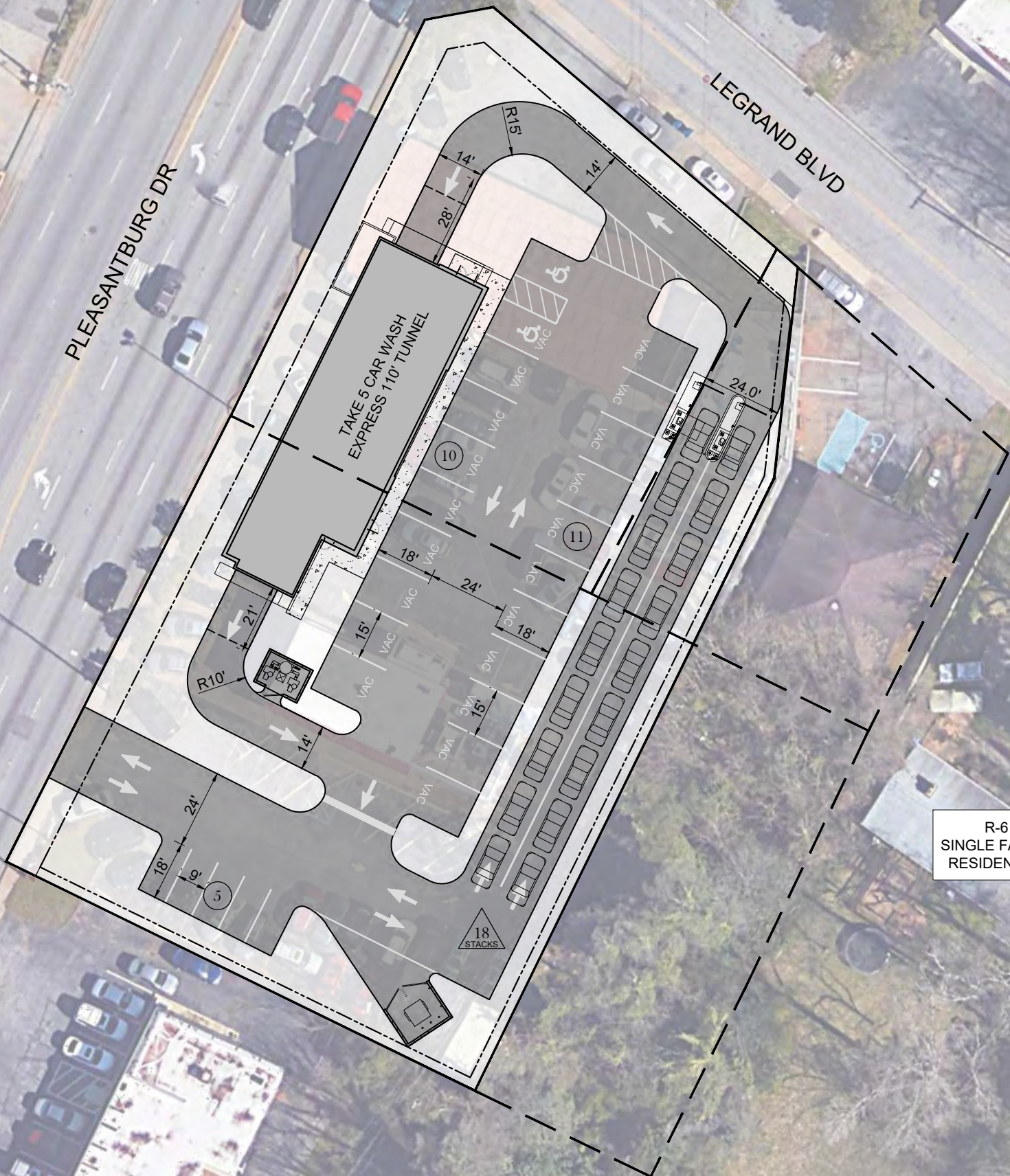
SETBACKS
FRONT: 10'
SIDE: 3'
REAR: 10'
BUFFERS: 10' ABUT ROW
20' ABUT RESIDENTIAL

FLOOD ZONE: X
FEMA MAP: 45045C0403E
DATED: 08/18/2014

SITE SPECIFIC NOTES:
SITE IS COMPRISED OF MULTIPLE
PARCELS, PLATTING TO BE
DETERMINED BY JURISDICTION.
EXISTING ACCESS POINTS
MAINTAINED ON CONCEPTUAL PLAN.

DRAWING DATA
DATE: 2/22/2023
PROJECT NO.: 22.1119 / CONCEPT 2

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.



LEGEND

	BOUNDARY LINE
	EXISTING PROPERTIES
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED PAVEMENT

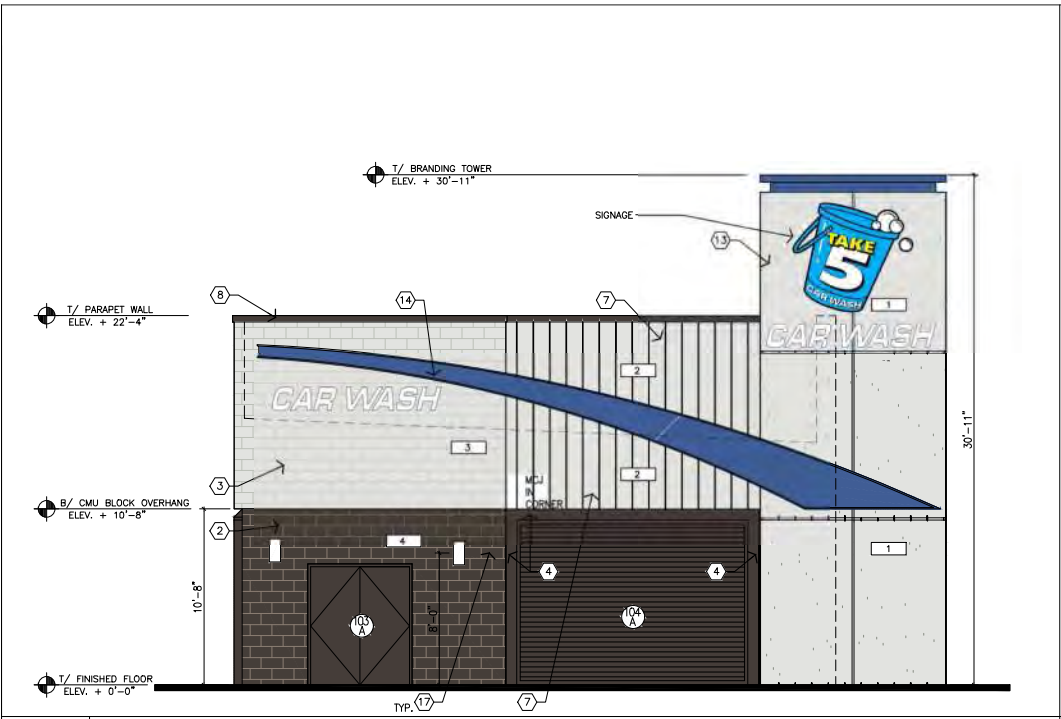
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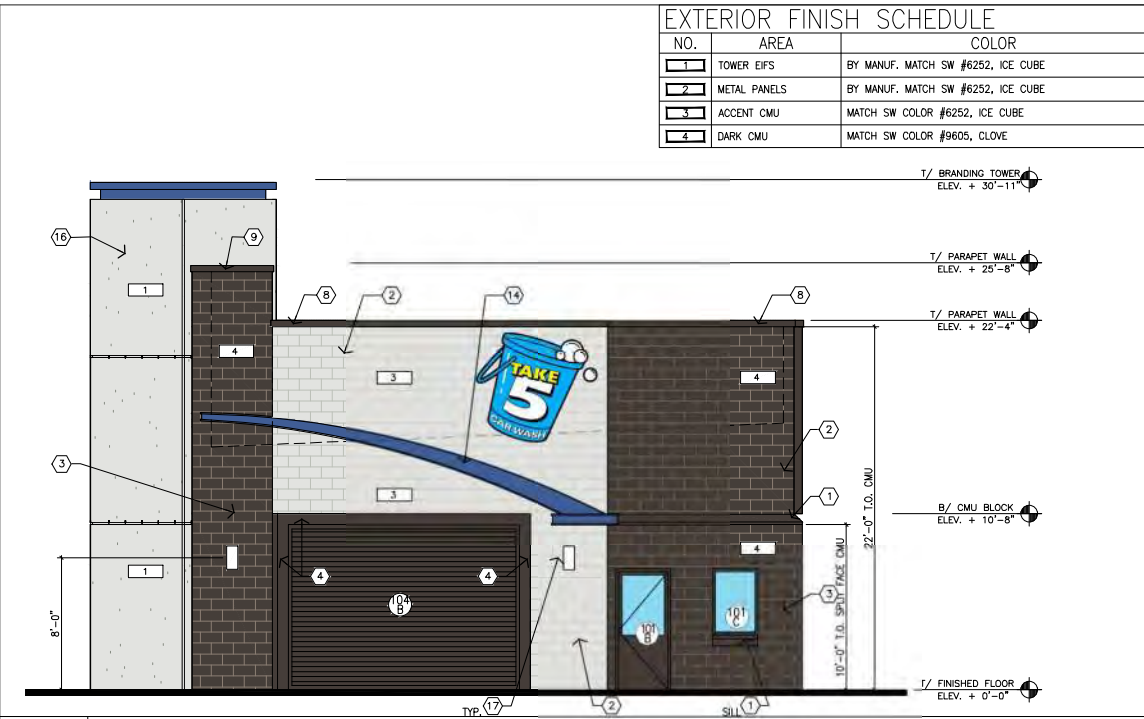
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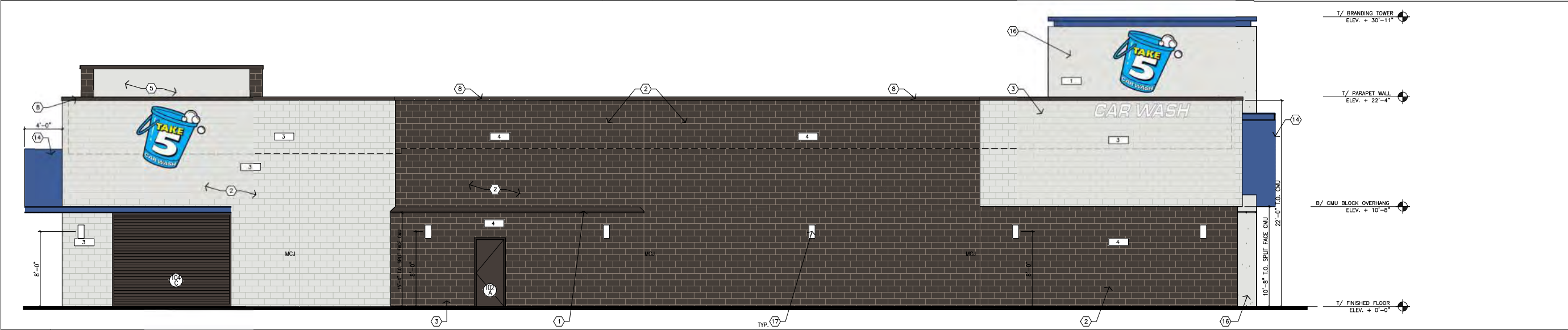
SCALE : 1" = 40'



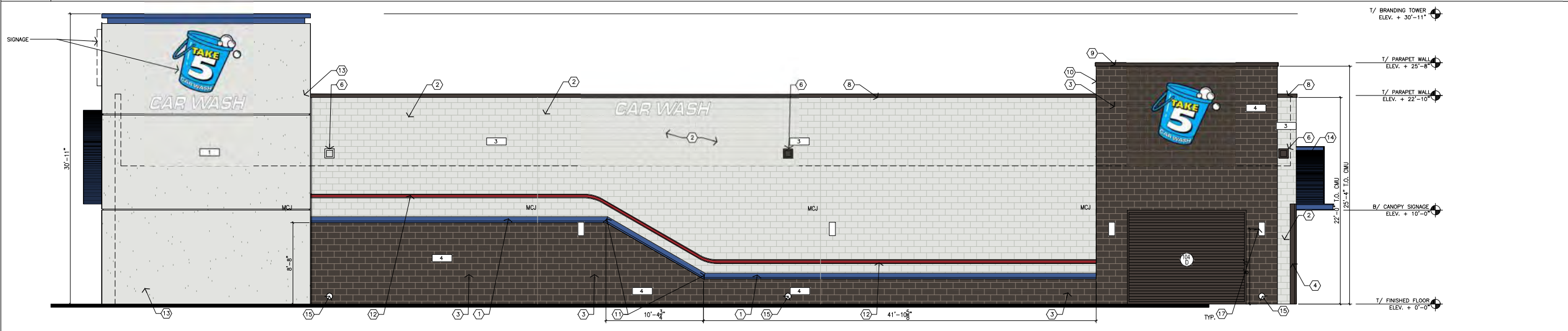
1



2



3



4

EXTERIOR FINISH SCHEDULE		
NO.	AREA	COLOR
1	TOWER EIFS	BY MANUF. MATCH SW #6252, ICE CUBE
2	METAL PANELS	BY MANUF. MATCH SW #6252, ICE CUBE
3	ACCENT CMU	MATCH SW COLOR #6252, ICE CUBE
4	DARK CMU	MATCH SW COLOR #9605, CLOVE

- ELEVATION KEYNOTES**
- PRECAST CONC WATERTABLE
 - SMOOTH FACE CMU
 - SPLIT FACE CMU VENEER
 - STEEL TUBE FRAME AT OVERHEAD DOORS, PAINT TO MATCH SW 9605 CLOVE
 - TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A104
 - .050 X 8"W X 8"H PARAPET OPENING WITH PRE-FINISHED ALUM METAL COLLAR (2" W X 1" PROJ) BRONZE ANODIZED FINISH
 - CENTRIA (OR EQUIVALENT) PRE-FINISHED ALUMINUM CONCEALED FASTENER SIDING COMPLETE W/ DRIP FLASHING AND CLOSURES
 - PREFORMED PRE-FINISHED ALUM. COPING WITH CONT. HOLD DOWN CLIPS ON BOTH SIDES OF THE PARAPET; FINISH: DARK BRONZE; REFER TO SPECIFICATIONS 07 54 00 FOR MORE INFORMATION
 - PREFORMED PRE-FINISHED ALUM. GRAVEL STOP WITH BAKED ENAMEL FINISH AND CONT. HOLD DOWN CLIPS ON FRONT SIDE OF PARAPET
 - EXPOSED SIDEWALL AT TOWER TO RECEIVE JAMES HARDIE FIBER CEMENT ARTISAN V GROOVE SIDING, 8/25" X12" PRIMED; PAINT TO MATCH 4 X 8 H X 16 SPLIT FACE CMU VENEER W/ DRYBLOC ADDITIVE, DARK GRAY COLOR - SEALANT BETWEEN CMU AND SIDING
 - MITER CUT PRECAST CONC WATERTABLE TO FIT SLOPE
 - SIDEWALL GRAPHIC STRIP FURNISHED BY OWNER INSTALLED BY CONTR
 - EIFS FINISH AT TOWER; REFER TO SHEET A402 FOR ADDITIONAL DETAILS; FINISH BY MANUF.
 - CANOPY BY SIGNAGE VENDOR
 - 6" DIA PVC DOWNSPOUT, RELEASE MIN 6" ABOVE GRADE (VERIFY WITH CIVIL)
 - TOWER BEYOND
 - WALL SCONCE; REF. FIXTURE SCHEDULE

- GENERAL NOTES**
- CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
 - BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.
 - REFER TO LOW VOLTAGE PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
 - UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.
 - REFER TO DOOR AND WINDOW SCHEDULE ON A500 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.



CLIENT	
DATE	
DESCRIPTION	
DELTA	

TAKE 5 CAR WASH

ARCHITECT:

ENGINEER:

STAMPS

SHEET TITLE
ELEVATIONS

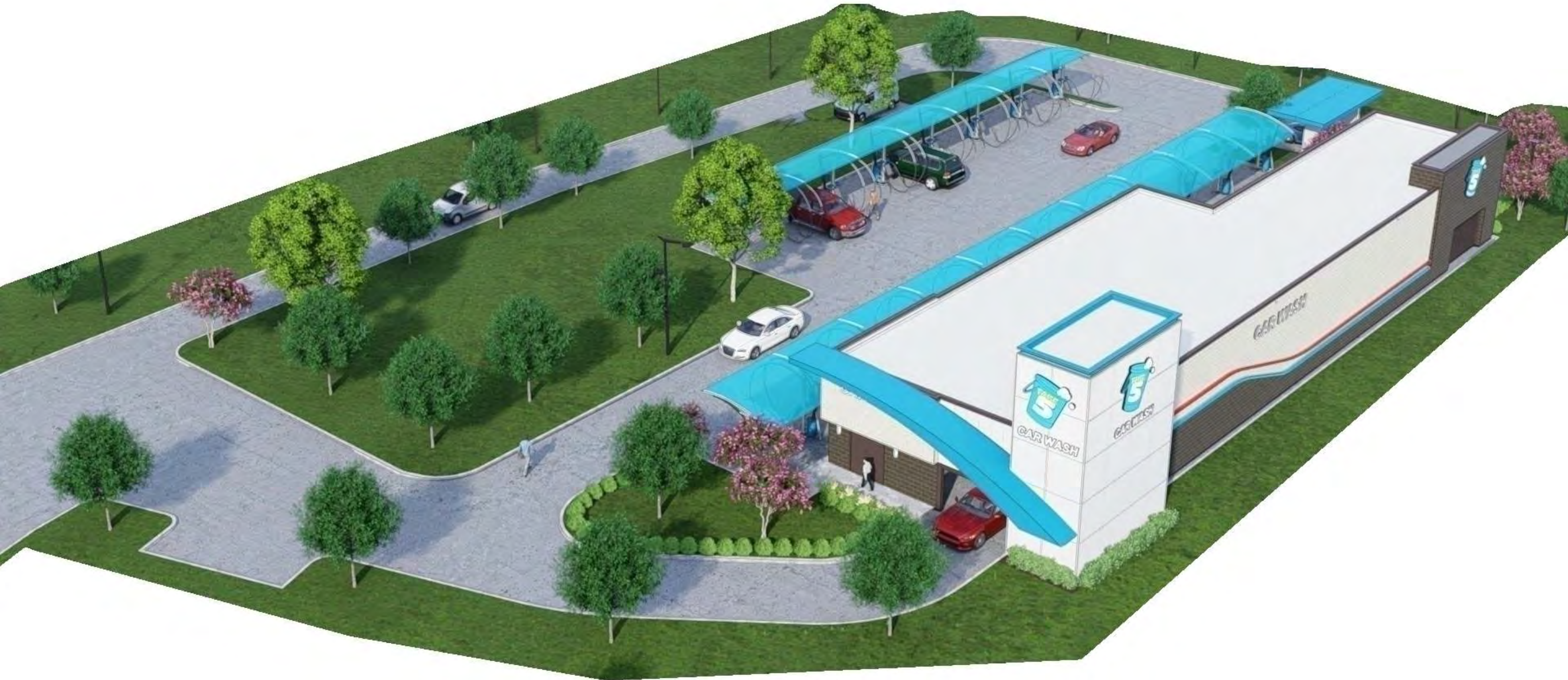
PROJECT NUMBER
22-0322

DATE 08.16.2022
SCALE AS NOTED
DRAWN BF
CHECKED KT
SHEET NO

A200

TYPICAL SITE LAYOUT

(NOT SITE SPECIFIC FOR THIS PROPERTY)





CAR WASH SOUND STUDY

Take 5 Car Wash

Prepared For:

Driven Brands
440 South Church Street, STE 700
Charlotte, NC 28202

Prepared By:

Pennoni
5755 Rio Vista Dr
Clearwater, Florida 33760

February 2023

Table of Contents

PROJECT INTRODUCTION	2
FIELD DATA COLLECTION	2
RESULTS	3
ANALYSIS	3
CONCLUSION	4

APPENDICES

APPENDIX A – FIELD INVESTIGATION FIGURES

APPENDIX B – MANUFACTURER SPECIFICATIONS

APPENDIX C – SOUND ATTENUATION CALCULATIONS

PROJECT INTRODUCTION

Pennoni Associates, Inc. (PAI) was retained by Driven Brands to prepare a sound study for the prototype car wash facility to determine the sound level generated by mechanical equipment being used, and the impact that it has on the surrounding environment. The primary purpose of the study is to determine the distance from the sound sources associated with the car wash to the location of an acceptable residential sound level (65dBA), without the use of additional sound attenuation measures.

The study focused on the 15-hp dryers located at the tunnel exit, and the 40-hp vacuum turbine (which powers each of the vacuum stations). Typical sound levels of daily occurrences are noted below:

TYPICAL SOUND LEVELS			
Sound Source	Sound Level (dBA)	Sound Source	Sound Level (dBA)
Whisper, Quiet Room	20	Lawnmower, Hair Dryer	90
Soft Music	30	Motorcycle, Construction Site	100
Home Computer Fan	40	Rock Concert, Jackhammer	110
Home A/C, Light Traffic	50	Air Raid Siren	135
Normal Conversation	60	Pain Threshold, Jet Engine	140
Dishwasher, Toilet Flush	70	Handgun	150
Alarm Clock, Inside an Airplane	80	Rocket Launch	180

FIELD DATA COLLECTION

PAI performed field investigations at three active Take 5 Car Wash locations using a Latnex SM-130DB Sound Level Meter. The sound meter was calibrated to the "A"-weighted decibel range, giving more value to frequencies in the middle of human hearing range and less value to frequencies at the edges as compared to a flat audio decibel measurement.

Sound level readings were taken by Pennoni throughout each of the three locations during normal operation to evaluate the typical sound distribution within each site. Sound level measurements were taken relative to the car wash entrance, the car wash exit (dryer location), and vacuum turbine. The field data was evaluated in conjunction with the sound specifications provided by the equipment manufacturers. Sound level readings were also taken at the adjacent roadways when the car wash equipment was not running to determine typical ambient traffic sound levels.

Site characteristics of the three car wash locations are listed below:

Site A: Site A consists of a 125 ft tunnel with a 15 hp dryer with no exterior sound attenuation, and a 40 hp vacuum turbine with no enclosure for 17 vacuum stalls. The site is located at the corner of the intersection of an arterial road and a collector road, with a local road separating the site from residential properties toward the car wash exit.

Site B: Site B consisted of a 125 ft tunnel with a 15 hp dryer with no exterior attenuation, and a 40 hp vacuum turbine with no enclosure for 25 vacuum stalls. The site is located between two local roads, with commercial properties along each side.

Site C: Site C consisted of a 125 ft tunnel with a 15 hp dryer with no exterior attenuation, and an enclosed 40 hp vacuum turbine for 13 vacuum stalls. The site is located between a local road (toward car wash entrance) and an arterial road (toward the car wash exit), with commercial properties along each side.

Ambient traffic sound levels were found to be as follows while the car wash equipment was not in operation:

- Local Roads: 54 - 60 dBA
- Collector Roads: 60 - 65 dBA
- Arterial Roads: 65 – 71 dBA

RESULTS

The sound levels were collected at the car wash entrance and exit, and at the vacuum turbine, starting at each source, and at increasing horizontal intervals away from each sound source as shown on the figures in Appendix A. The sound levels at the car wash exit ranged from 91 dBA to 92.6 dBA. The sound levels measured at the vacuum turbines ranged from 74.1 to 79.5 at the source. The vacuum turbine at the Site C is located within an eight foot high concrete (CMU) enclosure. The sound level of 64.5 dBA was measured just outside of the vacuum equipment enclosure. The above data compares to the decibel levels provided by the equipment manufacturer as follows:

- 15 hp Dryer: 95.8 dBA measured 1 meter from source, 93.4 w/ baffle and max air flow, and 89.2 dBA w/ baffle and min air flow, all with no exterior sound attenuation.
- 40 hp Vacuum Turbine: 73 dBA measured at source w/o enclosure, and 58 dBA measured just outside enclosure.

ANALYSIS

The measured sound levels, and manufacturer sound data was used to determine a conservative distance from each noise source to reach the acceptable residential standard. Since the measured sound levels at the car wash exit at 3 sites were consistent (between 91 and 92.6 dBA) we may presume the dryer was baffled with a mid to high-range air flow. The sound levels at increasing distances from each noise source was calculated using the Inverse Square Law “Sound Attenuation Equation” below:

$$SPL_2 = SPL_1 - 20 \log (R_2 / R_1)$$

- SPL_1 – Sound pressure level at point 1
- SPL_2 – Sound pressure level at point 2
- R_1 – Distance from the sound source to point 1
- R_2 – Distance from the sound source to point 2

Vacuum Blower: The sound level measured at the vacuum turbine was 78 dBA. The data is not pertinent to this study as all new sites will include a block enclosure similar to that at Site C where the sound level was measured to be 64.6 dBA outside the enclosure. No additional sound attenuation is required as this sound level is less than the permissible level at the closest residential property boundary.

Car Wash Entrance: The sound levels measured at the car wash entrance were just below 85 dBA. Ambient sound (from other sources both on and off site) potentially interfere with the sound measurements readings as the distance from the source increases. However, the target sound level of 65 dBA was consistently found to be approximately 90 ft from the entrance. The Sound Attenuation Equation was used to check the field measured

data, with a calculated result of 83.2 ft from the car wash entrance to reach 65 dBA. This is consistent with the field measured results and the more conservative 90 ft will be used.

Car Wash Exit: The sound levels measured at the car wash exit were just below 93dBA. Ambient sound (from other sources both on and off site) potentially interfere with the sound measurements readings as the distance from the source increases. As depicted In the Figures included in Appendix B, the lowest sound level measured from the car wash exit (dryer location) was approximately 70 dBA as consistent road noise interfered with the readings. Since the distance to which a decibel level of 65 dBA could not be measured at any of the three sites, the Sound Attenuation Equation was used to calculate the distance to be 120 ft from the source using the field data, and 114 ft using the manufacturer's data.

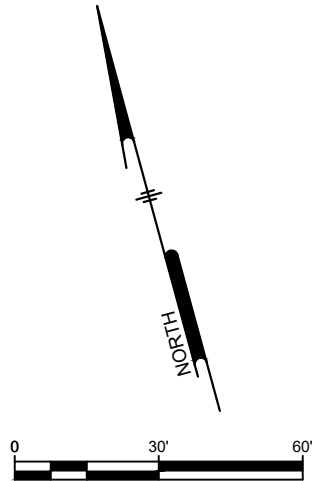
CONCLUSION

In summary, the distance required to reach the acceptable residential sound levels was found to be:

- Vacuum Blower: The field measure and manufacturer data both indicate a decibel level less than 65 dBA adjacent to the block enclosure. No additional attenuation is needed.
- Car Wash Entrance: 90 ft from entrance door. Additional attenuation should be provided if a residential property boundary is located closer than 90' to this noise source.
- Car Wash Exit: 120 ft from exit door (dryer location) Additional attenuation is available from the manufacturer and should be provided if a residential property boundary is located closer than 120' to this noise source.

APPENDIX A – FIELD INVESTIGATION FIGURES

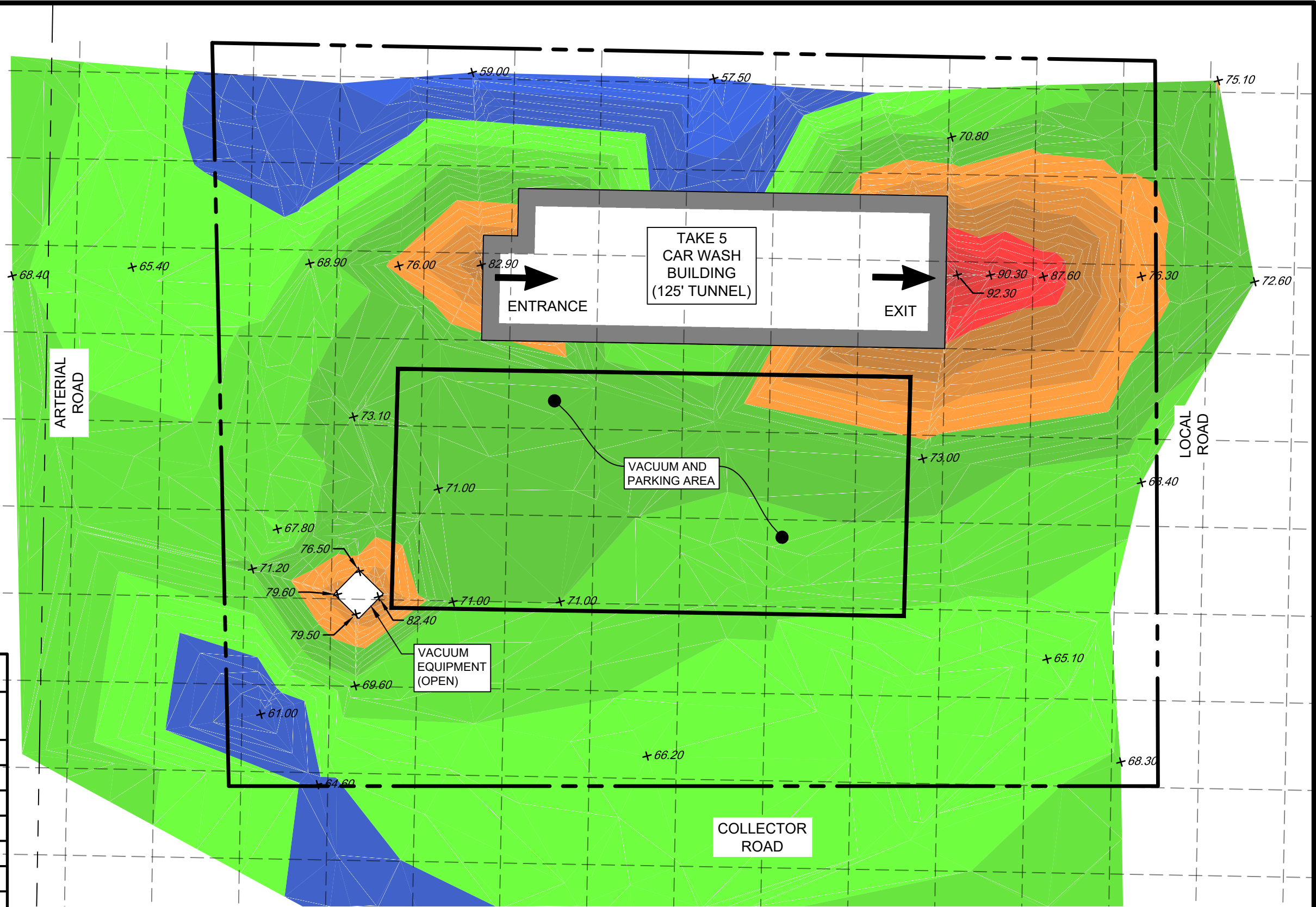
U:\ACCOUNTS\DRIVER\DRVR22050 - TAKE 5 CAR WASH SOUND STUDY\DESIGN\SHEETS\FIG-1-2 SOUND MAP.DWG
PLOTTED: 2/8/2023 1:35:30 PM, BY: AARON PAKULAK PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: -----



PROPOSED LEGEND

	PROPERTY LINE
	SOUND LEVEL READING (dBA)
	BUILDING OUTLINE
	OVERHANG
	25' GRID LINE

Elevations Table			
NUMBER	COLOR	ELEVATION (min)	ELEVATION (max)
1		55.00	58.00
2		58.00	61.00
3		61.00	65.00
4		65.00	68.00
5		68.00	71.00
6		71.00	75.00
7		75.00	78.00
8		78.00	81.00
9		81.00	85.00
10		85.00	88.00
11		88.00	91.00
12		91.00	95.00



NOTE:

1. TRAFFIC SOUND LEVEL READINGS WERE TAKEN WHEN NEITHER THE CAR WASH OR VACUUM EQUIPMENT WAS RUNNING.
2. VACUUM EQUIPMENT IS NOT CONTAINED WITHIN AN ENCLOSURE AT THIS LOCATION
3. ± 1.3 ACRE SITE



Pennoni Associates Inc.
Engineers Surveyors Planners
Landscape Architects
FLORIDA COA 7819
5755 Rio Vista Drive • Clearwater, FL 33760
T 727.536.8772

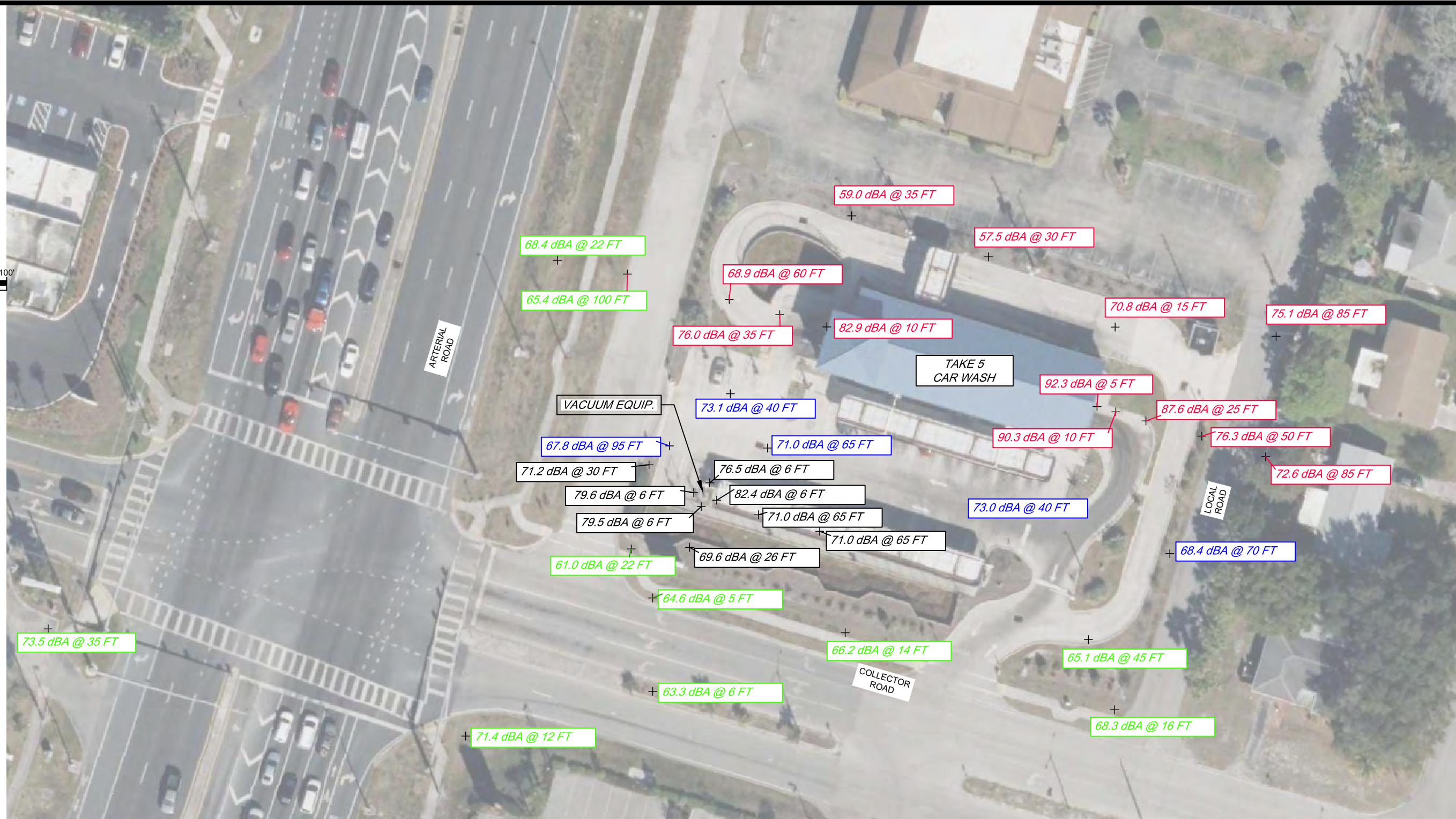
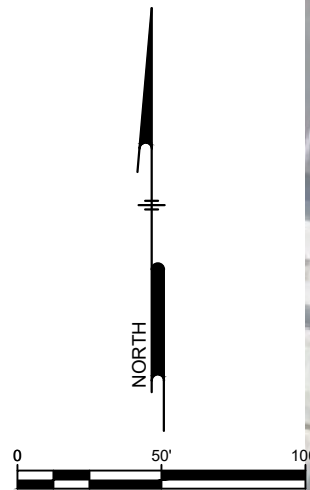
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SCALE: 1"=50'	DATE: 2022-12-13	DRVBR22050

SOUND STUDY
TAKE 5 CARWASH - SITE A

DRAWING NO.

FIG-1.0

U:\ACCOUNTS\DRIVER\DRVBR22050 - TAKE 5 CAR WASH SOUND STUDY\DESIGN\SHEETS\FIG-1-2.DWG
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LEGEND

68.9 dBA @ 50 FT

SOUND LEVEL
AT DISTANCE
FROM CAR
WASH

68.9 dBA @ 50 FT

SOUND LEVEL
AT DISTANCE
FROM CAR WASH
(MIXED SOUND SOURCE)

68.9 dBA @ 50 FT

SOUND LEVEL
AT DISTANCE
FROM VACUUM
ENCLOSURE

68.9 dBA @ 50 FT

SOUND LEVEL
AT DISTANCE
FROM ROADWAY

NOTE:

1. TRAFFIC SOUND LEVEL READINGS WERE TAKEN WHEN NEITHER THE CAR WASH OR VACUUM EQUIPMENT WAS RUNNING.
2. VACUUM EQUIPMENT IS NOT CONTAINED WITHIN AN ENCLOSURE AT THIS LOCATION
3. ± 1.3 ACRE SITE



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DRAWN BY: CK

CHECKED BY: JS

PROJECT NO.

SCALE: 1"=50'

DATE: 2022-12-13

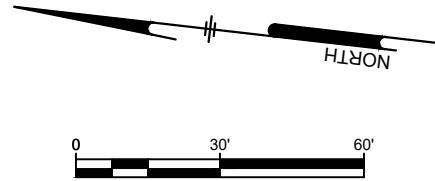
DRVBR22050

SOUND STUDY
TAKE 5 CARWASH - SITE A

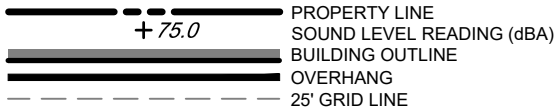
DRAWING NO.

FIG-1.1

U:\ACCOUNTS\DRIVER\DRVBR22050 - TAKE 5 CAR WASH SOUND STUDY\DESIGN\SHEETS\FIG-1-2 SOUND MAP.DWG
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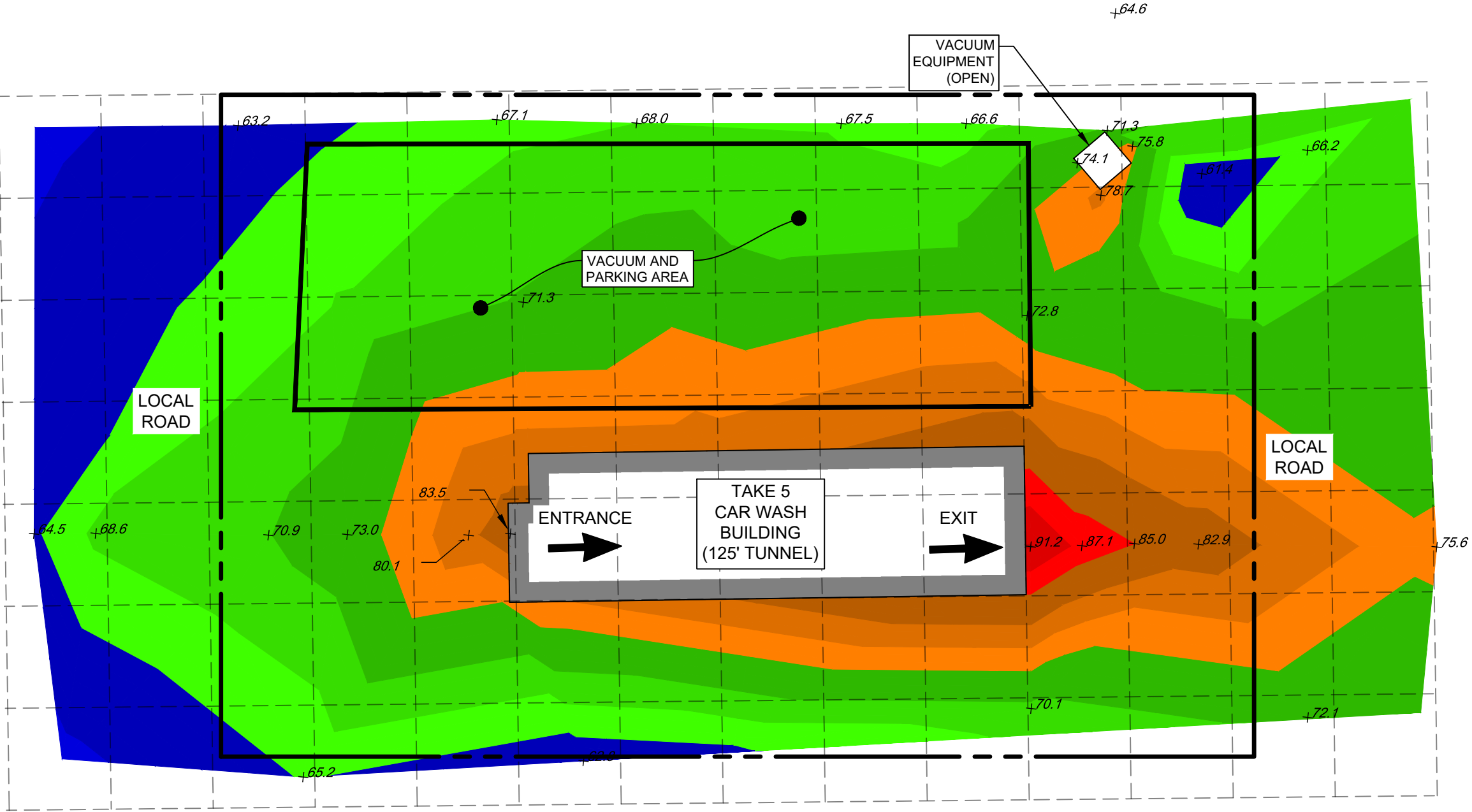
PROPOSED LEGEND



Elevations Table			
NUMBER	COLOR	ELEVATION (min)	ELEVATION (max)
1	Blue	55.00	58.00
2	Blue	58.00	61.00
3	Blue	61.00	65.00
4	Light Green	65.00	68.00
5	Light Green	68.00	71.00
6	Light Green	71.00	75.00
7	Orange	75.00	78.00
8	Orange	78.00	81.00
9	Brown	81.00	85.00
10	Red	85.00	88.00
11	Red	88.00	91.00
12	Red	91.00	95.00

NOTE:

- VACUUM EQUIPMENT IS NOT CONTAINED WITHIN AN ENCLOSURE AT THIS LOCATION
- ± 0.94 ACRE SITE



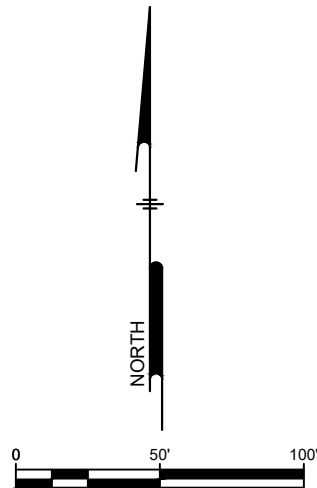
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Landscape Architects
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5755 Rio Vista Drive • Clearwater, FL 33760
T 727.536.8772

DRAWN BY: CK	CHECKED BY: JS	PROJECT NO.
SCALE: 1"=50'	DATE: 2022-12-13	DRVBR22050

SOUND STUDY
TAKE 5 CAR WASH - SITE B

DRAWING NO.
FIG-2.0

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LEGEND

- + 68.9 dBA @ 50FT
- + 68.9 dBA @ 50FT
- + 68.9 dBA @ 50FT
- + 68.9 dBA @ 50FT

SOUND LEVEL
AT DISTANCE
FROM CAR
WASH

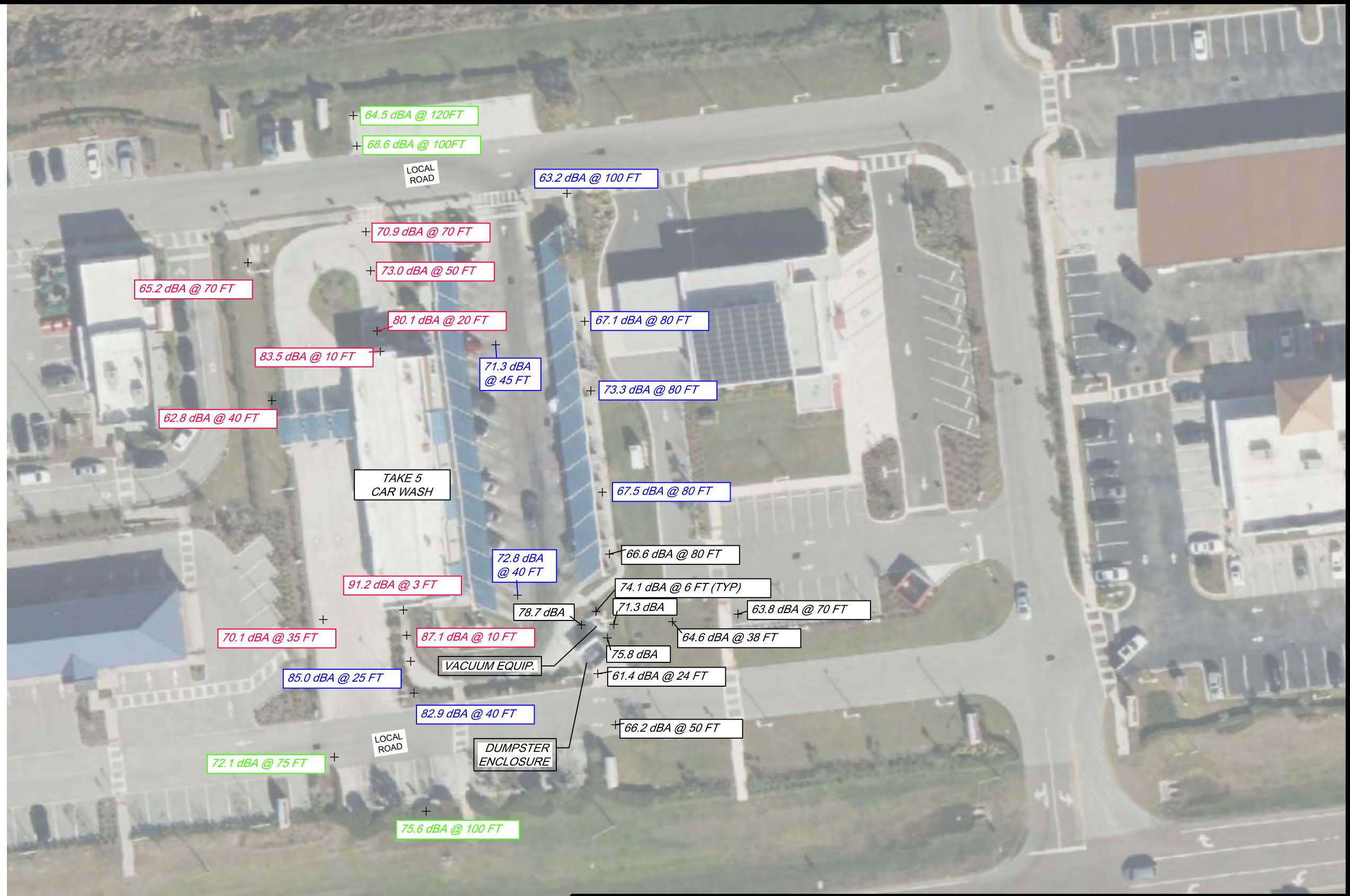
SOUND LEVEL
AT DISTANCE
FROM CAR WASH
(MIXED SOUND SOURCE)

SOUND LEVEL
AT DISTANCE
FROM VACUUM
ENCLOSURE

SOUND LEVEL
AT DISTANCE
FROM ROADWAY

NOTE:

- VACUUM EQUIPMENT IS NOT CONTAINED WITHIN AN ENCLOSURE AT THIS LOCATION
- ± 0.94 ACRE SITE



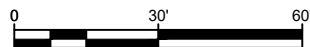
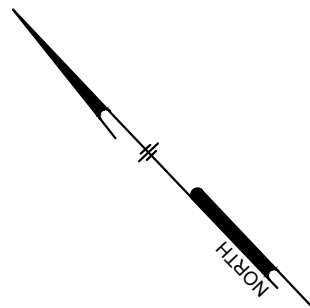
Pennoni Pennoni Associates Inc.
Engineers Surveyors Planners
Landscape Architects
FLORIDA COA 7819
5755 Rio Vista Drive • Clearwater, FL 33760
T 727.536.8772

DRAWN BY: CK	CHECKED BY: JS	PROJECT NO.
SCALE: 1"=50'	DATE: 2022-12-13	DRVBR22050

SOUND STUDY
TAKE 5 CAR WASH - SITE B

DRAWING NO.
FIG-2.1

U:\ACCOUNTS\DRIVER\DRVBR22050 - TAKE 5 CAR WASH SOUND STUDY\DESIGN\SHEETS\FIG-3 SOUND MAP.DWG
PLOTTED: 2/8/2023 2:29:57 PM, BY: AARON PAKULAK PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: -----



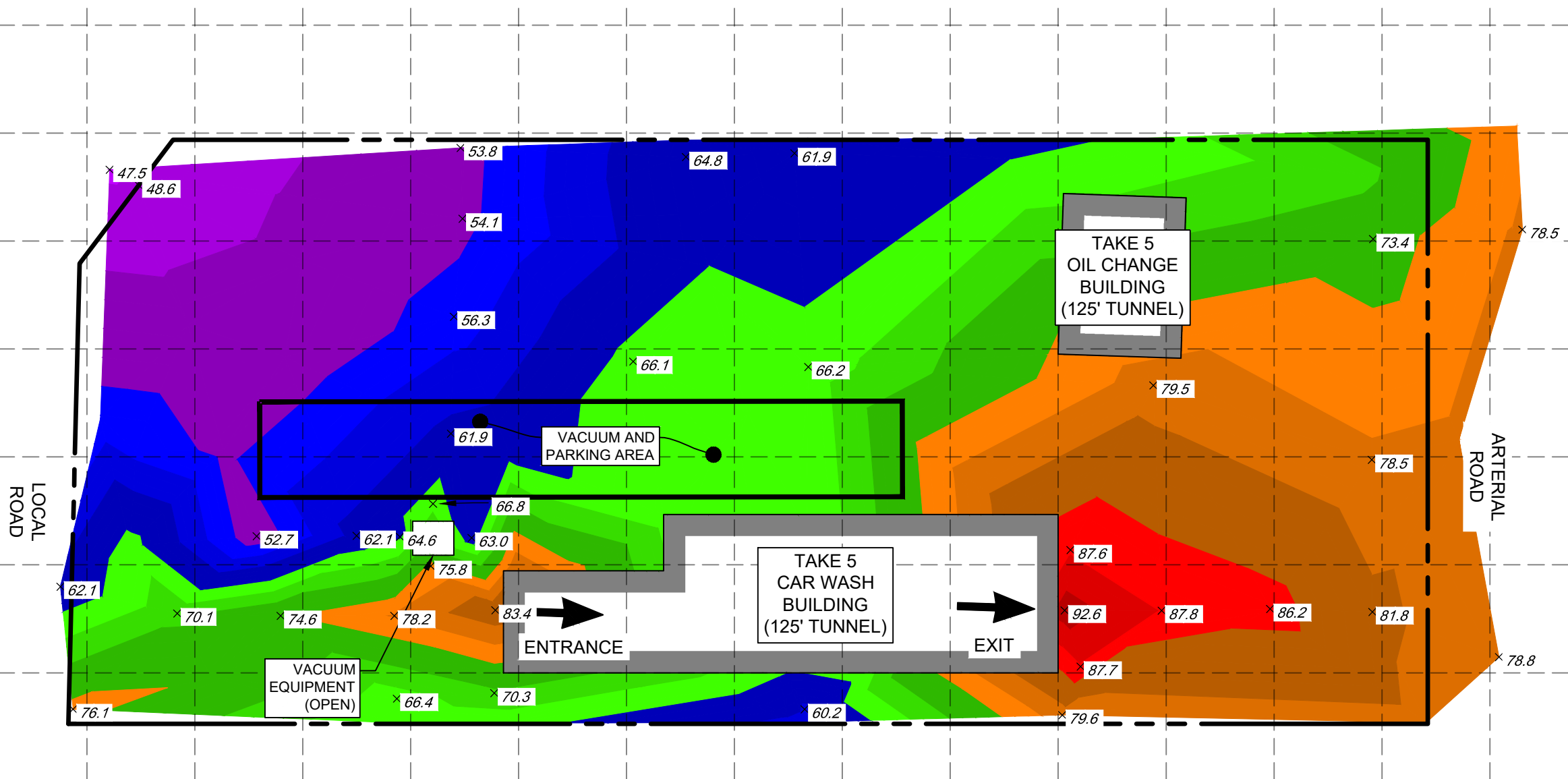
PROPOSED LEGEND

- PROPERTY LINE
- SOUND LEVEL READING (dBA)
- BUILDING OUTLINE
- OVERHANG
- 25' GRID LINE

Elevations Table			
NUMBER	COLOR	ELEVATION (min)	ELEVATION (max)
1		45.00	48.00
2		48.00	51.00
3		51.00	55.00
4		55.00	58.00
5		58.00	61.00
6		61.00	65.00
7		65.00	68.00
8		68.00	71.00
9		71.00	75.00
10		75.00	78.00
11		78.00	81.00
12		81.00	85.00
13		85.00	88.00
14		88.00	91.00
15		91.00	95.00

NOTE:

- TRAFFIC SOUND LEVEL READINGS WERE TAKEN WHEN NEITHER THE CAR WASH OR VACUUM EQUIPMENT WAS RUNNING.
- VACUUM EQUIPMENT IS CONTAINED WITHIN AN 8-FT HIGH CMU WALL ENCLOSURE AT THIS LOCATION.
- 0.97 ACRE SITE.



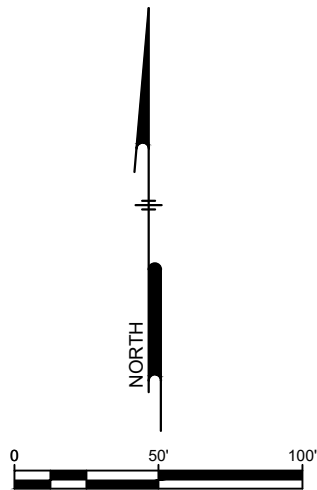
Pennoni Associates Inc.
Engineers Surveyors Planners
Landscape Architects
FLORIDA COA 7819
5755 Rio Vista Drive • Clearwater, FL 33760
T 727.536.8772

DRAWN BY: CK	CHECKED BY: JS	PROJECT NO.
SCALE: 1"=50'	DATE: 2023-01-18	DRVBR22050

SOUND STUDY
TAKE 5 CARWASH - SITE C

DRAWING NO.
FIG-3.0

U:\ACCOUNTS\DRVR\DRVR22050 - TAKE 5 CAR WASH SOUND STUDY\DESIGN\SHEETS\FIG-3 OCALA.DWG
PLOTED: 2/8/2023 1:36:10 PM, BY: AARON PAKULAK PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: -----



LEGEND

+	68.9 dBA @ 50FT	SOUND LEVEL AT DISTANCE FROM CAR WASH
+	68.9 dBA @ 50FT	SOUND LEVEL AT DISTANCE FROM CAR WASH (MIXED SOUND SOURCE)
+	68.9 dBA @ 50FT	SOUND LEVEL AT DISTANCE FROM VACUUM ENCLOSURE
+	68.9 dBA @ 50FT	SOUND LEVEL AT DISTANCE FROM ROADWAY

NOTE:

1. TRAFFIC SOUND LEVEL READINGS WERE TAKEN WHEN NEITHER THE CAR WASH OR VACUUM EQUIPMENT WAS RUNNING.
2. VACUUM EQUIPMENT IS CONTAINED WITHIN AN 8-FT HIGH CMU WALL ENCLOSURE AT THIS LOCATION.
3. 0.97 ACRE SITE.

Pennoni Pennoni Associates Inc.
Engineers Surveyors Planners
Landscape Architects
FLORIDA COA 7819
5755 Rio Vista Drive • Clearwater, FL 33760
T 727.536.8772

DRAWN BY: CK	CHECKED BY: JS	PROJECT NO.
SCALE: 1"=50'	DATE: 2023-01-18	DRVBR22050

SOUND STUDY
TAKE 5 CARWASH - SITE C

DRAWING NO.

FIG-3.1

APPENDIX B – MANUFACTURER SPECIFICATIONS



VACUTECH

SOUND LEVEL METER READINGS

MODEL: FT-DD-T440HP3 (40hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

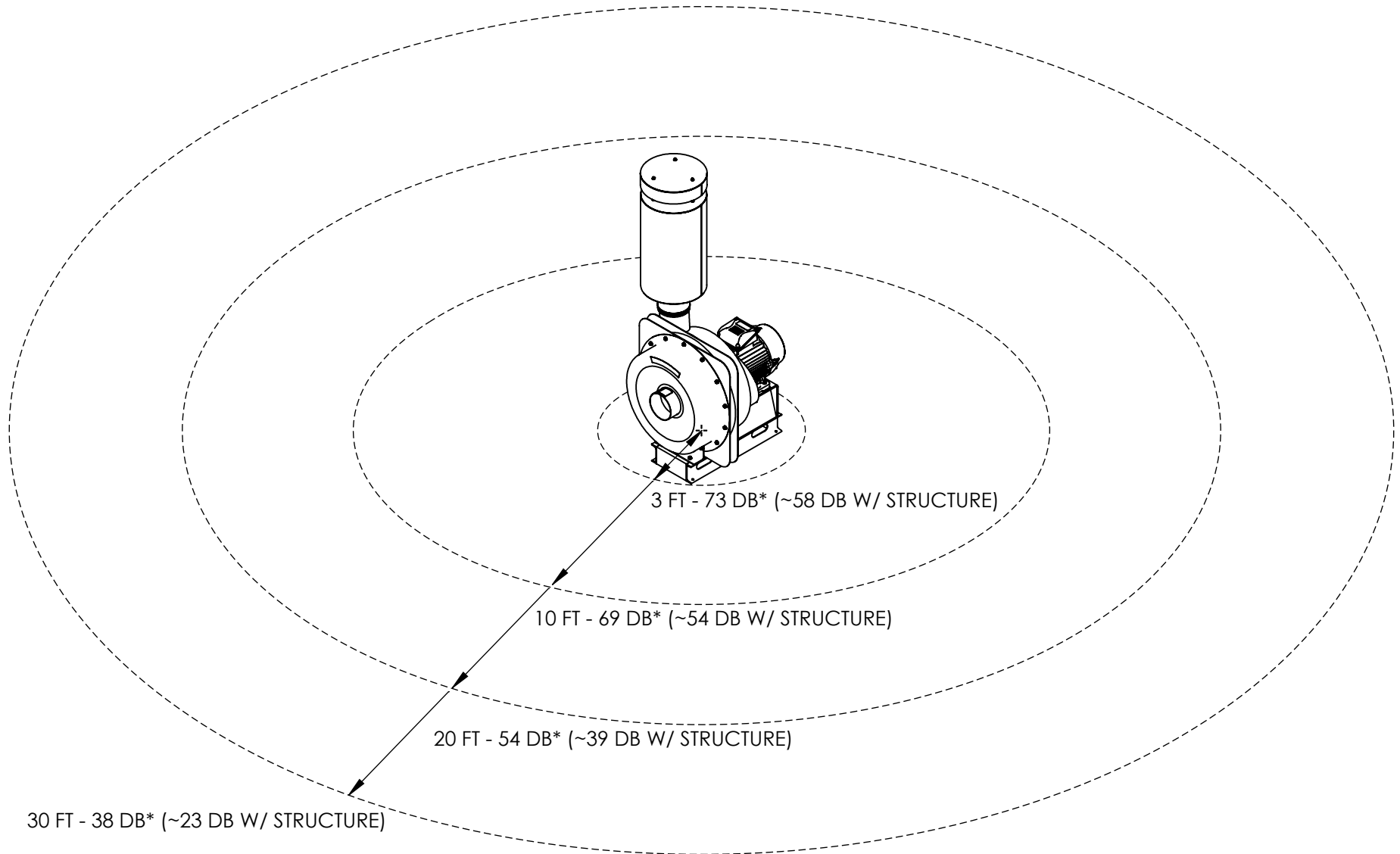
NOTE: THESE READINGS WERE TAKEN OUTSIDE OF 8'x10'x8' CINDER BLOCK ENCLOSURE WITH CONCRETE SLAB AND NO ROOF.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc.com
WEB SITE: vacutechllc.com

SOUND INTENSITY VACUTECH T4, 40HP, DD TURBINE



TYPICAL VEHICULAR TRAFFIC
MEASURES 60-75 DB ON MOST
CITY STREETS

*SOUND LEVELS REPORTED ARE FROM ACTUAL FIELD MEASUREMENTS
AND WILL VARY BASED ON ACTUAL CONDITIONS



TECH BULLETIN

TECHNICAL BULLETIN #: 02-11-19

TO: MacNeil Distributors
FROM: Barb McCutcheon, Engineering Manager
DATE: February 11, 2019
SUBJECT: Tech 21 Dryer Decibel Levels

Dear Distributors,

Recently we have had a number of inquiries from customers seeking information on the noise levels of our dryers, as they require this information for permitting. Therefore, please find decibel data for both the 10HP and 15HP Tech 21 producers below.

15 HP Data (1m):

	SPL (dBA)	SPL (Pa)
Data at Measurement Location 1 (Directly in Front of Fan)		
No valve (loc 1)	95.8	1.23
Max Air (valve + foam)	92.2	0.81
Min Air (valve + foam)	87.1	0.45
Averaged Data (in Front of Fan)		
No valve (front fan)	94.4	1.04
Max Air (valve + foam)	92.0	0.80
Min Air (valve + foam)	88.0	0.50

10 HP Data (1m):

	SPL (dBA)	SPL (Pa)
Data at Measurement Location 1 (Directly in Front of Fan)		
No valve (loc 1)	92.2	0.81
Max Air (valve + foam)	87.9	0.50
Min Air (valve + foam)	84.9	0.35
Averaged Data (in Front of Fan)		
No valve (front fan)	89.4	0.59
Max Air (valve + foam)	88.0	0.50
Min Air (valve + foam)	85.2	0.36

APPENDIX C – SOUND ATTENUATION CALCULATIONS



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

PROJECT:	Take 5 Car Wash Sound Study		
SUBJECT:	Sound Attenuation Equation		
SHEET:	1	OF	1
DATE:	February 2023		
BY:	J. Sheridan		
CHK'D:			

SOUND ATTENUATION EQUATION

$$\text{SPL}_2 = \text{SPL}_1 - 20 \log (R_2 / R_1)$$

SPL_1 = Sound pressure level at point 1

SPL_2 = Sound pressure level at point 2

R_1 = Distance from the sound source to point 1

R_2 = Distance from the sound source to point 2

CAR WASH ENTRANCE

$$\text{SPL}_1 = 83.4 \text{ dBA}$$

$$R_1 = 10 \text{ ft}$$

$$R_2 = 83.2 \text{ ft from Entrance}$$

$$\log (R_2 / R_1) = 0.92$$

$$\text{SPL}_2 = 65.0 \text{ dBA}$$

CAR WASH EXIT (FIELD DATA)

$$\text{SPL}_1 = 92.6 \text{ dBA}$$

$$R_1 = 5.0 \text{ ft}$$

$$R_2 = 120 \text{ ft from Exit}$$

$$\log (R_2 / R_1) = 1.38$$

$$\text{SPL}_2 = 65.0 \text{ dBA}$$

CAR WASH EXIT (MANUFACTURER SPECS)

$$\text{SPL}_1 = 95.8 \text{ dBA}$$

$$R_1 = 3.28 \text{ ft}$$

$$R_2 = 114 \text{ ft from Exit}$$

$$\log (R_2 / R_1) = 1.54$$

$$\text{SPL}_2 = 65.0 \text{ dBA}$$

MEETING MINUTES

Meeting Date: May 3, 2023

Subject: Take 5 Car Wash Greenville
Neighborhood Workshop

Location: The Westin Poinsett, Greenville
120 S Main St, Greenville, SC 29601

Prepared By: Jason Sheridan, PE

Attendees: See Attached Sign-in Sheet

Items of discussion:

1. Pennoni presented proposed project to members of the community that attended the meeting.
2. Items of concern mentioned by community members at the meeting are listed below:
 - Noise concerns during hours of operation
 - Light trespass concerns during nighttime hours.
 - Increased traffic volume on Legrand Blvd.
 - Future plans for the office building to the south.
 - Protecting trees and vegetation within the southeast portion of the property.
3. A comment regarding the entrance location along Pleasantburg Dr., and an additional driveway connection along Legrand Blvd. was suggested by one attendee. It was noted that the additional driveway along Legrand Blvd. is not recommended, and the existing driveway along Pleasantburg Dr. would be coordinated with SCDOT.
4. Items of concern were discussed and replied to by Pennoni during the workshop meeting.
5. The Special Exception process was discussed, and future hearing dates were noted.

Neighborhood Meeting**Project Name:** TAKE 5 CAR WASH**Location:** 120 S MAIN ST, GREENVILLE, SC, 29601**Time of the meeting:** 6:00**Date:** 5/3/23**Representative holding meeting:** JASON SHERIDAN

Name	Street Address	Email
1 Michael Niemann	111 Legend Blvd	Michael J & Niemann group.com
2 Nicole Kayse	111 Legend Blvd	Kayse.Nicole@gmail.com
3 Douglas Wielborn	16 Scarlett	Apix Inc @ gmail . com
4 David Fishburne	308 S. Pleasantburg Dr	mfishkeys@aol.com
5 SARAH LAMUNION	11 DON DRIVE	SARAHLAMUNION@GMAIL.COM
6 Ross Zekuske	206 S Main St Greenville SC	rzekuske@greenvillesc.gov
7 John Hopkins	110 Legend Blvd	johnhopkins@gmail.com
8		
9		
10		
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25		

TAKE 5 CAR WASH



301 S PLEASANTBURG DR
GREENVILLE, SC



- SOUTH INTERSECTION OF LEGRAND BLVD & PLEASANTBURG DR
- 3 PARCELS
- +/- 1.34 AC TOTAL
- ZONED C-3 (REGIONAL COMMERCIAL)





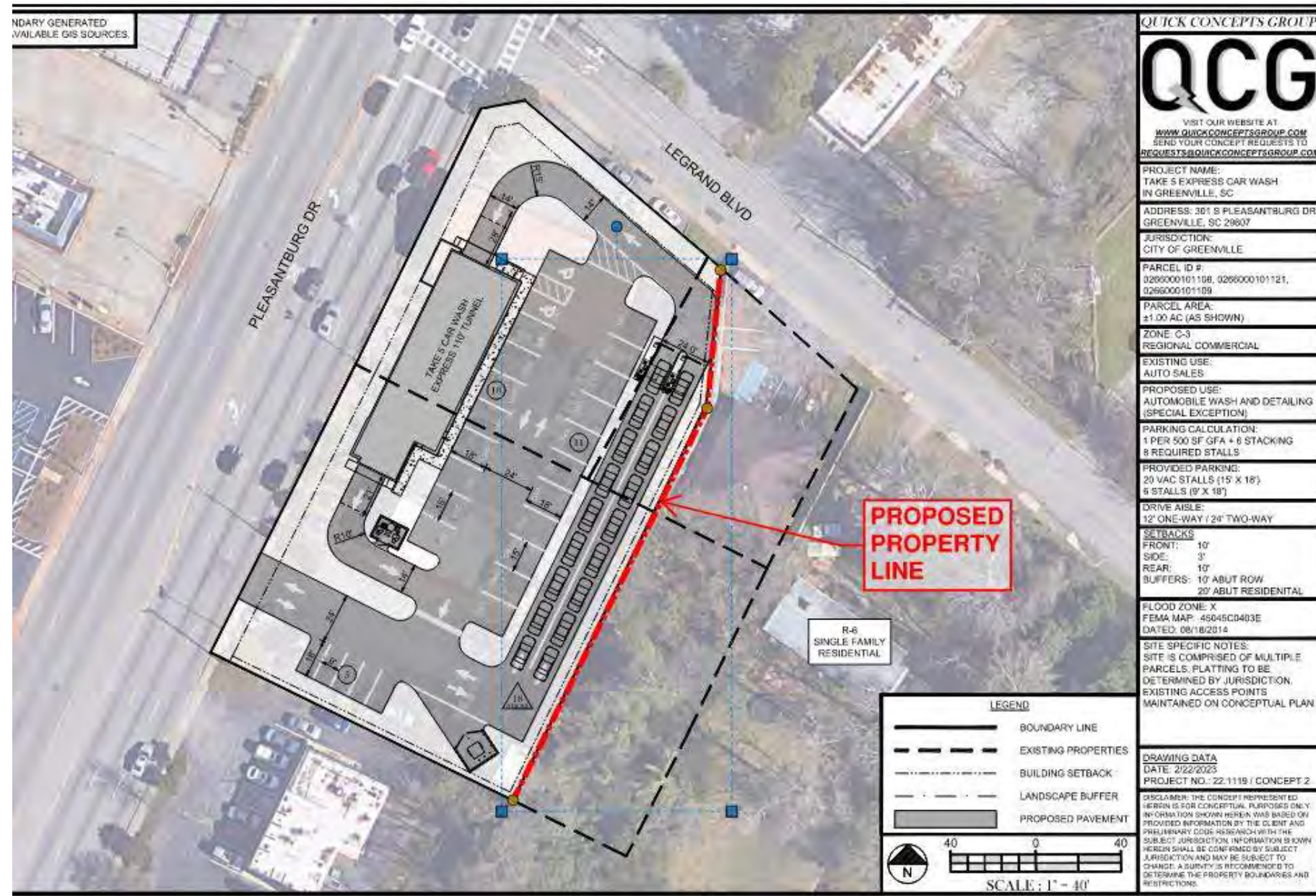
- Car Wash will replace Car Dealership
- Office Building to Remain
- Site currently served by utilities.



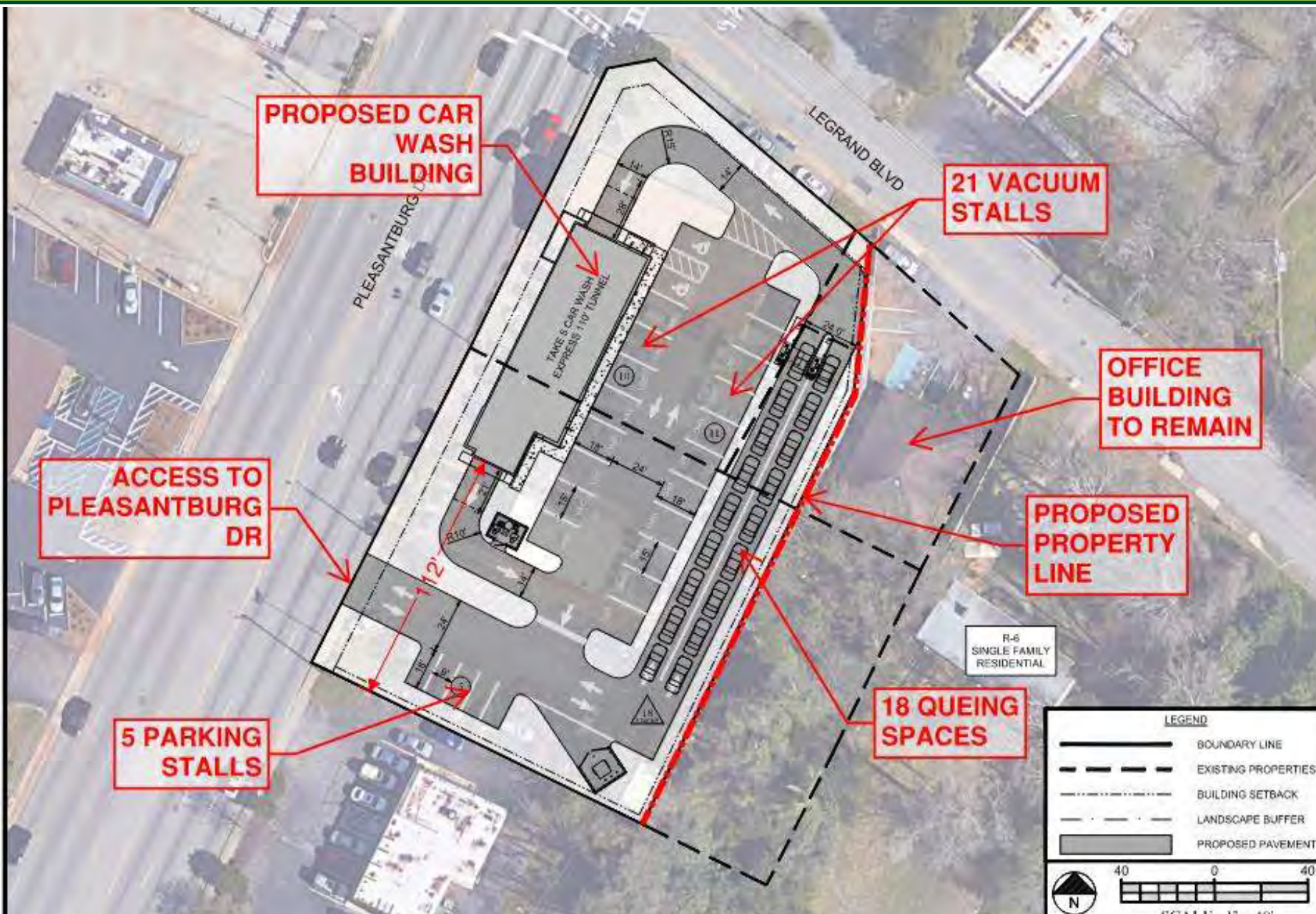
- 18 Queuing Spaces
- 5 Parking Stalls
- 21 Vacuum Stalls
- Site access from S Pleasantburg Dr.
- Site surroundings can support traffic demand.
- Reduction of Impervious Area.

Vehicular Trip Generation Table

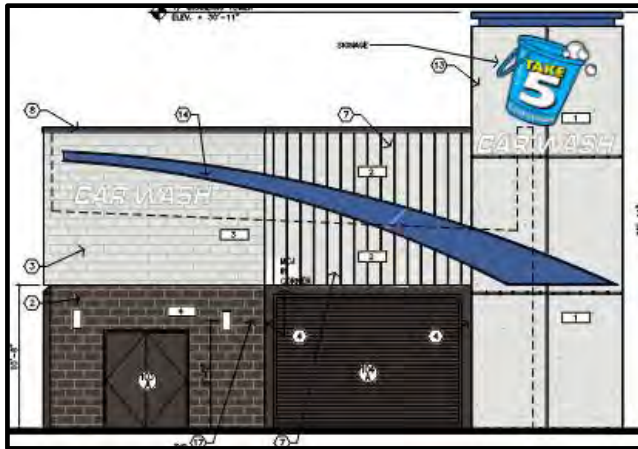
ITE LAND USE (11 TH EDITION)	WEEKDAY TRIPS
841 – Automobile Sales (Existing)	135
948 – Automated Car Wash (Proposed)	125
Trip Reduction	10



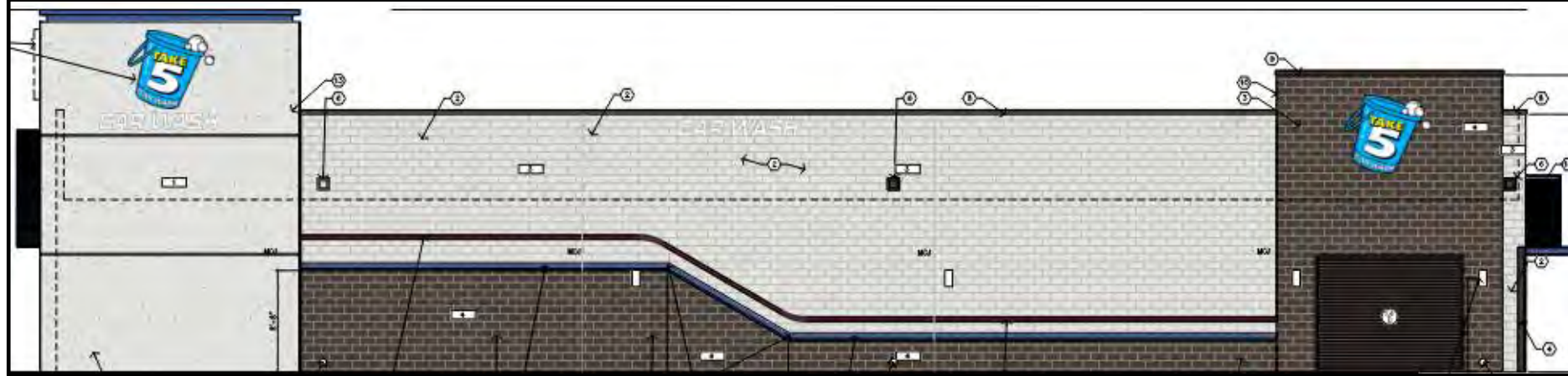




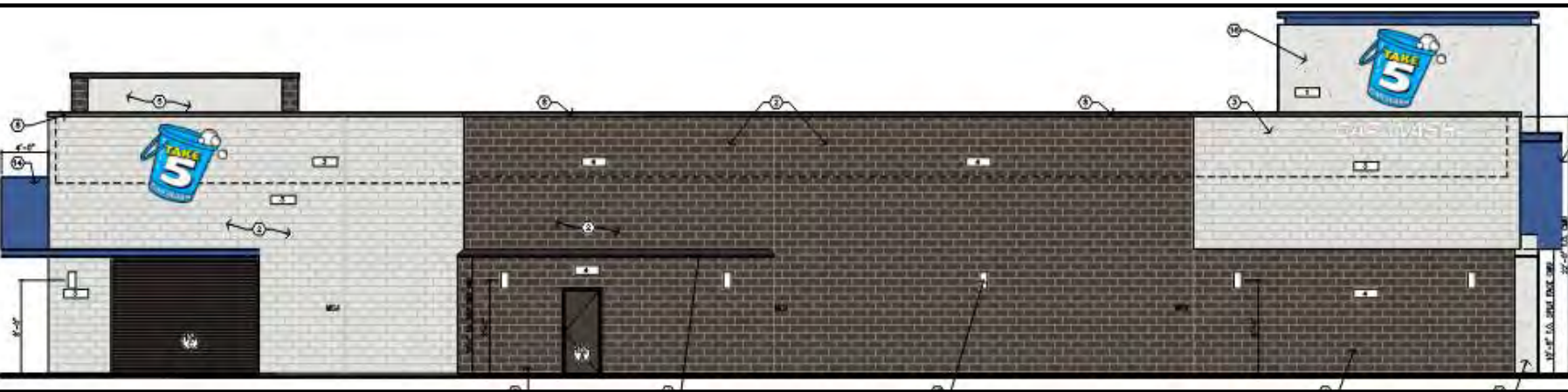
- 18 Queuing Spaces
- 5 Parking Stalls
- 21 Vacuum Stalls
- +/- 110 LF From CW Exit to meet typical Residential Sound Levels (60bDA).
- Nearest residential property is +/- 260 ft from Car Wash Building.



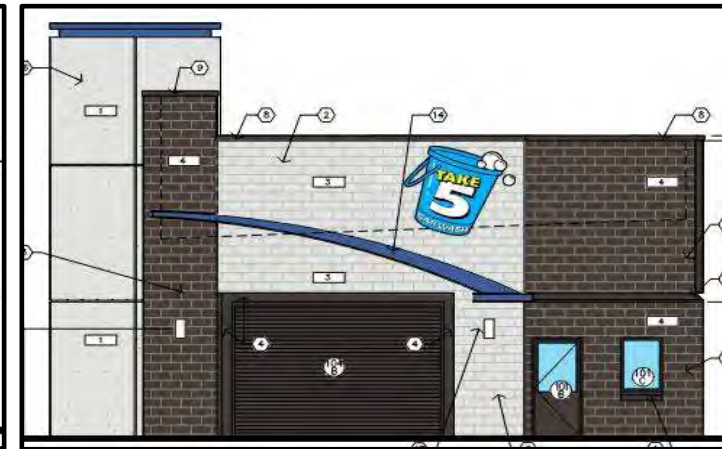
ENTRANCE ELEVATION (NORTH)



R.O.W. ELEVATION (WEST)



VACUUM ELEVATION (EAST)



EXIT ELEVATION (SOUTH)



(TYPICAL SITE LAYOUT, NOT
PROJECT SPECIFIC)

Application # _____
(for staff use only)

STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

AFFIDAVIT

The undersigned, being duly sworn, depose, and state the following:

1. The letters providing notice of the required neighborhood meeting to property owners and occupants within 1,000 feet of the property subject to the application before the City of Greenville Planning Commission were mailed at least ten (10) calendar days before the date of the neighborhood meeting as required by Sec. 19-2.2.4 of the Greenville City Code.
2. The letters were sent via first class mail and submitted for mailing at 3:30 AM/PM on April 20th, 2023, at the following mailbox, collection box, or post office location:

204 Fairforest Way, Greenville, SC 29607
(e.g. Collection box at 209 N. Main Street, or the Greenville Downtown Post Office)
Boing US Holdco, Inc.

By: Anthony Winchester, Esq. - VP - Legal, Real Estate
APPLICANT OR APPLICANT'S REPRESENTATIVE

Anthony Winchester - VP - Legal, Real Estate
Printed name

301 S Pleasantburg Dr., Greenville, SC 29607
Application Number or Address of the Subject Property

SWORN TO before me

this 5th day of MAY, 2023.

Carol D Donoghue
NOTARY PUBLIC

My Commission expires: 3-9-2026





**Planning Staff Report to
Board of Zoning Appeals
June 2, 2023**
for the June 8, 2023 Public Hearing

Docket Number:	S 23-351
Applicant:	Natalie Satterfield & William Satterfield (Sattgals Corporation)
Property Owner:	McBee Associates
Property Location:	36 South Main Street
Tax Map Number:	000100-03-00700
Acreage:	0.25
Zoning:	C-4, Central Business District
Proposal:	SPECIAL EXCEPTION to establish a 'Bar' operating after midnight

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 (C), *Use-specific standards, Commercial uses, Eating Establishments*

Sec.19-4.3.3 (F) (10), *Use-specific standards, Commercial uses, Nightclub or bar*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit as a **'Nightclub or Bar'** permitted to operate after midnight. If the Board decides to grant the Permit, Staff suggests the following conditions:

1. Operation of the facility shall be limited to a "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.
2. The special exception permit shall be limited to the applicant, Fieldhouse Downtown (Natalie Satterfield, William Satterfield, and/or Sattgals Corporation) and is not transferrable.
3. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds within 30 days upon execution by the Administrator.
4. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m.
5. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.

6. 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.
7. 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.
8. 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.
9. 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 special exception permit and future personnel shall receive training within 30 days of hiring.
10. The Applicant shall retain a minimum of two (2) security persons of which at least one must be positioned outside the business from the hours of 10:00 p.m. to 1:15 a.m. Sunday through Thursday, and from the hours of 10:00 p.m. to 2:15 a.m. on Fridays and Saturdays, as well as, at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
11. 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.
12. 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. Soundproofing measures shall be taken inside the space to reduce noise and vibration impacts from interior amplification. A pattern of noise complaints related to interior amplification from the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise complaints may be grounds for revocation of the permit.
13. Outdoor live entertainment and exterior sound amplification is prohibited.
14. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 2:00 a.m.
15. The Applicant shall confirm interior life safety design is conforming to building code and fire regulations through required permitting and inspections. Issuance of the special exception permit is contingent upon this condition being met.

16. If outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
17. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
18. Occupant capacity of the establishment shall comply with the life safety plan approved by the Building Codes Administrator.
19. The existing covered patio area along South Main Street shall be closed by 12:00 midnight. When the existing covered patio area is open, the Applicant shall ensure that staff and security adequately monitor occupancy of all spaces and that alcohol consumption remains in compliance with the business' alcoholic beverage license.

Staff Analysis:

The Applicant and Applicant Representatives, Natalie Satterfield, William Satterfield, and Sattgals Corporation, request a special exception to legally convert a restaurant and retail sales establishment into a 'bar' use operating after midnight in downtown Greenville. The application indicated that the business would be known as "Fieldhouse Downtown." The business previously went by the names, "Greenville House of Jerky" and "Greenville Jerky & Vine," both of which operated as restaurant and retail sales uses.

Per Sections 19-4.1 (*Table of Uses*) and 19-4.3.3(A), a special exception permit is required for commercial uses that are open to the public between the hours of 12:00 midnight at 5:00 a.m. The proposed use falls within the '*Retail sales and services*' commercial use category in Section 19-4.1.

The Applicant indicated that the business would operate from 12:00 noon to 1:00 a.m. from Sunday to Thursday and from 12:00 noon to 2:00 a.m. on Friday and Saturday.

The business will primarily serve alcohol (beer accounting for 30% of revenue sales, 35% of revenue sales generated by liquor sales, and wine sales amounting to 5% of projected revenue sales) as food accounts for only 30% of the projected revenue sales for the establishment. Alcohol sales will account for approximately 70 percent of all revenues.

The Technical Advisory Committee (TAC) met with the Applicant on May 18, 2023, 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 Comprehensive Plan identifies the subject property in the '*Center City*' classification as part of the future land use map.

The '*Center City*' classification is described as 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 proposed 'bar' use maintains the blend of service, entertainment, and other commercial uses in the Center City.

The establishment will likely contribute to the growing, more diverse variety of local entertainment options within Downtown Greenville that appeals to a younger demographic, which is identified as one of the objectives in the 'Retail Preservation and Enhancement Strategy' subsection of the Downtown Master Plan (2019).

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 uses operating after midnight as well as 'nightclubs' are listed below:

Note that code language referring to conditional use permits should be substituted with special exception permits as a special exception permit is required for this application.

19-4.3.3. Commercial uses.

(A) General.

(2) Commercial uses located within the OD, C-1, C-2, C-3, C-4, S-1, RDV, and PD districts open to the public between the hours of 12 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and, at a minimum, are subject to the following standards:

(a) The standards for granting a special exception permit.

(b) On-site traffic shall be directed away from abutting residential uses or residential districts between the hours of 12:00 midnight and 5:00 a.m.

(c) Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.

(d) 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 and shall be enforced by the proprietors.

(e) Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan and/or floor plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. No exterior amplified sound shall be permitted between the hours of 10:00 p.m. and 11:00 a.m. 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.

(f) Drive-through facilities shall be closed between the hours of 12:00 midnight and 5:00 a.m.

(g) Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.

(h) The required permit, either special exception permit or conditional use permit, shall be limited to the applicant and shall not be transferrable. Copy of the special exception permit or the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

.....

(F) Retail sales and service.

(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 has stated their intent to comply with the use-specific criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues about noise, security, and the need for training of 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 also recommends the incorporation of the applicable use specific standards as conditions of 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 used (and zoned) as follows:

East:	Retail sales & service (C-4, Central business district)
North:	Restaurant, indoor & outdoor seating (C-4)
West:	Office (C-4)
South:	Financial institution (C-4)

The property is located in downtown Greenville and is zoned C-4, Central Business District. The subject property is a multi-tenant, mixed-use structure attached to adjacent buildings. The use will occupy a ground floor suite. Its neighboring tenant businesses are a restaurant (Takosushi) and an office fronting West McBee Avenue (Pohl).

The Applicant has stated the business will close at 1:00 a.m. Sunday through Thursday and 2:00 a.m. on Friday and Saturday.

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

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

4. The Design Does Not Have Substantial Adverse Impact:

The proposed use is located within an existing mixed-use building. The Applicant indicated that no exterior façade changes were proposed. Any future changes would be required to comply with city design guidelines and subject to Design Review Board approval. No visual impacts are anticipated from the use.

The tenant suite is located within close proximity to public parking options at the Poinsett Garage and the West Washington Street Parking Deck, both owned and operated by the City of Greenville. In addition, there is private parking diagonally across the tenant suite on the corner of East McBee Avenue and South Main Street.

The Applicant indicated that there will be karaoke on Wednesday and Friday and a live disc-jockey on Tuesday and Saturday. Both entertainment features will be retired by 1:00 a.m. There will be a designated smoking area 10 feet from the customer entrance, according to the applicant narrative.

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 use and its design will 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 business name will be Field House Downtown. The Applicant indicates that the business has been in operation since purchase in 2019. The use was approved as a retail sales establishment for the portion of the space accessed from West McBee Avenue. The Applicant has revised the interior and combined the space with the suite fronting South Main Street and now seeks approval to operate as a bar/restaurant.

3. The Applicant indicates the intent to operate from Sunday through Thursday from 12:00 p.m. to 1:00 a.m., and Friday and Saturday 12:00 p.m. to 2:00 a.m.
4. The Applicant indicates that beer, wine, and liquor by the drink will be sold. Food will also be sold and offered during all hours of operation.
5. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
6. The Applicant indicates that Corso Protection Services has been retained to provide security services for the business. The Applicant indicates that at least one SLED certified security guard is on duty Wednesday through Saturday starting at 8:00 p.m. This security guard is positioned at the main entry. The Applicant's written security plan indicates that four security guards will be retained.
7. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy of the premises will be 92 occupants.
8. The Applicant indicates that live music/entertainment, including trivia nights, karaoke, and disc jockeys, will occur inside the space and will end as late as 1:00 a.m. most days.
9. The Applicant indicates that the existing covered patio area along South Main Street will be used by the business.

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(A) and Section 19-4.3.3(F)(10) 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 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 the following: 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.
 - i. In particular, this Committee recommends the Applicant ensure that staff and patrons are aware of and comply with the city's noise ordinance.
 - c. 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.
 - d. 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.

- e. This Committee recommends that the Applicant shall retain a minimum of two (2) security persons of which at least one must be positioned outside the business from the hours of 10:00 p.m. to 1:15 a.m. Sunday through Thursday, and from the hours of 10:00 p.m. to 2:15 a.m. on Fridays and Saturdays, as well as, at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
- f. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirmation of compliance with allowable occupant capacity.
- g. This Committee recommends that all interior amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
- h. This Committee recommends that, except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m. in accordance with Sec 19-4.3.2 (G)."
- i. This Committee recommends that soundproofing measures be taken inside the space to reduce noise and vibration impacts from interior amplification. A pattern of noise complaints related to interior amplification from the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise complaints may be grounds for revocation of the permit.
- j. This Committee recommends that the existing covered patio area along South Main Street be closed by 12:00 midnight. When the existing covered patio area is open, the Applicant shall ensure that staff and security adequately monitor occupancy of all spaces and that alcohol consumption remains in compliance with the business' alcoholic beverage license.

Staff Comments and Conditions

Fire Department Comments

Comments:

No comments received at time of staff report posting.

City Engineer Comments

Comments:

No comments received at time of staff report posting.

S 23-351
36 South Main Street

Civil Engineer Comments

Comments:

None.

Environmental Engineer Comments

Comments:

None.

Traffic Engineer Comments

Comments:

None.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals for the City of Greenville

Application by Satgalls Corporation (William Satterfield) dba Field House Downtown for a **SPECIAL EXCEPTION** to establish a 'Bar' use operating after midnight in a C-4, Central business district at **36 S MAIN ST** (TM# 000100-03-00700)

Committee Meeting Date(s): May 18, 2023

Applicant(s) attending meeting: Cory Satterfield and Natalie Satterfield

Proposed Business: Field House Downtown

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 business name will be Field House Downtown. The Applicant indicates that the business has been in operation since purchase in 2019. The use was approved as a retail sales establishment for the portion of the space accessed from West McBee Avenue. The Applicant has revised the interior and combined the space with the suite fronting South Main Street and now seeks approval to operate as a bar/restaurant.
3. The Applicant indicates the intent to operate from Sunday through Thursday from 12:00 p.m. to 1:00 a.m., and Friday and Saturday 12:00 p.m. to 2:00 a.m.
4. The Applicant indicates that beer, wine, and liquor by the drink will be sold. Food will also be sold and offered during all hours of operation.
5. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
6. The Applicant indicates that Corso Protection Services has been retained to provide security services for the business. The Applicant indicates that at least one SLED certified security guard is on duty Wednesday through Saturday starting at 8:00

- p.m. This security guard is positioned at the main entry. The Applicant's written security plan indicates that four security guards will be retained.
7. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy of the premises will be 92 occupants.
 8. The Applicant indicates that live music/entertainment, including trivia nights, karaoke, and disc jockeys, will occur inside the space and will end as late as 1:00 a.m. most days.
 9. The Applicant indicates that the existing covered patio area along South Main Street will be used by the business.

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(A) and Section 19-4.3.3(F)(10) 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 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 the following: 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.
 - i. In particular, this Committee recommends the Applicant ensure that staff and patrons are aware of and comply with the city's noise ordinance.

- c. 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.
- d. 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.
- e. This Committee recommends that the Applicant shall retain a minimum of two (2) security persons of which at least one must be positioned outside the business from the hours of 10:00 p.m. to 1:15 a.m. Sunday through Thursday, and from the hours of 10:00 p.m. to 2:15 a.m. on Fridays and Saturdays, as well as, at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
- f. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirmation of compliance with allowable occupant capacity.

- g. This Committee recommends that all interior amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
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- i. This Committee recommends that soundproofing measures be taken inside the space to reduce noise and vibration impacts from interior amplification. A pattern of noise complaints related to interior amplification from the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise complaints may be grounds for revocation of the permit.
- j. This Committee recommends that the existing covered patio area along South Main Street be closed by 12:00 midnight. When the existing covered patio area is open, the Applicant shall ensure that staff and security persons adequately monitor occupancy of all spaces and that alcohol consumption remains in compliance with the business’ alcoholic beverage license.

Respectfully Submitted,

John Hamlett
Technical Advisory Committee Chair



Ross Zelenske
Liaison to the Board of Zoning Appeals



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Natalie Satterfield Corporate Officer
Name Title / Organization
permit may be limited to this entity. Sattgals Corporation / DBA Fieldhouse Downtown
APPLICANT'S REPRESENTATIVE: William Satterfield GM. Manager
(Optional) Name Title / Organization
MAILING ADDRESS: 36 S Main Street Greenville SC 29601
PHONE: 864-380-8366 **EMAIL:** Shantfieldsg@gmail.com

PROPERTY OWNER: McBee Associates
MAILING ADDRESS: 8 W McBee Greenville SC 29601
PHONE: 864-630-2762 **EMAIL:** Hintonbl@aol.com

PROPERTY INFORMATION

STREET ADDRESS: 36 S Main Street Greenville SC 29601
TAX PARCEL #: _____ **ACREAGE:** _____ **ZONING DESIGNATION:** _____

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Eating Establishment Restaurant with indoor seating only

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.

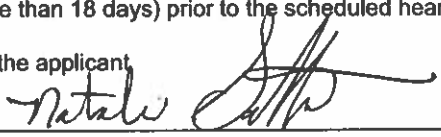
3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements 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

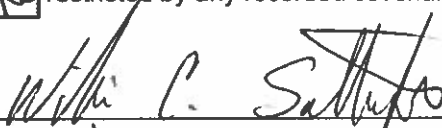

Applicant Signature

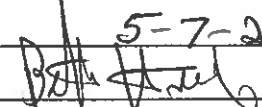
7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.





5-7-2023

5-7-2023

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.

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

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

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

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

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

The proposed special exception for Fieldhouse Downtown is consistent with the comprehensive plan in several ways. Firstly, the comprehensive plan emphasizes the importance of promoting economic development in the downtown area. By allowing Fieldhouse Downtown to operate as a small bar, the special exception would support this goal by providing a unique and attractive destination for locals and tourists alike.

Secondly, the comprehensive plan highlights the need to create vibrant and lively public spaces in the downtown area. Fieldhouse Downtown would contribute to this goal by providing a cozy and welcoming environment for patrons to gather and socialize. This would help to create a sense of community and enhance the overall vibrancy of the downtown area.

Finally, the comprehensive plan recognizes the importance of preserving historic buildings and promoting adaptive reuse. Fieldhouse Downtown is located in an old building along the historic main street of Greenville, and the proposed special exception would allow it to continue operating in this location. This would help to preserve the character and charm of the downtown area, while also promoting sustainable development practices.

Overall, the proposed special exception for Fieldhouse Downtown is consistent with the comprehensive plan in several important ways. It would support economic development, create vibrant public spaces, and promote historic preservation and adaptive reuse.

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

As a business owner of Fieldhouse Downtown, I am seeking a special exception from the Technical Advisory Committee of the zoning department. The request will comply with the standards in Section 19-4.3 in the following ways:

1. Section 19-4.3 (B)(1) - The proposed use will not adversely affect the character of the surrounding area. Fieldhouse Downtown is a small, cosy bar that will blend in with the existing buildings along the old downtown Greenville main street. It will not adversely affect the character of the surrounding area.
2. Section 19-4.3 (B)(2) - The proposed use will not create any adverse impacts on the surrounding area. Fieldhouse Downtown will not create any adverse impacts on the surrounding area. It is a small bar that will not generate excessive noise or traffic.

3. Section 19-4.3 (B)(3) - The proposed use will not overburden public facilities and services. Fieldhouse Downtown will not overburden public facilities and services. It is a small bar that will not require excessive water, sewer, or other public services.
4. Section 19-4.3 (B)(4) - The proposed use will not create any safety hazards. Fieldhouse Downtown will not create any safety hazards. It will comply with all safety regulations and will not pose any risks to its patrons or the surrounding area.
5. Section 19-4.3 (B)(5) - The proposed use will not generate excessive traffic. Fieldhouse Downtown will not generate excessive traffic. It is a small bar that will primarily serve local customers.

In conclusion, the special exception requested by Fieldhouse Downtown complies with all the standards outlined in Section 19-4.3 of the zoning department. It will not adversely affect the character of the surrounding area, create any adverse impacts, overburden public facilities or services, create any safety hazards, or generate excessive traffic.

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 request for a special exception for the Fieldhouse Downtown bar is appropriate for its location and compatible with the character of existing and permitted uses of surrounding lands for several reasons. First, the bar is located along the old downtown Greenville main street, which is known for its vibrant and bustling atmosphere. The area is already home to several bars, restaurants, and other entertainment venues, making it a popular destination for locals and tourists alike.

Second, the Fieldhouse Downtown bar is designed to be a cosy and small establishment, which is in keeping with the character of the surrounding area. The bar will not be a large or intrusive presence in the neighborhood, and will instead provide a welcoming and intimate atmosphere for patrons.

Third, the request for a special exception will not reduce the property values of surrounding lands. On the contrary, the addition of a new bar to the area is likely to increase foot traffic and bring more business to neighboring establishments. This, in turn, could lead to an increase in property values and economic activity in the area.

In summary, the request for a special exception for the Fieldhouse Downtown bar is appropriate for its location and compatible with the character of existing and permitted uses of surrounding lands. The addition of a new bar to the area is likely to enhance the vibrancy and economic activity of the neighborhood, without reducing property values or negatively impacting the surrounding community.

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.

The request for a special exception for Fieldhouse Downtown will minimize adverse effects on adjacent lands in various ways. First, the bar's visual impact will be minimal as it is a small and cosy establishment that blends in with the old downtown Greenville main street's architecture. The bar's signage will be tasteful and not overpowering, ensuring that it does not negatively impact the visual appeal of the area.

Second, service delivery will not adversely affect adjacent lands as the bar will operate during specific hours, ensuring that there is no disturbance to the surrounding community. The bar will also have a designated loading area to minimize any disruptions during deliveries.

Third, parking will be adequately addressed to ensure that it does not impact adjacent lands. The bar will have a designated parking area for its customers, and the owners will encourage the use of public transportation or ride-sharing services to minimize traffic congestion.

Fourth, the request will ensure that there are no odors emanating from the bar that could impact adjacent lands. The bar will have proper ventilation systems in place to ensure that any cooking or smoking odors are not noticeable outside the establishment.

Fifth, noise will be kept to a minimum, and the bar will follow all noise ordinances to ensure that it does not create a disturbance for the surrounding community. The bar will use sound-absorbing materials to minimize noise levels.

Sixth, the request will ensure that there is no glare or vibration that could adversely affect adjacent lands. The bar will use appropriate lighting that does not create a glare, and the owners will ensure that the establishment's music does not create any vibrations that could be felt outside the bar.

Last, the request will not create a nuisance as the owners will ensure that the bar's operations do not negatively impact the surrounding community. The owners will maintain a good relationship with the community and address any concerns promptly.

In conclusion, the special exception request for Fieldhouse Downtown will minimize adverse effects on adjacent lands and not create a nuisance. The bar's owners will ensure that the establishment's operations are in compliance with all local ordinances and regulations, ensuring that it is a positive addition to the downtown Greenville community.

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?

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

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 proposed nonconforming use of Fieldhouse Downtown as a small bar is more in character with the permitted uses in the zoning district than the existing or prior nonconforming uses. The bar will offer a social gathering space for locals and tourists alike, which is in line with the community-oriented vibe of the old downtown Greenville main street. Additionally, the bar will serve a variety of craft beers and cocktails, which is a popular and accepted use in the area. The prior nonconforming use was a retail shop, which did not contribute to the neighborhood's vibrancy in the same way that a bar would. Therefore, the proposed nonconforming use is more in character with the neighborhood's character and will add value to the community.

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)

As a small bar, Fieldhouse Downtown will not substantially and permanently injure the use of neighboring property for those uses permitted within the relevant zoning district(s). The bar will operate during normal business hours and will not generate excessive noise or traffic that would disrupt neighboring businesses or residences. Overall, Fieldhouse Downtown will operate in a manner that is respectful of its neighbors and will not negatively impact their ability to use their property for permitted uses within the relevant zoning district(s).

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

As the owner of Fieldhouse Downtown, I can confirm that there is adequate infrastructure capacity available to serve the proposed nonconforming use. We have worked closely with the city and utility providers to ensure that our bar is equipped with all necessary utilities and infrastructure, including water, sewer, electricity, and gas. We have also taken steps to ensure that our bar is in compliance with all relevant building codes and regulations. Overall, we are confident that our bar will not place any undue strain on the infrastructure in the area, and we look forward to serving our customers in downtown Greenville.

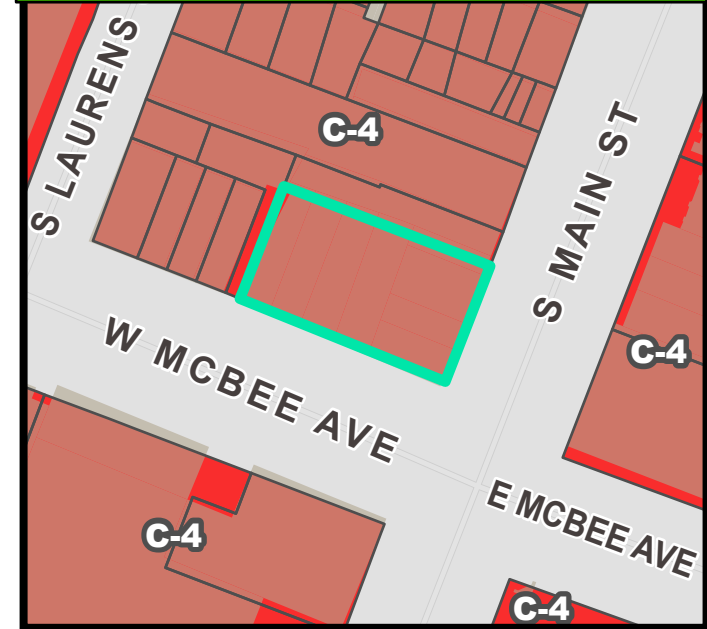
4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

The proposed use of Fieldhouse Downtown as a bar is permissible in the current zoning district. I am confident that my business meets all of the necessary standards for the special exception permit and will be a valuable addition to the downtown Greenville community.

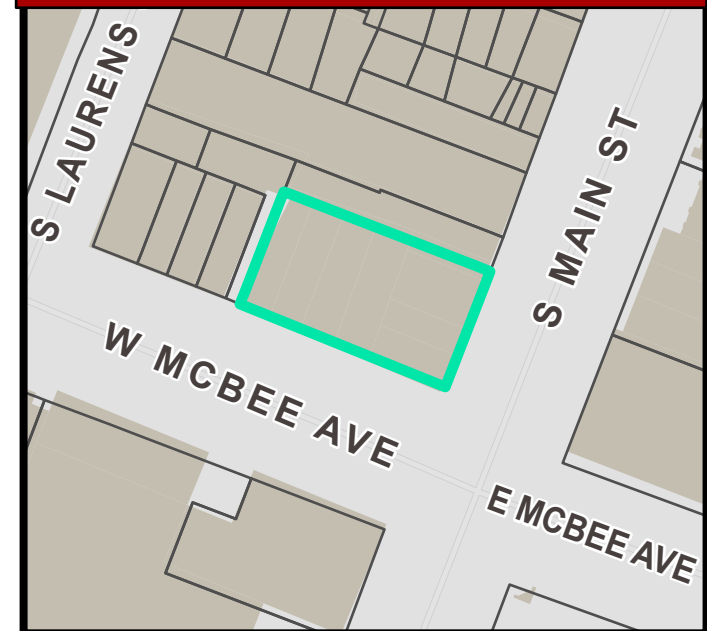
AERIAL VIEW



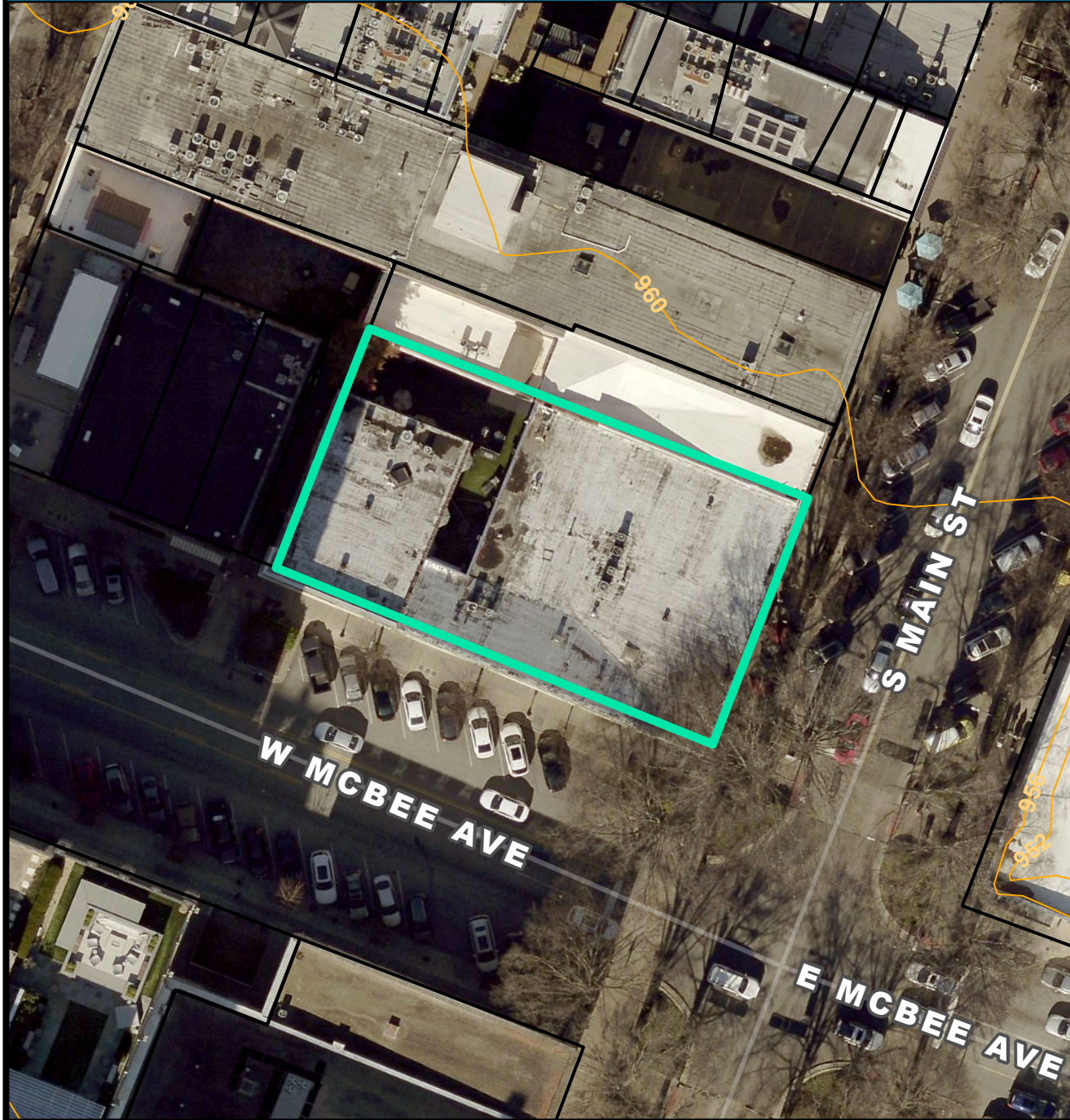
CURRENT ZONING



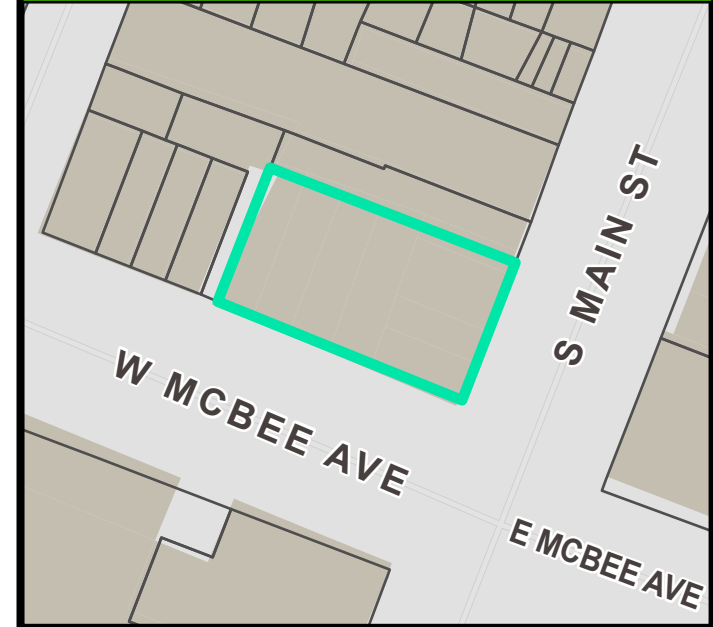
FUTURE LAND USE



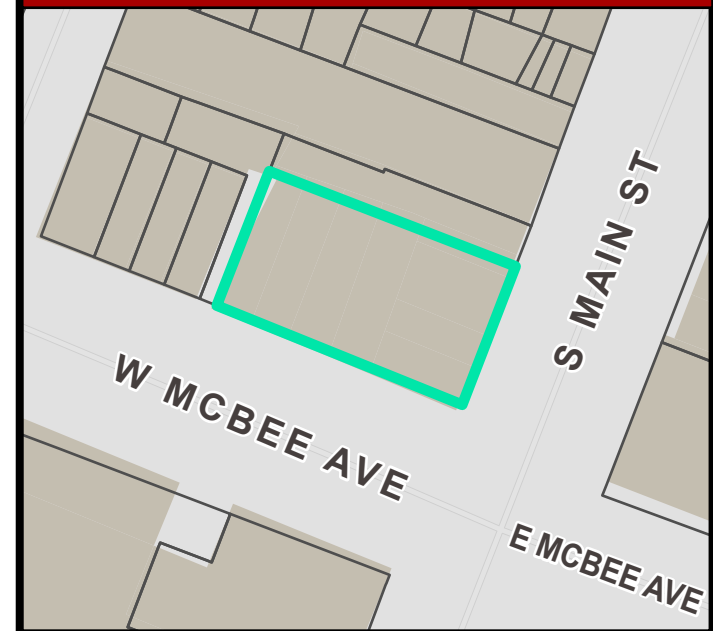
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Natalie Satterfield Phone 864-380-7970

Mailing Address 36 S Main Street Greenville SC 29601

Email Fieldhousesc@gmail.com

Signature of Applicant _____ Date 5-7-2023

Property Owner

Name Betty Hinton Phone 864-630-2762

Mailing Address 1 8 W McBee Greenville SC 29601

Email Hintonbl@aol.com

Signature of Property Owner [Signature] Date 5-7-2023

Property Information

Address 36 S Main St Greenville SC 29601

TMS# _____ Zoning District Designation _____

Description of Proposed Use

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

Operating Plan

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

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



city of greenville

Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
Attached

2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.
Attached

3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.
Attached

Meet With the Technical Advisory Committee

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

Building Codes and Inspections
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.

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.

The proposed use of Fieldhouse Downtown Greenville is consistent with the comprehensive plan of Greenville's downtown. The comprehensive plan of Greenville emphasizes the creation of a vibrant and authentic downtown that caters to people's needs. The Fieldhouse Downtown Greenville aligns with this plan by providing a relaxing space where people can come together as part of the entertainment, dining, and shopping experience. The location of the Fieldhouse Downtown Greenville is also strategic, as it is situated in a bustling area with a pedestrian-friendly atmosphere that has been compared to that of a European city. The Fieldhouse Downtown Greenville will add to the already existing 115 retailers, more than 110 independent restaurants, and a variety of art galleries and specialty stores in the area, making it an even more attractive destination for locals and tourists alike.

Furthermore, the Fieldhouse Downtown Greenville will contribute to the economic growth of the area. The comprehensive plan of Greenville emphasizes the need for economic development that benefits the community. The Fieldhouse Downtown Greenville will create job opportunities, attract new businesses, and increase foot traffic to the area. This will, in turn, boost the local economy, making Greenville's downtown an even more desirable place to live, work, and visit. With its unique offerings and strategic location, the Fieldhouse Downtown Greenville is well-aligned with Greenville's comprehensive plan, and it has the potential to contribute significantly to the growth and development of the area.

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 ownership team of Fieldhouse Downtown Greenville believes that our request for a new entertainment venue is appropriate for its location and compatible with the character of existing and permitted uses of surrounding lands. Greenville's downtown has long been a popular destination for shopping, dining, and entertainment, and has recently been recognized as one of the Top 10 Best Downtowns in the country by Livability. Fieldhouse Downtown will add to the vibrancy and authenticity of downtown Greenville, offering a new option for both locals and tourists to enjoy.

Fieldhouse Downtown blends into the pedestrian-friendly areas by serving as an oasis for thirsty visitors to relax and aligns with the city's focus on creating a people-centered downtown. Additionally, our venue will complement the existing mix of retailers, art galleries, and specialty stores in the area, adding to the diverse range of experiences available to visitors. We believe that our establishment will not reduce the property values of surrounding lands, but rather contribute to the continued growth and success of downtown Greenville as a whole.

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.

Our goal is to become a valued member of the downtown Greenville community, and we understand that this requires us to be responsible and respectful of our neighbors. We take great pride in ensuring Fieldhouse Downtown adheres to best practices to minimize environmental impact. We do not have any intrusive signs that could cause glare or disrupt the peaceful atmosphere of the surrounding area. We have also taken measures to ensure that our bar does not cause any odors or excessive noise. The location has been part of the downtown area for decades. The parking for our location uses the existing infrastructure and service delivery follows established practices for the area. A welcoming and enjoyable experience awaits our patrons while minimizing any negative impacts on the surrounding area.

We take great pride in ensuring Fieldhouse Downtown does not create a nuisance for our neighbors. We will work closely with the city and the community to ensure we meet all regulations and guidelines. We will also be proactive in addressing any concerns or issues that may arise, and we will take swift action to rectify any problems. We believe that by being a positive addition to the downtown area, we can contribute to the continued success and growth of this vibrant community.

April 24, 2023

Sattgals Corporation
Fieldhouse Downtown
36 South Main Street
Greenville, SC 29601

Dear Technical Advisory Committee,

Operational Plan Fieldhouse Downtown

As a member of the ownership team, I am submitting an operational plan for Fieldhouse Downtown Greenville, SC. Our establishment will serve beer, wine, and liquor as a restaurant and bar, open daily at noon. Closing time will be 1 am from Sunday to Thursday and 2 am on Fridays and Saturdays.

We will have a large selection of jerky in addition to our menu, which can be found in the attached document. Food service hours will be the same as our hours of operation. Customers and employees can park on the street on two sides of the building, and there is a parking garage on West McBee Street.

Our staffing schedule includes eight bartenders, with two on weekdays and Sundays and three on Fridays and Saturdays. Our kitchen equipment schedule includes an airfryer, microwave, two electric pizza ovens, a small refrigerator, and a chest freezer.

Regarding entertainment, we will have karaoke on Wednesday and Friday from 9 pm to 1 am and a DJ on Tuesday and Saturdays from 9 pm to 1 am. We plan to designate a smoking area 10 feet from the customer entrance in front of the building at the city-designated smoking station.

Our closing procedures include last call 30 minutes prior to closing, with all alcoholic beverages collected 10 minutes prior to closing. All guests must exit the premises at closing time.

Thank you for considering our operational plan. Please let us know if any additional information is needed.

Security Procedures Fieldhouse Downtown

See attached document from CORSO Protection Services

Security Procedures Plan:

1. Number and Type of Designated Security Staff:

Our establishment will have a designated security team consisting of four trained and certified security personnel. Two of them will be stationed at the entrance and exit, while the other two will patrol the premises.

2. Training / Certification of Staff:

All security staff will undergo mandatory training and certification in crowd management, emergency response, conflict resolution, and first aid.

3. Specific Duties / Responsibilities of Staff:

The security staff will be responsible for monitoring the premises, checking identification and age of patrons, controlling the number of people inside the establishment, preventing and resolving conflicts, responding to emergencies, and reporting any suspicious activity to the management.

4. Entry / Exit / Re-Entry Procedures:

All patrons will be required to show a valid identification card upon entry and re-entry. The security staff will verify the age and identification of all patrons and limit the number of people allowed inside the establishment. The security system will keep track of the number of patrons inside the establishment and alert the security staff when the capacity limit is reached.

5. Crowd Management:

The security staff will be trained in crowd management techniques to ensure the safety and comfort of all patrons. They will monitor the crowd and intervene when necessary to prevent any unruly or violent behavior.

6. Crime Prevention through Environmental Design (CPTED):

Our establishment will be designed with CPTED principles in mind to reduce the risk of crime. This includes installing adequate lighting, clear signage, and surveillance cameras to deter criminal activity.

In conclusion, our security procedures plan will ensure the safety and security of all patrons and staff at our establishment. We will implement strict entry and exit procedures, have a trained and certified security team, and follow CPTED principles to prevent crime.

Seating Plan

Please see attached document from Narramore Associates.

Business Plan:

Please see attached Fieldhouse Downtown Bussiness Plan

Business Plan Summary:

Target Audience:

Welcome to Fieldhouse Downtown, the ultimate destination for locals and tourists alike to unwind and enjoy a great time! Our target audience is young professionals, college students, tourists, and locals who enjoy a lively and welcoming atmosphere. Folks who are looking for a cozy and relaxed place to enjoy craft beer, wine, and mixed drinks., as well as those who enjoy a variety of snacks and jerky while socializing with friends. Five big screen TVs await sports enthusiasts and music lovers can enjoy karaoke and DJ performances. We aim to attract people of all ages who appreciate good music, sports, and entertainment.

Theme:

Our theme is inspired by the concept of a traditional Fieldhouse, where people come together to enjoy sports, drinks, and snacks. We want to create a warm and welcoming atmosphere that feels like home, where our customers can relax and unwind and enjoy quality drinks, food, and entertainment. Our theme is inspired by the vibrant and eclectic downtown Greenville scene, and we aim to reflect this in our decor and overall ambiance.

Objectives/Goals:

Our main objective is to become the go-to destination for locals and tourists in downtown Greenville, SC. We aim to achieve this by providing exceptional customer service, a wide variety of drinks and snacks, and a vibrant entertainment experience. Our goals include:

1. To increase our customer base by 20% in the first year of operation.
2. To expand our menu offerings to include more local and regional craft beers and wines.
3. To host at least two live music events per month.
4. To establish partnerships with local hotels and other businesses to increase our visibility and attract more customers.
5. To maintain a high level of customer satisfaction through regular feedback and continuous improvement.

By achieving these objectives, we believe that we can establish ourselves as a premier destination for locals and tourists in downtown Greenville, SC

Revenue Projection:

Based on the given information, the revenue projection for Fieldhouse Downtown can be calculated as follows:

Food sales: 30% of \$280,000 = \$84,000

Liquor sales: 35% of \$280,000 = \$98,000

Beer sales: 30% of \$280,000 = \$84,000

Wine sales: 5% of \$280,000 = \$14,000

Total revenue projection: \$280,000

Therefore, the projected revenue for Fieldhouse Downtown for the year is \$280,000, with food sales accounting for 30% (\$84,000), liquor sales accounting for 35% (\$98,000), beer sales accounting for 30% (\$84,000), and wine sales accounting for 5% (\$14,000) of the total revenue.

There are no fees, memberships, or entertainment charges.

Please see attached City of Greenville Business license.

Please see attached SCDHEC (Retail Food Establishment Permit).

Please see attached ABL-901 (Liquor license, Beer and Wine license).



FIELD HOUSE

Appetizers

Pretzel Bites with

Beer Cheese \$9

Mozzarella Sticks \$8.50

Pizza \$11

Cheese

Pepperoni

Steak & Mushroom

Margherita

36 S MAIN STREET
GREENVILLE, SC 29601

ISSUE DATE:
04/26/23

NOTE: NARRAMORE ASSOCIATES, INC. HAS NOT BEEN ENGAGED TO DO MINIMUM "ON-SITE" CONSTRUCTION ADMINISTRATION SERVICES.

FREE WATER PROVIDED



1. GC TO VERIFY QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE PROVIDED BY GC. REFER TO LIFE SAFETY PLAN.
2. GC TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
3. SEE ELECTRICAL DWGS FOR EXIT SIGNS AND EMERGENCY LIGHTING.

COVER SHEET
& LIFE SAFETY PLAN

ACB	ANCHOR BOLT	FD	DEGREE FAHRENHEIT	N	NORTH	T	TREAD
ACF	ACOUSTICAL	FE	FLOOR DRAIN	N/A	NOT APPLICABLE	T & G	TONGUE & GROOVE
AFF	ABOVE FINISHED FLOOR	FEC	FIRE EXTINGUISHER	NIC	NOT IN CONTRACT	TBD	TO BE DETERMINED
ACT	AIR CONDITIONING	FF	FIRE EXTINGUISHER CABINET	NO	NUMBER	TBR	TO BE REMOVED
ADD	ACOUSTICAL CEILING TILE	FF	FINISH FLOOR	NOM	NOMINAL	TEL	TELEPHONE
ADJ	ADDITION	FF	FINISHED FLOOR ELEVATION	NTS	NOT TO SCALE	TEMP	TEMPERED, TEMPORARY, TEMPERATURE
AHU	ADJACENT, ADJUSTABLE	FIN	FINISH			TERR	TERRAZZO
ALUM (N)	AIR HANDLING UNIT	FIX	FIXTURE	OC	ON CENTER	THK	THICK (NESS)
ANOD	ALUMINUM	FL (R)	FLOOR (ING)	OD	OUTSIDE DIAMETER	THR (ESH)	THRESHOLD
APPROX	ANODIZED	FLASH	FLASHING	OH	OVERHEAD	TOS	TOP OF STEEL
ARCH	APPROXIMATE (LY)	FLUOR	FLUORESCENT	OPG	OPENING	TOW	TOP OF WALL
	ARCHITECT (URAL)	FOUN, FNDN	FOUNDATION	OPP	OPPOSITE	TS	TRANSITION STRIP
		F.R.T.	FIRE RETARDANT TREATED	ORIG	ORIGINAL	TYP	TYPICAL
BRG	BEARING	FTG	FOOTING	OZ	OUNCE		
BD	BOARD	FT	FOOT, FEET			UC	UNDER CUT
BLDG	BUILDING	FUR	FURRING	PART	PARTITION	UH	UNIT HEATER
BLK (G)	BLOCK (ING)			PBD	PARTICLE BOARD	UL	UNDERWRITER'S LABORATORY
BOT/BTM	BOTTOM	GA	GALVE	PCT	PORCELAIN CERAMIC TILE	UNF	UNFINISHED
		GALV	GALVANIZED	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
CAB	CABINET	GB	GRAB BAR	PF	PREFINISHED		
CAP	CAPACITY	GC	GENERAL CONTRACTOR	PLAM	PLASTIC LAMINATE	VAR	VARNISH
CAT	CATALOG	GD	GRADE, GRADING	PLUMB	PLUMBING	VB	VINTL BASE
CD	CEILING DIFFUSER	GL	GLASS, GLAZING	PLYWD	PLYWOOD	VCT	VINYL COMPOSITION TILE
CEM	CEMENT	GND	GROUND	PAIR	PAIR	VENT	VENTILATION / VENTILATOR
CER	CERAMIC	GPM	GALLONS PER MINUTE	PREFAB	PREFABRICATED	VERT	VERTICAL (LY)
CFM	CUBIC FEET PER MINUTE	GWB, GYP BD	GYPSSM WALL BOARD	PREP	PREPARE	VEST	VESTIBULE
CG	CORNER GUARD			PSF	POUNDS PER SQUARE FOOT	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	HD	HUB DRAIN	PSI	POUNDS PER SQUARE INCH	VIN	VINYL
CKT	CIRCUIT	HDWR	HARDWARE	PT	PAINT (ED), PRESSURE TREATED	VWC	VINYL WALL COVERING
CLG	CENTER LINE	HDWD	HARDWOOD	PTD	PAINTED		
CLR	CLEAR	HGT	HEIGHT	PL	PLATE / PROPERTY LINE	W	WEST
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	PLAS	PLASTER	W/	WITH
CO	CLEANOUT	HORIZ	HORIZONTAL (LY)	PVC	POLY VINYL CHLORIDE	W/O	WITHOUT
COL	COLUMN	HR	HORSEPOWER			WC	WATER CLOSET, WATER COOLER
CONC	CONCRETE	HR	HOUR	QTY	QUANTITY	WG	WOOD
CONC	CONCRETE	HV (AC)	HEATING/VENTILATING/ (AIR CONDITIONING)			WD	WALL GUARD
CONT	CONTINUOUS	HW	HOT WATER	R	RADIUS, RISER, R-VALUE	WT	WEIGHT
COORD	COORDINATE, COORDINATED			RA	RETURN AIR	WWF	WELDED WIRE FABRIC
CORR	CORRIDOR	ID	INSIDE DIAMETER	RBR	RUBBER		
CT	CARPET	IN	INCHES	RC	REFRIGERATION CONTRACTOR		
	CERAMIC TILE	INCAN	INCANDESCENT	RCF	REFLECTED CEILING PLAN		
		INSUL	INSULATED, INSULATION	RD	ROOF DRAIN		
DBL	DOUBLE	INT	INTERIOR	RE	REFERENCE, REFER TO		
DEMO	DEMOLITION	INV	INVERT	REC	RECESSED		
DES	DESIGNATION			REFL	REFLECTED (IVE)		
DET	DETAIL	JAN	JANITOR	REINF	REINFORCE (ED) (ING)		
DF	DRINKING FOUNTAIN	J-BOX	JUNCTION BOX	REQD	REQUIRED		
DIA OR Ø	DIAMETER	JOIST	JOIST	REQMT	REQUIREMENT		
DIM	DIMENSION	JOINT	JOINT	RES	RESILIENT		
DISP	DISPENSER			RET	RETURN		
DN	DOWN	K.D.	KNOCK DOWN	REV	REVISION, REVISED		
DO	DITTO (DO OVER)	KIT	KITCHEN	RF	RADIO FREQUENCY		
DR	DOOR	K.P.	KICK PLATE	RM	ROOM		
DS	DOWNSPOUT	KWH	KILOWATT HOUR	R.O.	ROUGH OPENING		
DWG	DRAWING			S	SOUTH		
		LAM	LAMINATE	SAPC	SUSPENDED-ACOUSTICAL-PANEL-CEILING		
E	EAST	LAV	LAVATORY	SCHED	SCHEDULE (D)		
EA	EACH	LB (S)	POUND (S)	SCHD	SOLID CORE WOOD		
EC	ELECTRICAL CONTRACTOR	LG	LONG	SECT	SECTION		
EJ	EACH FACE/ EPOXY FLOOR	MAS	MASONRY	SGFT	STRUCTURAL GLAZED FACING TILE		
EF	REFERENCE ELEVATION	MATL	MATERIAL	SHT	SHEET		
ELEC (T)	ELECTRIC (AL)	MAX	MAXIMUM	SIM	SIMILAR		
ELEV	ELEVATION, ELEVATOR	MDF	MODIFIED DENSITY FIBERBOARD	SPEC	SPECIFICATION (S)		
ENG	ENGINEERING (ING)	MEZZ	MEZZANINE	SQ	SQUARE		
ENLG	ENLARGED	MECH	MECHANICAL	SS	STAINLESS STEEL		
EPS	EXTRUDED POLYSTYRENE	MTL	METAL	ST	STAIN (ED)		
EQ	EQUAL	MFR	MANUFACTURER	STD	STANDARD		
EQUIP	EQUIPMENT	MIN	MINIMUM	STL	STEEL		
EW	ELECTRIC WATER COOLER	MISC	MISCELLANEOUS	STOR	STORAGE		
EXIST	EXISTING	MLDG	MOLDING	SUSP</			

SECTION NO., (TYP.)

SECTION CUT

SHT. WHERE SECTION IS DRAWN, (TYP.)

DETAIL NO., (TYP.)

DETAIL CUT

SHT. WHERE DETAIL IS DRAWN, (TYP.)

DETAIL NO., (TYP.)

DETAIL

SHT. WHERE DETAIL IS DRAWN, (TYP.)

ELEVATION NO., (TYP.)

INTERIOR ELEV.

SHT. WHERE ELEVATION IS DRAWN, (TYP.)

ELEVATION NO., (TYP.)

EXTERIOR ELEV.

SHT. WHERE ELEVATION IS DRAWN, (TYP.)

SECTION NO., (TYP.)

BUILDING SECTION

SHT. WHERE SECTION

DOOR NUMBER

Room
XXX

ROOM NUMBER

X

KEY NOTE

XX

WINDOW/GLAZING
NUMBER

X'-X'

CEILING HEIGHT

XX

REVISION TAG

X

MISCELLANEOUS
TAG

XXXX

FINISH TAG

X'-X'

SLAB ELEVATION

XX
XX

SPOT ELEVATION

— — — — —

CENTER LINE

· · · · ·

CONTROL JOINT

MATERIAL
COLOR
FINISH
SYSTEM

MATERIAL
COLOR
FINISH
SYSTEM

INTERIOR WALL
FINISH TAG

1. ALL CONSTRUCTION SHALL CONFORM TO THE CODES LISTED ON G1.0:
 - A. THE CODES, RULES, AND REGULATIONS OF THE STATE IN WHICH THE WORK IS BEING PERFORMED.
 - B. NFPA REQUIREMENTS AS WELL AS TO STANDARDS OF UNDERWRITERS LABORATORIES INC., AND LOCAL UTILITY CO.
 - C. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AS REQUIRED TO PROVIDE THE NEW CONSTRUCTION.
2. WHEN COMPARING THE DRAWINGS AND SPECIFICATIONS; THE DRAWINGS GOVERN SPECIFICATIONS FOR QUANTITY AND LOCATION, AND SPECIFICATIONS GOVERN DRAWINGS FOR QUALITY AND PERFORMANCE. IN THE EVENT OF AMBIGUITY IN QUANTITY OR QUALITY, THE GREATER QUANTITY AND SUPERIOR QUALITY SHALL GOVERN.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL COORDINATION AS REQUIRED INCLUDING COORDINATION WITH ANY WORK PROVIDED BY OWNER AND BY OTHERS.
 - A. REFER TO HVAC, PLUMBING, & ELECTRICAL DRAWINGS FOR WORK PERFORMED BY THOSE TRADES.
4. THE OWNER SHALL DESIGNATE STAGING AND STORAGE AREAS OF THE SITE FOR USE BY CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE OF RUBBISH MATERIALS. CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS.
5. AREAS OF THE SITE AND ANY EXISTING CONSTRUCTION TO REMAIN, AND IF DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION (AT NO ADDITIONAL COST TO THE OWNER.)
6. CONTRACTOR SHALL PROVIDE ALL PROTECTION OF THE WORK THROUGHOUT CONSTRUCTION AS REQUIRED AND PER CODE.
7. PROVIDE A SELF-LEVELING CEMENTITIOUS UNDERLAYMENT WHERE PATCHING COMPOUNDS DO NOT MEET MANUFACTURER REQUIREMENTS FOR SUBSTRATE PREPARATION.
8. PAINTING INCLUDES WALLS, SOFFITS, DOOR FRAMES, HOLLOW METAL DOORS, ALL EXPOSED SURFACES, AND ALL SURFACE MOUNTED ITEMS AS REQUIRED TO PROVIDE A FINISHED PRODUCT.
9. CONTRACTOR TO VERIFY LOCATIONS OF ALL WALL MOUNTED ITEMS AND PROVIDE SOLID BLOCKING FOR MOUNTING.
10. REFER TO FINISH PLANS & NOTES FOR TYPES AND EXTENT OF FINISHES.



36 S MAIN STREET
GREENVILLE, SC
864-605-7025

	WOOD BLOCKING (CONTINUOUS)		BRICK
	WOOD BLOCKING (NON-CONTINUOUS)		CONCRETE MASONRY
	PLYWOOD		CONCRETE
	FINISH WOOD		GRADE/EARTH
	PARTICLE BOARD		GRAVEL
	RIGID INSULATION		STEEL
	BATT INSULATION OR SOUND ATTENUATION BLANKETS		EXPANDING FOAM INSULATION
	TILE		FIRE WALL

PROJECT DATA
XXXXX
PROJECT NUMBER
23406
ISSUE DATE
05-02-23

G1.1

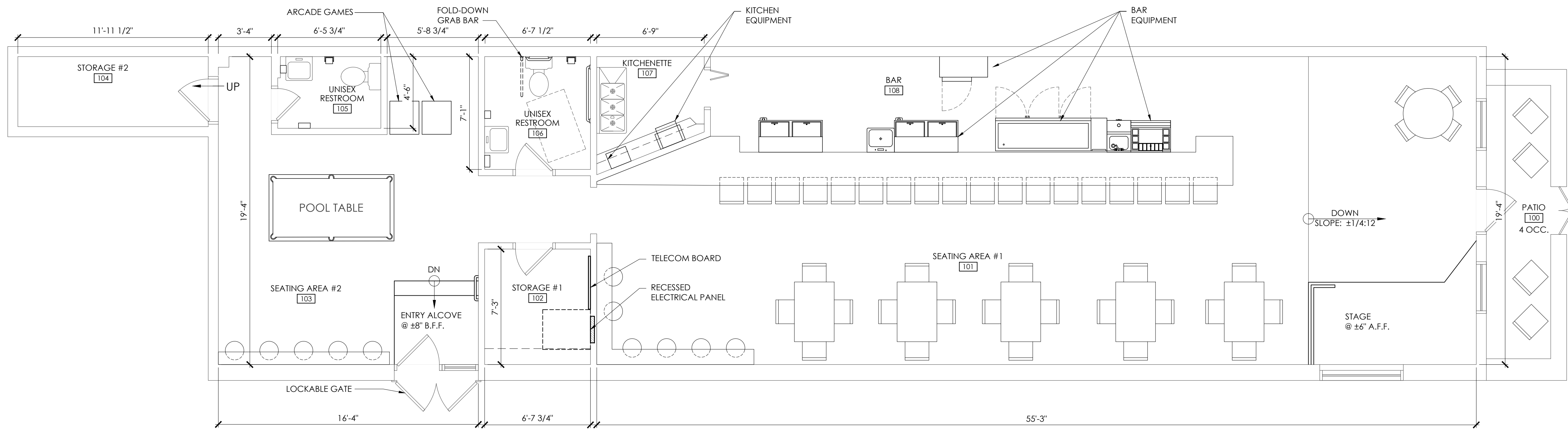
GENERAL NOTES, SYMBOLS & ABBREVIATIONS



American Institute of Architects

310 MILLS AVE. GREENVILLE, SC 29605
864.242.9881
plans@narramore.net

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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIELD HOUSE
36 S MAIN STREET
GREENVILLE, SC
864-605-7025

**FIELD HOUSE
DOWNTOWN**
36 S MAIN STREET
GREENVILLE, SC 29601

REVISIONS

PROJECT DATA
XXXXX
PROJECT NUMBER
23406
ISSUE DATE
05-02-23

FIELD HOUSE
GREENVILLE, SC

A1.0
FLOOR PLAN

The City of Greenville, South Carolina

Certificate of Occupancy

Permit Number

19-00004546

**IN ACCORDANCE WITH THE LAWS AND REGULATIONS
OF THE CITY OF GREENVILLE,
AN OCCUPANCY PERMIT HAS BEEN GRANTED TO:**

FIELD HOUSE DOWNTOWN

6 W MCBEE AV

GREENVILLE, SC

000100-03-00700

Comments:

*Plans are approved with the following general comments:

- *1. Application is approved as retail use.
- *2. Applicant has represented in email that operation shall be the same as previous tenant and shall not be open past midnight. See attachment in naviline.
- *3. Any proposed signage will require a permit.

Date Issued: 1/23/20

Occupancy Type Permitted: M

Occupant Load: 30



**Buddy Skinner
Building Official**

KEEP POSTED AT ALL TIMES IN A CONSPICUOUS PLACE

This Certificate of Occupancy is subject to the Fire Marshal's routine inspections prescribed by the International Fire Code and may be suspended or revoked by the Building Official if the building or structure, or portion thereof is in violation of any provision of the City Code or Codes referenced therein.

**City of Greenville
Business License
P.O. Box 2207
Greenville, SC 29602**

Business Name: FIELD HOUSE DOWNTOWN
Physical Location Address: 6 W MCBEE AV
Business License Number: 2022 - 43733
Classification: 453220 GIFT, NOVELTY & SOUVENIR STORE
Issue Date: 04/27/2022 **Expiration Date:** 4/30/23
Comments:

2022

**LICENSE EXPIRES
April 30, 2023**

**JODIE DUDASH
REVENUE ADMINISTRATOR**

THIS LICENSE MUST BE DISPLAYED IN A CONSPICUOUS PLACE

Pre-Operational Inspection for Retail Food

Facility Information		Audit Information
Permit:	23-206-13420	Audit Name: Pre-Operational Inspection for Retail Food
Facility Name:	FIELD HOUSE DOWNTOWN	Audit Type: 11_Permit Issued Inspection-New Facility
Address:	36 S. MAIN ST.	Start Date: 07 Dec 2022 10:21 AM
Facility Service (Full/Limited):	F	End Date: 07 Dec 2022 10:52 AM
City/State/Zip:	GREENVILLE, SC 296010000 GREENVILLE	

Overall Rating
Permit Issued

Retail Food Establishment Information

Item	Answer
Type of Establishment	Restaurant

Water, Wastewater, Fixtures, Plumbing

Item	Answer
1. Drinking Water Supply	IN
2. Sewage Disposal	IN
3. Hand Sinks (Conveniently Located)	IN
4. Mop Sink/Can Wash	Not Applicable
5. Manual Warewashing Sink	IN
6. Backflow Prevention (Water)	IN
7. Backflow Prevention (Sewage)	IN
8. Grease Trap/Grease Interceptor	Not Applicable

Operations

Item	Answer
1. Hand Sinks (Soap, Hand Drying)	IN
2. Food Contact Surfaces Clean	IN
3. Non-Food Contact Surfaces Clean	IN
4. Construction Materials/Debris Removed	IN

Signage, Documentation

Item	Answer
1. Consumer Advisories (Displayed/Accurate)	Not Applicable

2. Handwashing	IN
3. Mobile Name	Not Applicable
4. Commissary Information	Not Applicable
5. Pet Dining	Not Applicable
6. Certified Food Protection Manager	IN

Storage

Item	Answer
1. Chemical Storage	IN
2. Dry Storage (Food, Single-Service/Use)	Not Applicable
3. Equipment, Utensils, Linens	Not Applicable
4. Secured Storage/Designated Refrigeration	Not Applicable

Construction, Equipment, Insect Control, Premise

Item	Answer
1. Lighting (Protected, Intensity)	IN
2. Finishes (Walls, Ceilings, Floors)	IN
3. Utility Line Installation	IN
4. Toilet Room(s)	IN
5. Mechanical Warewasher(s)	Not Applicable
6. Drainboards, Racks, Tables (Provided)	Not Applicable
7. Food Equipment (Location)	IN
8. Food Equipment (Installation)	IN
9. Food Equipment (Design/Construction)	IN
10. Lockers (or Other Facilities)	Not Applicable
11. Sneeze Guard(s)/Food Guard(s)	Not Applicable
12. Laundry Equipment	Not Applicable
13. Outer Openings Protected	IN
14. Serving Window	Not Applicable
15. Indoor (Refuse Storage)	IN
16. Premises (Refuse Storage)	IN
17. Premises (Walking/Driving Surface)	Not Applicable
18. Servicing Area (Mobile)	Not Applicable
19. Outdoor Cooking Area	Not Applicable
20. Barbecue Pit Room	Not Applicable

Temperatures, Temperature Measuring Devices(TMD), Test Kits

Item	Answer
1. Food (TMD)	IN
2. Refrigeration (Temperatures/TMD)	IN
3. Mechanical Warewasher Irreversible TMD	Not Applicable
4. Chemical Test Kit(s)	IN
5. Hot Water Temperatures	IN

Permitting and DHEC Contact Information

Item	Answer
Permit Issued	Yes
Grade Posted	A
DHEC Contact Phone and Fax Number.	Upstate EA-BEHS Greenville - (864)372-3273 Fax- (864)282-4371

Retail Food Establishment Inspection Report

Facility Information		Audit Information	
Permit:	23-206-13420	Audit Name:	Retail Food Establishment Inspection Report
Facility Name:	FIELD HOUSE DOWNTOWN	Audit Type:	10_Routine Inspection
Address:	6 W. MCBEE AVE	Start Date:	30 Mar 2023 12:20 PM
Facility Service (Full/Limited):	F	End Date:	30 Mar 2023 12:41 PM
City/State/Zip:	GREENVILLE, SC 296010000 GREENVILLE		

Overall Rating

93%

Foodborne Illness Risk Factors & Interventions and Good Retail Practices

Item	Answer	Points Current
1. PIC Present, Demonstration – Certification by accredited program, and Performs duties Certified Food Protection Manager Fact Sheet Link	Out	0
Comments 2-102.12 (A) - Certified Food Protection Manager Certificate - Person in Charge - CFPM Certification not verified or PIC does not possess a CFPM certification - Verification of correction will be made at the time of the next inspection or earlier if deemed necessary by the Department. Provided and explained the Fact Sheet/Provided Link - Certified Food Protection Manager - https://scdhec.gov/sites/default/files/Library/CR-011110.pdf		
2. Management and food employee knowledge, and conditional employee; responsibilities and reporting. Employee Health Fact Sheet Link	In	2
3. Proper use of reporting, restriction and exclusion	In	2
4. Proper eating, tasting, drinking, or tobacco use	In	2
5. No discharge from eyes, nose, and mouth	In	2
6. Hands clean and properly washed	In	3
7. No bare hand contact with RTE foods	Not Observed	3
8. Handwashing sinks, properly supplied and accessible	In	2
9. Food obtained from approved source	In	2
10. Food received at proper temperature	Not Observed	2
11. Food in good condition, safe and unadulterated	In	2
12. Required records available: shellstock tags, parasite destruction Molluscan Shellfish & Shellstock Information Freezing for Parasite Destruction	Not Applicable	2
13. Food separated and protected	Not Applicable	3
14. Food-contact surfaces: cleaned and sanitized Comments 4-602.11 (E) Non-TCS Foods – Cleaning Frequency- Verification of correction will be made at the time of the next inspection or earlier if deemed necessary by the Department. Ice Machine not cleaned/sanitized at a frequency necessary to preclude accumulation of soil or residue. Observed accumulation of black residue in ice bin. Discussed cleaning procedure and schedule. 	Out	0
15. Proper disposition of returned, previously served, reconditioned, and unsafe food	In	2
16. Proper cooking time and temperature Cooking/Reheating Fact Sheet Link	Not Observed	3
17. Proper reheating procedures for hot holding Cooking/Reheating Fact Sheet Link	Not Applicable	3
18. Proper cooling time and temperatures Cooling Fact Sheet	Not Applicable	3
19. Proper hot holding temperatures Proper Holding Temperatures Fact Sheet Time as a Public Health Control Measure for Hot or Cold Food Fact Sheet	Not Applicable	3
20. Proper Cold holding temperatures Proper Holding Temperatures Fact Sheet Time as a Public Health Control Measure for Hot or Cold Food Fact Sheet	In	3
Comments All observed cold holding temperatures are 41 °F or lower.		
21. Proper date marking and disposition. Date Marking Fact Sheet Fact Sheet	Not Applicable	3
22. Time as a Public Health Control: procedures and records Time as a Public Health Control Measure for Hot or Cold Food	Not Applicable	3

23. Consumer advisory provided for raw or undercooked foods	Not Applicable	1
Guide to Consumer Advisories		
24. Pasteurized foods used; prohibited foods not offered	Not Applicable	2
25. Food additives: approved and properly used	Not Applicable	2
26. Toxic substances properly identified, stored, and used	In	2
27. Compliance with variance, specialized process, reduced oxygen packaging criteria or HACCP plan	Not Applicable	2
Guide to HACCP Plans		
28. Pasteurized eggs used where required	Not Applicable	1
29. Water and Ice from approved source	In	2
30. Variance obtained for specialized processing methods	Not Applicable	1
31. Proper cooling methods used; adequate equipment for temperature control	In	1
Proper Cooling Temperatures		
32. Plant food properly cooked for hot holding	Not Applicable	1
Proper Cooking and Reheating Temperatures		
33. Approved thawing methods used	Not Applicable	1
34. Thermometers provided and accurate	In	1
35. Food properly labeled: original container	In	1
Molluscan Shellfish & Shellstock Information		
36. Insects and rodents not present; no unauthorized animals	Out	0
Comments		
6-501.111 - Controlling Pests (Priority Foundation Violation) - Advised the PIC effective measures shall be taken to eliminate the presence of insects, rodents, and other pests. - Observed live roach in microwave oven. Violation not corrected - Verification required.		
37. Contamination prevented during food preparation, storage and display	In	2
38. Personal cleanliness	In	2
39. Wiping cloths: properly used and stored	In	1
40. Washing fruits and vegetables	In	1
41. In-use utensils: properly stored	In	1
42. Utensils, equipment and linens: properly stored, dried & handled	In	1
43. Single-use and single-service articles: properly stored and used	In	1
44. Gloves used properly	In	1
45. Equipment, food and non-food-contact surfaces approved; cleanable, properly designed, constructed and used	In	2
46. Warewashing facilities: installed, maintained and used; test strips	In	1
47. Non-food-contact surfaces clean	In	1
48. Hot and cold water available; adequate pressure	In	2
49. Plumbing installed; proper backflow devices	In	2
50. Sewage and waste water properly disposed	In	2
51. Toilet facilities: properly constructed, supplied and cleaned	In	1
52. Garbage and refuse properly disposed; facilities maintained	In	1
53. Physical facilities installed, maintained and clean	In	1
54. Meets ventilation and lighting requirements; designated areas used	In	1
55. Chapter 8 - Meets all requirements of Chapter 8: Compliance & Enforcement	In	0
56. Chapter 9 - Meets all applicable requirements of Chapter 9: Standards for Additional Operations	In	1
Totals		93

Inspection Report Information

Item	Answer	Points Current
Grade Posted	A	
Is a Follow-Up required?	Yes	
Follow-up inspection will be performed within:	Specified Date	
A Follow-up inspection will be performed by the date indicated.	07 Apr 2023	
Follow-Ups may be Virtual or Onsite	Onsite	
Is a Routine required within 60 days?	No	
Totals		

Inspection Information

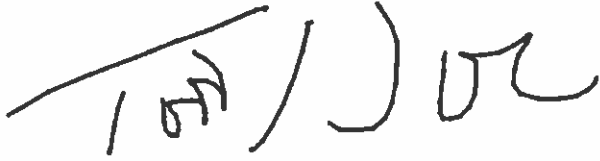
Item	Answer	Points Current
Facility Category	Category 1	
Type of Inspection.	Onsite	
Change of Ownership Permit Pending	No	
DHEC Contact Phone and Fax Number.	Upstate EA-BEHS Greenville - (864)372-3273 Fax- (864)282-4371	

Violations may be subject to enforcement action including but not limited to a monetary penalty of \$1,000.00 per violation for each day of non-compliance per S.C. Code Ann. Section 44-1-150 and S.C. Regulation 61-25. If the retail food establishment obscures, covers, defaces, relocates, or removes the posted grade decal, this is a violation of S.C. Regulation 61-25 and may result in enforcement action. Information collected on this form is open to public scrutiny or release in accordance with the Freedom of Information Act.

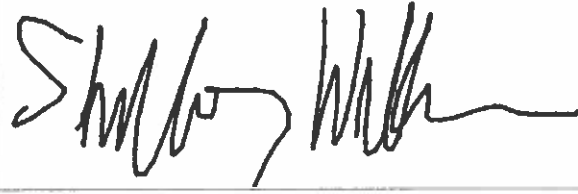
For fact sheets, the regulation, and additional information, please see:
<https://www.scdhec.gov/food-safety>

Totals

Auditor Signature: Todd Lauterio

Handwritten signature of Todd Lauterio in black ink, featuring a stylized 'T' and 'L'.

Account Signature: Shelby Wilkins

Handwritten signature of Shelby Wilkins in black ink, featuring a stylized 'S' and 'W'.

Retail Sales Tax



THIS LICENSE MUST
BE PUBLICLY
DISPLAYED AS
PROVIDED BY LAW

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RETAIL LICENSE

THIS LICENSE IS NEITHER
TRANSFERABLE NOR
ASSIGNABLE
BEFORE POSTING READ
INSTRUCTIONS BELOW

ST-1
(Rev. 08/28/18)
5000

OWNER NAME AND BUSINESS LOCATION:

SATTGALS CORPORATION
6 W MCBEE AVE
GREENVILLE SC 29601-4821

**LICENSE MUST BE RETURNED
FOR ALL CHANGES AND/OR
CLOSE OF BUSINESS**

FIELD HOUSE DOWNTOWN
6 W MCBEE AVE
GREENVILLE SC 29601-4821

LICENSE NUMBER

102525402

INDUSTRY
TYPE

445299

EFFECT
DATE

13-Dec-2019

Letter ID: L0012577025

THIS LICENSE IS VALID FOR ABOVE LOCATION ONLY. CHANGE OF LOCATION OR OWNERSHIP REQUIRES NEW LICENSE.

TRADE NAME AND MAILING ADDRESS

EACH PLACE OF BUSINESS MUST BE LICENSED SEPARATELY

File # 102525402

SID # 9228360

Greenville

Greenville

2362

This retail license is issued pursuant to Article 5, Chapter 36, Title 12, Code of Laws of South Carolina, 1976, as amended. The retail license is valid so long as the person to whom it is issued continues in the same business at the same location as shown on license, unless revoked by the Department of Revenue for cause. It is presumed that a retailer is not continuing in the same business and must surrender the retail sales license if the retailer has no retail sales for twenty-four consecutive months. To allow the license to remain valid, the retailer may submit an affidavit to the department swearing that the business is continuing. If the business is closed, moved or sold, the licensee must complete the questions listed below and return this license to the SC Department of Revenue, PO Box 125, Columbia, SC 29214.

IF THERE ARE ANY QUESTIONS REGARDING THIS LICENSE, CONTACT THIS DIVISION AT 1-844-898-8542

OUT OF BUSINESS OR CHANGE OF OWNERSHIP (Also complete C-278)

DATE OF CLOSING OR SALE _____

NEW FIRM NAME _____

NEW OWNER'S NAME OR NAMES _____

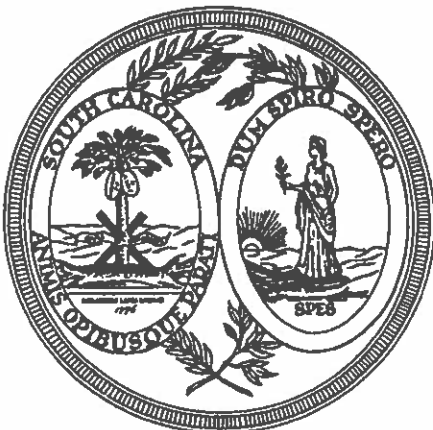
CHANGE OF ADDRESS AND/OR TRADE NAME (Also complete SC-8822)

IF BUSINESS LOCATION CHANGES, RETURN THIS LICENSE AND COMPLETE CHANGE OF ADDRESS/BUSINESS LOCATION FORM SC-8822.
IF BUSINESS IS MOVED OR THE TRADE NAME IS CHANGED, GIVE THE:

NEW TRADE NAME _____ DATE BUSINESS MOVED _____

NEW LOCATION ADDRESS _____ BUSINESS MUNICIPAL LIMITS _____

MAILING ADDRESS _____ NEW TELEPHONE NUMBER _____



INSTRUCTIONS

This is your new license. Please fold on the above perf marks and display in a conspicuous place.

If you have any questions concerning this license, please call the SC Department of Revenue 1-844-898-8542.

If the business is closed, moved, or sold, please complete the form above and return it with the original license to:

South Carolina Department of Revenue
Registration Section
P.O. Box 125, Columbia, SC 29214-0400



SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-567
(Rev.
14-Feb-2022)
4282

PO7

7 DAY ON PREMISES BEER & WINE

23

Owner Name and Mailing Address
SATTGALS CORPORATION
8 W. MCBEE AVE
GREENVILLE SC 29601-4821

Letter ID: L0021421241

LICENSE NO. 107162631-PO7
FILE NO. 107162631
DATE ISSUED: 03/08/22
STIPULATIONS: 1

Trade Name and Business Address
FIELD HOUSE DOWNTOWN
6 W MCBEE AVE
GREENVILLE SC 29601-4821

START DATE: 12/01/21
END DATE: 11/30/23

THIS LICENSE IS NOT TRANSFERABLE

You may not transfer this permit or license to another location or to another person. If you sell or sell or a portion of your business, before the buyer can legally sell beer, wine, or liquor, he or she MUST obtain his/her own permit or license. You can be held financially responsible for any violations of the law that take place by any person using your permit or license. You may be held financially responsible for injuries due to the negligent sale of the beverages by someone using your permit or license.

POST THIS IN A CONSPICUOUS PLACE

If you have any questions concerning this license, contact the South Carolina Department of Revenue ABL Section at 1-899-6884 or by mail at SCDOR, ABL Section, P.O. Box 125, Columbia, SC 29214-0007.

You may not transfer this permit or license to another location or to another person. If you sell the business or change ownership, name, or business address, you MUST apply for a new ABL license.



INSTRUCTIONS

This is your new license. Please fold on the above perforation marks and display it in a conspicuous place.

Please visit scdor.gov to download and print the appropriate ABL sign(s) listed below. For the license type shown above, you must display the following sign(s). A sign that has not been printed is not valid.

- All Licenses: ABL-570
- Retail Liquor Stores: ABL-569, ABL-570, and ABL-575

If the business is closed, moved or sold, you must return the original license immediately to be processed. The 2nd Year of the Biennial License (the license must be received by the Department of Revenue Web at least 1 full year (12 months) remaining on the Biennial License).



SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-467
(Rev.
11-Feb-2022)
4382

PLB

BUSINESS LIQUOR BY THE DRINK

23

Owner Name and Mailing Address
SATTGALS CORPORATION
6 W MCBEE AVE
GREENVILLE SC 29601-4821

Letter ID: L0024024614

LICENSE NO. 107162831-PLB
FILE NO. 107162831
DATE ISSUED: 12/30/22
STIPULATIONS: 0

Trade Name and Business Address
FIELD HOUSE DOWNTOWN
6 W MCBEE AVE
GREENVILLE SC 29601-4821

START DATE: 12/30/22
END DATE: 11/30/23

THIS LICENSE IS NOT TRANSFERABLE

You may not transfer this permit or license to another location or to another person. If you sell all or a portion of your business, before you have the property sold, you, your spouse, or the SCDOR must have your permit or license. You can be held financially responsible for any violations of this law that take place by any person using the permit or license. You may be held financially responsible for selling this law. For important rules of the beverage by purchase using your permit or license.

POST THIS IN A CONSPICUOUS PLACE

If you have any questions concerning this license, contact the South Carolina Department of Revenue ABL Section at 803-896-5664 or by mail at SCDOR, ABL Section, P.O. Box 125, Columbia, SC 29214-0125.

You may not transfer this permit or license to another location or to another person. If you sell the business or change ownership, name, or business address, you MUST apply for a new ABL license.



INSTRUCTIONS

This is your new license. Please fold on the above perforated lines and display in a conspicuous place.

Please visit dor.sc.gov to download and print the appropriate ABL sign and display it on the license type shown above and display alongside your license. A violation may be subject to a fine of \$500 for each required sign(s).

- All Licenses: ABL-570
- Retail Liquor Stores: ABL-561, ABL-570, and ABL-571

If the business is closed, moved, or sold, you MUST return the original license immediately to the Department of Revenue. If the 2nd year of the biennial license, the license must be received by the Department of Revenue within at least a full year (12 months) remaining on the license term.



**Planning Staff Report to
Board of Zoning Appeals
June 2, 2023**
for the June 8, 2023 Public Hearing

Docket Number:	S 23-358
Applicant:	Christopher Hogan (HPM, LLC)
Property Owner:	Christopher Hogan and Bianca Hogan
Property Location:	319 Grove Road
Tax Map Number:	021800-07-01300
Acreage:	0.64
Zoning:	RM-2, Single- & Multi-Family Residential District
Proposal:	SPECIAL EXCEPTION to establish a 'Bed and breakfast inn'

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. 19-4.3.3 (H), *Use-specific standards, Commercial uses, Bed and breakfast inn*
Sec. 19-6.1, *Off-street parking and loading*

Staff Recommendation: Deny

Staff concludes that the application does not comply with the standards for granting a Special Exception Permit for a '**Bed and breakfast inn**' 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, HPM, LLC and Christopher Hogan, and shall not be transferrable.
2. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds within 30 days upon execution by the Administrator.
3. The use of the property shall substantially conform to the testimony of the Applicant and the content of the application and submitted documents.
4. Loading, unloading, and parking for short term rental guests shall be limited to the off-street parking locations identified in the application. The Applicant shall take measures to ensure that short term rental guests are informed of this requirement.
5. 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.
6. The number of short-term rental guests occupying the subject property shall not exceed six (6) persons.

Staff Analysis:

The Applicant and Owner, Chris Hogan, proposes to convert his existing single-family residence into a bed and breakfast inn to allow the short-term rental of three bedrooms within the four-bedroom house. The house will remain the primary residence of the Applicant and his family.

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 'bed and breakfast inn' use may be permitted by approval of special exception within the RM-2 Zoning District.

No previous special exception permits have been granted for the property. Any current or previous short-term rental activity has been unpermitted. According to city short term rental tracking software, an above garage apartment has been listed and used as a short-term rental at the subject property. A zoning violation case was opened due to this listing; however, no zoning complaints were filed against the property. The enforcement action was initiated as part of a neighborhood-wide sweep against unpermitted short-term rental activity. Zoning enforcement staff contacted the Applicant regarding the illegal short-term rental and in response, the Applicant removed the listing.

A neighborhood meeting was required for this application and was held by the Applicant on April 24, 2023, in person at the Greenville County Augusta Road Library. A summary and sign-in sheet for this meeting are included as part of the application. A member of staff was present at this meeting.

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 'Sub-Urban Residential' and within the 'Areas Suitable for Missing Middle Housing' designation.



Figure 1. GVL2040 Future Land Use Map. Blue – Institutional; Dark Red - Neighborhood Mixed Use; Bright Yellow - Corridor Mixed Use; Gold - Urban Residential; Light Yellow – Suburban Residential; Dashed Line – Areas Suitable for Missing Middle Housing; Black Star – Approximate location of subject property.

The 'Sub-Urban Residential' classification 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 'Areas Suitable for Missing Middle Housing' designation refers to areas are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/institutional facilities.

The Sub-Urban Residential classification indicates that complementary, non-residential uses can be in residential districts. The complementary uses described in the classification description would be classified as institutional uses. Bed and breakfast inns are classified as commercial uses. Staff finds that commercial uses in the city's residential future land use classifications may be appropriate when a transition toward mixed-use classifications is taking place, however, the location of this property is not within such transition area.

Staff finds that the proposed use is not consistent with the comprehensive plan.

2. Complies with use specific standards

Use-specific standards for bed and breakfast inns are found in Section 19-4.3.3 (H).

19-4.3.3. Commercial uses.

(H) Bed and breakfast inn.

(1) Generally.

- (a) Bed and breakfast inns are limited to ten guest rooms. In residentially-zoned districts bed and breakfast inns are limited to four guest rooms, unless the board of zoning appeals finds that additional rooms will not be detrimental to the residential character of the district.*
- (b) The inn must be operated by the owner occupant of the property or by members of owner occupant's family also residing on the premises.*
- (c) Cooking facilities shall be prohibited in guest rooms.*
- (d) Guest rooms shall not be located in accessory structures.*
- (e) Exterior alterations to the structure shall be approved by the design review board, through an application for certificate of appropriateness. Guest rooms shall not have individual exterior entrances.*

(2) Neighborhood meeting required. A neighborhood meeting shall be required to be conducted prior to submission of a special exception application for a bed and breakfast inn.

(3) Site standards.

- (a) When located in a district zoned residential, single-family, a bed and breakfast inn shall only be located on a street with average daily trips of 2,200 or greater.*
- (b) Bed and breakfast inns in residential districts shall not be located within 200 feet of another bed and breakfast inn or group living facility.*
- (c) Parking for a bed and breakfast inn shall not be located in the front yard of the facility, except when stacked in a typical residential driveway, and may be approved as turf or a pervious pavement system.*

The property will be limited to a maximum of three rooms, operating below the maximum four rooms allowed for bed and breakfast inns in residential districts.

The use will be operated by the owner occupant of the property when in use as a short-term rental.

There are no cooking facilities, specifically a cooking range and oven, in the guest rooms. The application states that the only cooking facilities are found in the kitchen of the residence.

The guest rooms are located in the primary structure of the dwelling. The owner occupant resides in the fourth bedroom while guests occupy the three remaining rooms. A studio above the garage was once used as a short-term rental on the property but has since ceased operation for occupancy under 30 days.

No exterior alterations to the house are proposed as part of the application.

A neighborhood meeting was held as required. A summary is attached to the staff report. Some attendees expressed concern about the use occurring in the neighborhood, especially with the upcoming changes to the Land Management Ordinance.

The property is located at the corner of Grove Road and Grove Valley Way. Vehicles access the bed and breakfast inn from the driveway on Grove Road, which is classified as an arterial road and sees an average daily traffic count of more than 7,000 vehicles.

Parking for the use will occur in a large front parking pad, side driveway, and garage. Application states that existing parking areas can comfortably fit eight vehicles at any time. Applicant states that there are four available spaces in the gravel area, two in the garage, and two adjacent to garage. The parking pad is accessed from the primary street of Grove Road. The property and parking areas are largely screened from public right of way with tall hedges and trees.

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:** Single-family detached residential (R-6)
- North:** Single-family detached residential (R-6)
- West:** Single-family detached residential (R-6)
- South:** Single-family detached residential (RM-1)



Figure 2: Known property use from GIS records. Red - Nonresidential; Yellow - Single Family Residential; Green - Multi Family Residential

The surrounding area consists of only one- and two-family residential dwellings. There are no bed and breakfast inns or other non-residential uses along Grove Road until you reach Augusta Street (approximately 2,000 feet away) and the Prisma Greenville Memorial campus (approximately 750 feet away). Grove Road is the dividing line between the West Prentiss and Aberdeen Village neighborhoods. There are no non-residential uses within these neighborhoods until you get close to Mills Avenue or Augusta Street. As such, the use is located within a purely residential area and is not near a neighborhood transitional area, where such use may be more compatible.

Staff finds that the use is not compatible with the surrounding lands.

4. Design does not have substantial adverse impact

The dwelling will continue to be owner occupied when the guest room is rented out as a short-term rental. The Applicant will continue to be responsible for managing and maintaining the property.

The structure will retain the existing residential character from the exterior. No changes to the structure's exterior or the site are proposed. No adverse visual impacts are anticipated from the use.

A short-term rental occupancy permit and business license will be required.

A total of eight parking spaces are available and existing for the use. Applicant has stated that no on-street parking would be utilized by short term rental guests.

The existing off-street parking spaces complies with the minimum parking ratio for bed and breakfast inn uses (0.5 per guest room plus two for permanent residence; a total of four parking spaces would be required for this property). With conditions, no adverse parking and loading/unloading impacts are anticipated from the use.

Noise monitoring devices or exterior cameras were not indicated in the application. The presence of the property owner on site should ensure noise levels do not create a nuisance and are quickly addressed, if so.

The applicant did not indicate a method of trash collection for this use. Above ground dumpsters are not appropriate for this area and use of rollout containers for pickup is anticipated. The Applicant will be responsible for ensuring that the rollouts will be placed at the curb and returned to an inconspicuous location on the property.

The measures taken 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, with appropriate conditions, the use and its design will not have substantial adverse impacts.

Staff Comments and Conditions

Fire Department Comments

Comments:

No comments received at time of staff report posting.

City Engineer Comments

Comments:

No comments received at time of staff report posting.

Civil Engineer Comments

Comments:

None.

Environmental Engineer Comments

Comments:

None.

Traffic Engineer Comments

Comments:

None.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Chris Hogan President - HPM LLC

* _____ Name _____ Title / Organization _____
permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE:
(Optional)

_____ Name _____ Title / Organization _____

MAILING ADDRESS: 319 Grove Road, Greenville, SC 29605

PHONE: 864 621 2986 EMAIL: cdhogan104@yahoo.com

PROPERTY OWNER: Chris Hogan

MAILING ADDRESS: 319 Grove Road, Greenville, SC 29605

PHONE: 864 621 2986 EMAIL: cdhogan104@yahoo.com

PROPERTY INFORMATION

STREET ADDRESS: 319 Grove Road, Greenville, SC 29605

TAX PARCEL #: 0218000701300 ACREAGE: .64 ZONING DESIGNATION: R-M2

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Property consists of a single family home with detached 2 story garage. This proposal is to utilize 3 of the 4 bedrooms in the single family home as a bed and breakfast. Chris Hogan would continue to occupy the 4th bedroom in the primary house.

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.

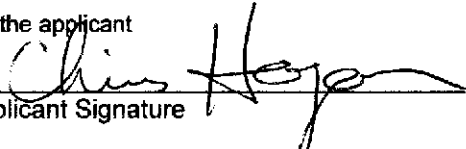
3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements 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

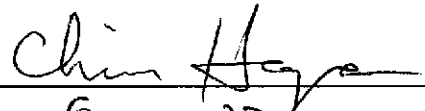

Applicant Signature

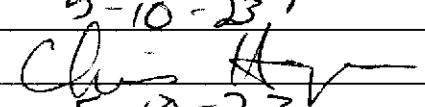
7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.



5-10-23


5-10-23

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.

Please see attachment.

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

Please see attachment.

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.

Please see attachment.

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.

Please see attachment.

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.

Continuing to use the home as one unit versus a multifamily development is consistent with the neighborhood.

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 property will not be modified, no signage will be posted, and strict guest rules will be enforced.

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

Yes, these are large 20' x 20' bedrooms each with a private bathroom. The property has existing parking for up to 8 cars.

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

Yes.

319 Grove Road Special Exception Permit Application on behalf of Chris Hogan

1. Describe the ways in which the proposed special exception is consistent with the comprehensive plan.

The property is currently zoned R-M2 which allows for density of up to 20 units per acre. The lot size is .64 acres and could accommodate multiple units should a multifamily development be proposed. In addition, this property is the last one on the south side of Grove Rd before the entry to Ivy Grove, Swansgate, and Prisma. It meets the definition of a transitional zone as it is the last residence before the commercial property at Prisma. In addition, the first lot on Grove Valley Way is owned by me and remains undeveloped as a part of the entire property. This exception permit allows keeping the property as a single family residence and maintaining the residential qualities of the neighborhood.

2. Describe the ways in which the request will comply with the standards in section 19-4.3, use specific standards.
 - a. The standards for bed and breakfast inns are limited to 10 guest rooms. This is a 4 bedroom house, and a maximum of 3 rooms will be available for short term stays (2 nights minimum).
 - b. The inn must be operated by the owner occupant of the property. I am the owner and will be operating the inn, residing in the 4th bedroom of the primary house that the other 3 rooms are located in.
 - c. Cooking facilities shall be prohibited in guest rooms. There are no cooking facilities available, and none would be made available. The primary kitchen in the house will be used for all cooking.
 - d. Guest rooms shall not be located in accessory structures. Rooms available for short term rental are all in the primary house. The studio apartment in the detached garage was formerly available as a short term rental and has been modified as a minimum 30 day rental in compliance with code. The garage apartment will not be made available as a short term rental and will remain that way.
 - e. Exterior alterations to the structure shall be approved by the design review board. No external alterations to the exterior or interior will be made to accommodate this request.

Neighborhood meeting

- a. A neighborhood meeting was held on April 24th in compliance with all requirements. As noted in my community meeting minutes, the meeting was sparsely attended and the primary concern of it becoming a party house was addressed, with no one expressing that they were against the proposal after hearing it in detail.

Site

- a. A bed and breakfast inn shall only be located on a street with average daily trips of 2,200 or greater. Per data provided by the city, Grove Road has over 7,000 daily trips. The only driveway to the property is on Grove Road, and this will minimally impact traffic on the street.

- b. Bed and breakfast inns in residential districts shall not be located within 200 feet of another bed and breakfast or group living facility. There are no other facilities within 200 feet of the property.
 - c. Parking for a bed and breakfast shall not be located in the front yard of the facility, except when stacked in a typical residential driveway, and may be approved as turf or a previous pavement system. The property has a large crushed slate parking area directly in front of the house with a paver drive connecting it to additional parking on the side of the house, then into a 2 car garage. The property will easily accommodate 8 cars in the existing parking, all of which is surrounded by tall hedges and are difficult to see from the street.
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 property is surrounded by a large hedge that limits the view of any activities within the property. There will be no signage posted advertising this as a bed and breakfast, it will only be advertised online. The property has ample parking for 8+ cars on site, and there would be no offsite parking. While the property has a pool, guests will not be allowed to invite people not staying at the bed and breakfast i.e. no parties allowed and a curfew would be imposed. The house itself is the most valuable home in the immediate vicinity and the continued use of the property as a residential house benefits the values of neighboring properties.

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.

The property, including the adjacent empty lot that I also own, will not be altered in any way to accommodate the bed and breakfast. As noted above, parties will not be allowed and only guests staying in the rooms will be allowed. As I will also be staying in the house, I will also be able to monitor the guests to ensure all policies are followed.

Summary:

I am personal friends with many of the residents in Ivy Grove, which is the neighborhood directly adjacent to my property. The vacant lot next to me is part of Ivy Grove – I pay Ivy Grove HOA fees for the lot. I've spoken to many of the residents regarding my proposal and addressed their concerns, primarily that it does not become a "party house" and that I will be there to oversee any guests. As I shared with them, this house is my primary financial asset and it is absolutely in my interest to ensure guests do nothing to create a liability for me or engage in any activity detrimental to it.

As noted in my community meeting minutes, the meeting was sparsely attended and again, the primary concern of it becoming a party house was addressed, with no one expressing that they were against the proposal after hearing it in detail.

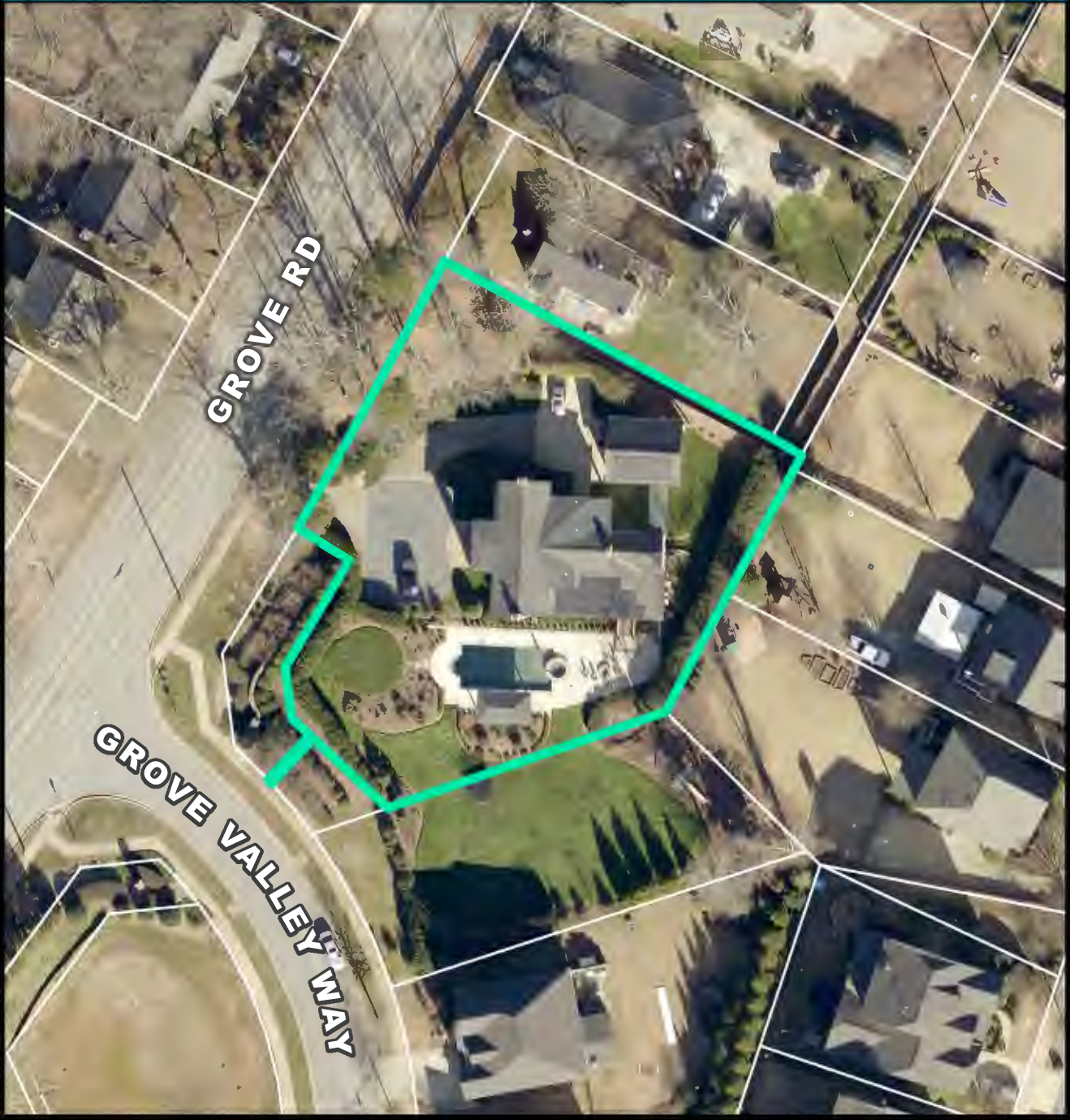
Finally, as this house has a significant place in Greenville history known as the Williams/Earle house, I believe the proposal to use it as a bed and breakfast presents a great opportunity to share in Greenville's history firsthand by staying here. I intend to gather all the documents I can regarding it's history to share with guests, and have obtained some great photos and information from the Earle family already.

Thank you for your consideration for this special exception permit.

Sincerely,

Chris Hogan

AERIAL VIEW



R-6 CURRENT ZONING



FUTURE LAND USE



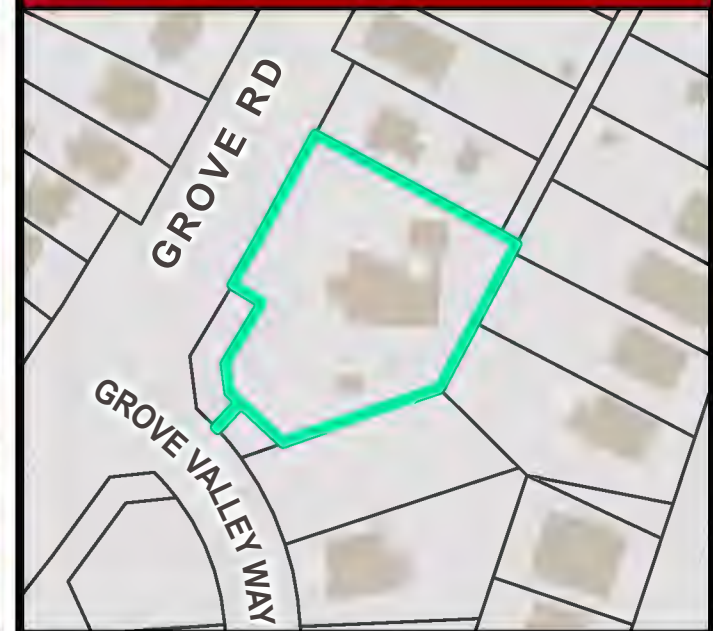
NATURAL / ENVIRONMENTAL FEATURES



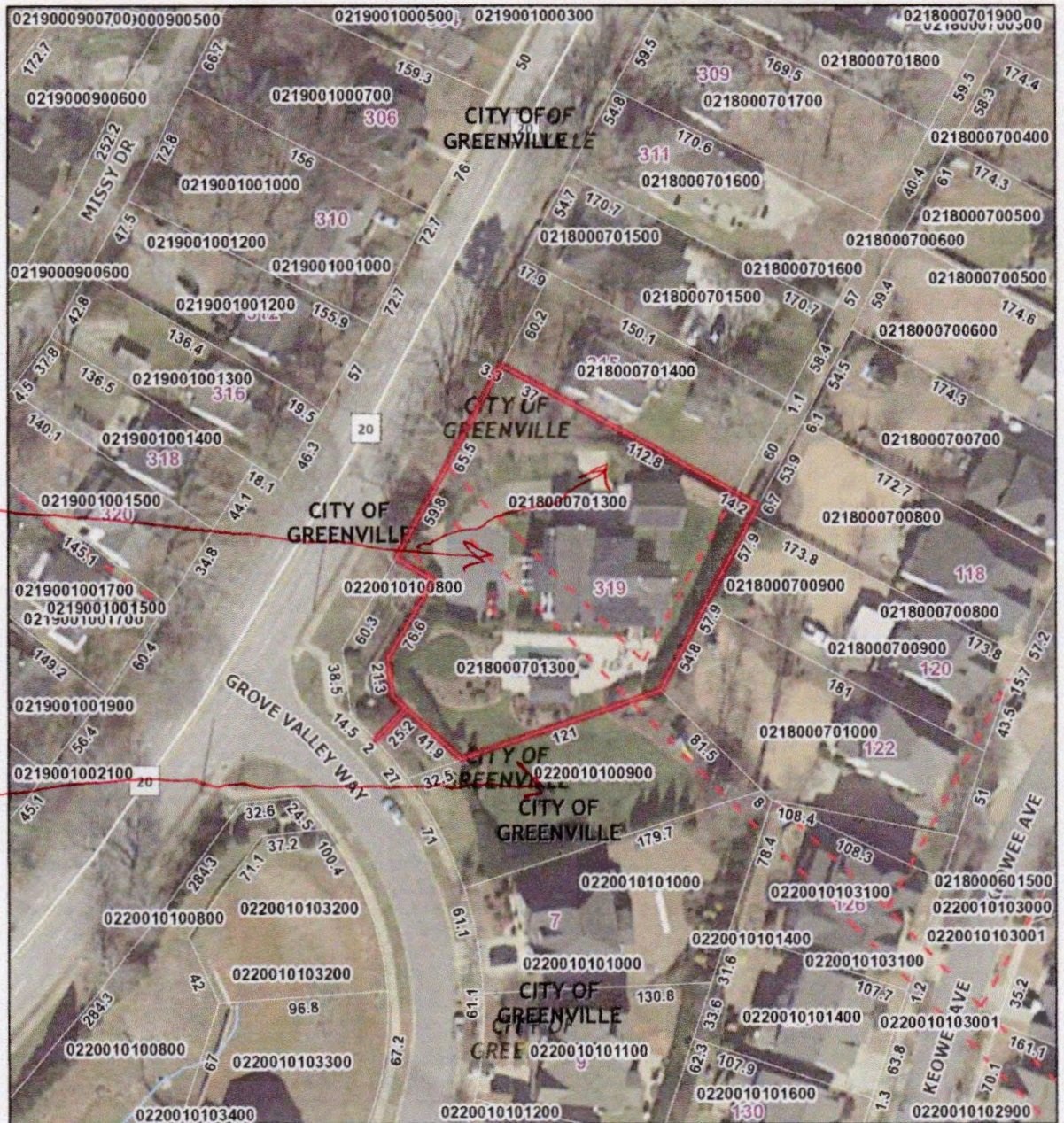
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



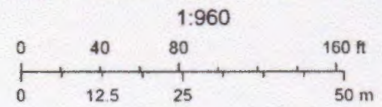
Greenville County, SC



Parking Area

Additional lot on Grove Valley Way owned by Chris Hogan.

April 3, 2023

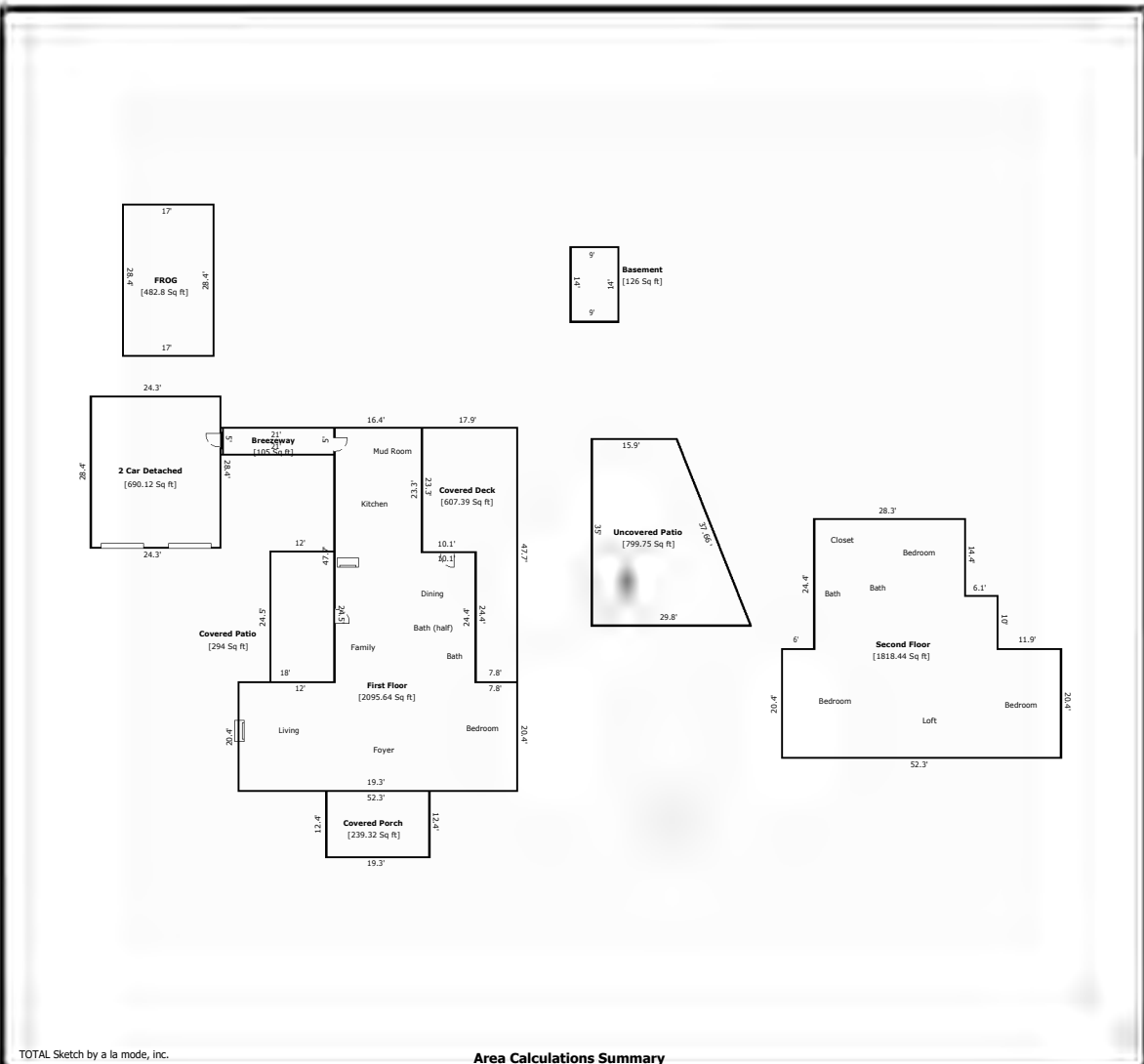


Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division

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, and are

Building Sketch

Borrower	Helios Lighting Inc			
Property Address	319 Grove Rd			
City	Greenville	County	Greenville	State SC Zip Code 29605
Lender/Client	Park National Bank			



Area Calculations Summary

Living Area		Calculation Details	
First Floor	2095.64 Sq ft	52.3×20.4	= 1066.92
		26.5×24.4	= 646.6
		23.3×16.4	= 382.12
Second Floor	1818.44 Sq ft	52.3×20.4	= 1066.92
		24.4×28.3	= 690.52
		6.1×10	= 61
Total Living Area (Rounded):		3914 Sq ft	
Non-living Area			
Breezeway	105 Sq ft	5×21	= 105
Basement	126 Sq ft	14×9	= 126
2 Car Detached	690.12 Sq ft	28.4×24.3	= 690.12
Uncovered Patio	799.75 Sq ft	35×15.9	= 556.5
		$0.5 \times 35 \times 13.9$	= 243.25
Covered Deck	607.39 Sq ft	17.9×23.3	= 417.07
		24.4×7.8	= 190.32
Covered Patio	294 Sq ft	12×24.5	= 294
Covered Porch	239.32 Sq ft	12.4×19.3	= 239.32

Subject Photos

Borrower	Helios Lighting Inc					
Property Address	319 Grove Rd					
City	Greenville	County	Greenville	State	SC	Zip Code 29605
Lender/Client	Park National Bank					



Subject Front

319 Grove Rd
Sales Price
Gross Living Area 3,914
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 27878 sf
Quality Q2
Age 123



Subject Rear



Subject Street

Subject Side Photos

Borrower	Helios Lighting Inc					
Property Address	319 Grove Rd					
City	Greenville	County	Greenville	State	SC	Zip Code 29605
Lender/Client	Park National Bank					



Left Side



Right Side

Exterior Photos

Borrower	Helios Lighting Inc					
Property Address	319 Grove Rd					
City	Greenville	County	Greenville	State	SC	Zip Code 29605
Lender/Client	Park National Bank					



Alternate Street View



In Ground Pool



In Ground Pool



Patio



Detached Garage



Detached Garage Interior

Interior Photos

Borrower	Helios Lighting Inc					
Property Address	319 Grove Rd					
City	Greenville	County	Greenville	State	SC	Zip Code 29605
Lender/Client	Park National Bank					



Bath



Living



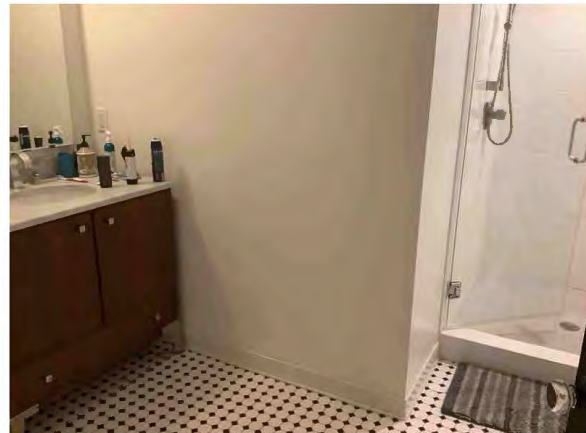
Foyer



Family



Bedroom



Bath

Interior Photos

Borrower	Helios Lighting Inc					
Property Address	319 Grove Rd					
City	Greenville	County	Greenville	State	SC	Zip Code 29605
Lender/Client	Park National Bank					



Bath (Half)



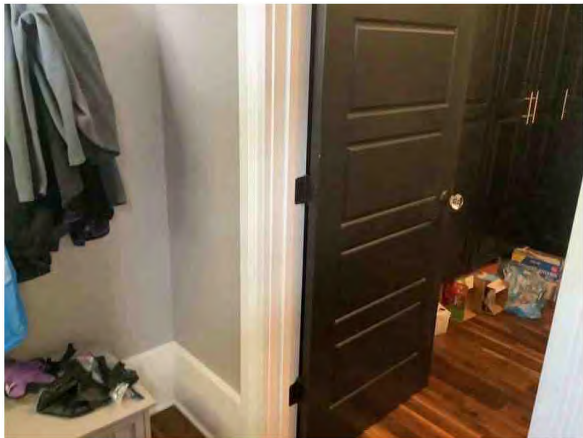
Dining



Kitchen



Kitchen



Mud Room

Interior Photos

Borrower	Helios Lighting Inc					
Property Address	319 Grove Rd					
City	Greenville	County	Greenville	State	SC	Zip Code 29605
Lender/Client	Park National Bank					



Bedroom



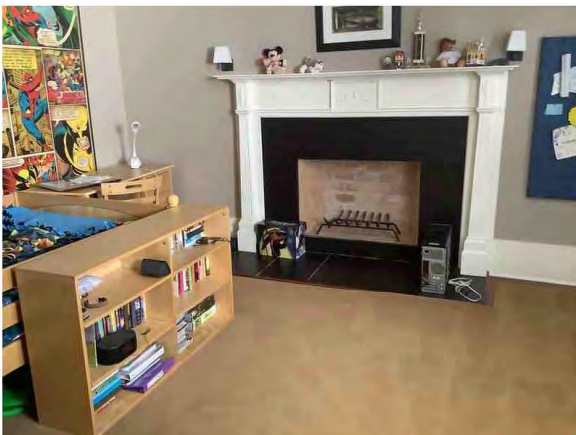
Bathroom



Bedroom



Bathroom



Bedroom



Loft

319 Grove Rd Special Exception Permit Meeting Minutes – Held at Augusta Road Library Branch scheduled for 6:30 P.M. on April 24th per meeting notice mailed out.

1. Owner, Chris Hogan, present at 6:15. Meeting started at 6:45 to allow all meeting attendees (6) to arrive.
2. Reviewed powerpoint presentation attached to cover the property details, the proposed special exception request, and noted concerns expressed before the meeting.
3. 2 attendees expressed concern that property would be unattended and a party location. My response was that the property would only be available while I am residing in the 4th bedroom, plus it would be financially irresponsible to risk the liability impact of allowing an unsupervised party on the property.
4. Questions were restated whether the owner had to be present while renters were present. I stated that if a renter was staying at the property, I would be required to stay in the 4th bedroom and they would be under my supervision. I stated rules required owner occupancy and a professional manager is not allowed. I also stated that if I am out on vacation, no rooms would be available to rent or rented during that time.
5. Question asked about 24/7 access to the property. I agreed the renters would have 24/7 access to the property, but that I would be resident and not allow parties.
6. Question asked about access to the pool. Renters would have access to the pool but would not be allowed to invite guests.
7. Some discussion was held on the history of short term rentals in Greenville and what the current status was. Noted that 319 Grove Rd rented the detached garage apartment for 2 years, but this is expressly not part of the current special exception permit and this room is not included in the proposal as available for rent.
8. Question raised regarding how the rooms would be rented, and whether breakfast would be served. I said initially I would be using sites like AirBnB with the longer term intention of setting up my own website. I said breakfast would not be available initially but maybe in the future.
9. There were some questions regarding how many rooms would be rented. While the future intent is up to 3, no more than 1 would be rented for the next 2 years as my 2 teenage children are still in the house 50% of the time. No rooms will be available for rent during the times they are in the house, and only 1 room will be available for rent when they are not in the house until they leave for college.
10. Closed with questions regarding any remaining concerns, and no further concerns regarding the short term rental were expressed.
11. Ended the meeting at approximately 7:15.

Neighborhood Meeting

Project Name: B+B Special Exception Permit
Location: 319 Grove Rd. Greenville SC 29605
Time of the meeting: 6:30 p.m.
Date: 4-24-23
Representative holding meeting: Chris Hagan

Name	Street Address	Email
1 SA [Signature]	120 Lonestee Ave Greenville, 29605	
2 ROSS ZECKUSKE	206 S Main St Greenville	rzechuske@greenvillesc.gov
3 GRAY Morgan	127 KEOWEE AVE 29605	
4 RAYMOND HARTKE	134 KEOWEE AVE	RHARTKE@YAHOO.COM
5 EDMUND WILLIAMS	120 KEOWEE AVE	edmundwilliams@greenvillesc.gov
6 Karen Tannenbaum	100 Alexander Drive	ktannen@hotmail.com
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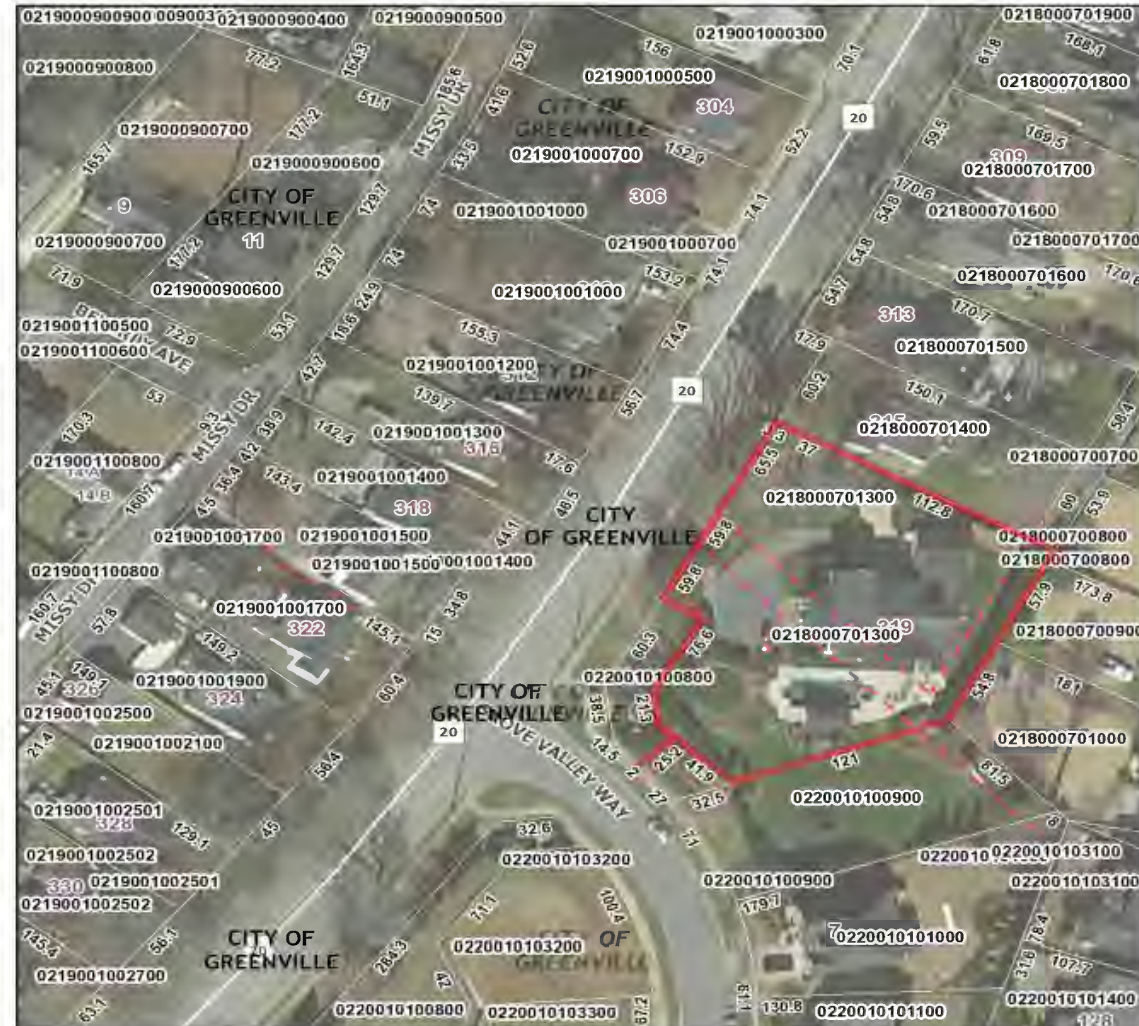
319 Grove Road
Special Permit Application
Bed and Breakfast Exemption
for Short Term Rental

4/24/23

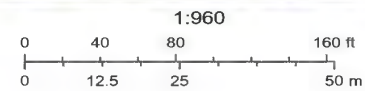
Agenda:

1. Property Details
2. Special Exception Permit Proposal
3. Existing Concerns
4. Open Discussion

Greenville County, SC



April 23, 2023



Greenville County GIS Division, Greenville, South Carolina, Greenville
County GIS Division, Greenville, South Carolina 29601, Greenville County,
South Carolina GIS Division

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, and are

Property Details:

1. 2 Lots included – 319 Grove Rd, also known as Williams/Earle House (.6 acre) + Grove Valley Way lot (.3 acre) located within Ivy Grove Neighborhood.
2. 319 Grove Rd. is currently zoned RM-2 (multifamily) with an approved density of up to 20 units per acre. 10 units on the existing .6 acre would be within current code guidelines.
3. By city survey, Grove Rd has 7000+ vehicles daily. It is not a typical residential street.
4. Property is surrounded by 15' tall hedges with some exceptions, but overall very private.
5. AirBnB hosted in detached garage prior to short term rental ban for 2 years without any complaints or objections. Typically used for downtown access. No longer active.
6. This is the last lot on the south side of Grove before Prisma. Code defines this as a transitional lot.

Special Exception Permit Proposal:

1. Designate primary home as B&B with approval for short term rentals (less than 30 days), no signage posted.
2. Eventually up to 3 bedrooms (20' x 20' with in suite bathrooms) would be available to rent. Timing based on my children going to college. The house would not be rented as a whole unit, only individual rooms.
3. I will reside in the 4th bedroom in the primary house. The former AirBnB in the garage studio would not be rented. No rooms would be rented if I am not present.
4. Unsupervised usage of the pool/hot tub/property would not be permitted. This is not a proposal to use this property as an event space.
5. All parking would be off street, and there is substantial parking to allow up to 8 vehicles on the property – 4 in the gravel space, 2 in the garage, 2 adjacent to garage.







Existing Concerns:

1. Noise/Parties/Safety – I will still occupy property when guests are present and parties will not be allowed.
2. Traffic – Any additional traffic will be on Grove Rd and will be minimal to the overall volume.
3. Property Values – No signage will be posted and the property will remain residential. One of the city's justifications for stopping short term rentals was to improve affordability.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT

The undersigned, being duly sworn, depose, and state the following:

1. The letters providing notice of the required neighborhood meeting to property owners and occupants within 1,000 feet of the property subject to the application before the City of Greenville Planning Commission were mailed at least ten (10) calendar days before the date of the neighborhood meeting as required by Sec. 19-2.2.4 of the Greenville City Code.

2. The letters were sent via first class mail and submitted for mailing at 2:12 AM (PM) on April 6, ~~2022~~ ²⁰²³, at the following mailbox, collection box, or post office location:

Greenville Business Mail Entry Unit, 204 Fairport Way
(e.g. Collection box at 209 N. Main Street, or the Greenville Downtown Post Office)

Chris Hogan
APPLICANT OR APPLICANT'S REPRESENTATIVE

Chris Hogan
Printed name

319 Grove Rd.
Application Number or Address of the Subject Property

SWORN TO before me

this 10 day of April 2023.

Kimberly Hutchins
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission expires: 3/30/26





AGENDA

BOARD OF ZONING APPEALS REGULAR MEETING

Thursday, June 8, 2023 - 4:00 p.m.

Meeting Location:
Greenville City Hall, Council Chambers, 10th Floor
206 South Main Street
Greenville, South Carolina, 29601

Citizens may access the meeting at the following web address:

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

-
1. Call to Order
 2. Welcome and Opening Remarks from the Chair
 3. Roll Call
 4. Approval of Minutes
 - A. May 9, 2023 – Workshop
 - B. May 11, 2023 – Regular Meeting
 5. Call for Public Notice Affidavit from Applicants
 6. Acceptance of Agenda
 7. Conflict of Interest Statement
 8. OLD BUSINESS
 9. NEW BUSINESS
 - A. S 23-343
Application by David and Goliath, LLC (Geoff Cannada) dba The Radio Room for a **SPECIAL EXCEPTION** to establish a 'Nightclub' use operating after midnight in a C-3, Regional commercial district at **28 LIBERTY LN** (TM# 026600-01-01200)
 - B. S 23-346
Application by Pennoni Associates, Inc. (Jason Sheridan) on behalf of Driven Brands (Wilson Coor) dba Take 5 for a **SPECIAL EXCEPTION** to establish an 'Automobile wash' use in a C-3, Regional commercial district at **301 S PLEASANTBURG DR** (TM# 026600-01-01108, 026600-01-01121, 026600-01-01109)
 - C. S 23-351
Application by Satgalls Corporation (William Satterfield) dba Field House Downtown for a **SPECIAL EXCEPTION** to establish a 'Bar' use operating after midnight in a C-4, Central business district at **36 S MAIN ST** (TM# 000100-03-00700)
 - D. S 23-358
Application by HPM, LLC (Christopher Hogan) for a **SPECIAL EXCEPTION** to establish a 'Bed and breakfast inn' (short-term rental) use operating in a RM-2, Single-family and multifamily residential district at **319 GROVE RD** (TM# 021800-07-01300)

10. OTHER BUSINESS

A. Staff update on current planning projects

11. Adjournment