



The City of Greenville, South Carolina
Public Notice

To: Property Owners, Owners of property located within 300 feet of the following Applications, and Neighborhood Association Representatives
From: Planning & Development Division
Subject: Conditional Use Applications for Administrative Review
Date: April 17, 2017

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

CU 17-345. Application by Great Events, LLC for a Conditional Use Permit to operate a restaurant "Hall of Fame Sports Grill" until 2 AM at **531 Wade Hampton Blvd.**, in a C-3, Commercial District (TM# 0189010100704).

You are invited to review documents relating to the application on file in the Planning and Development office on the 5th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. Some documents may also be reviewed online at www.greenvillesc.gov/1182/Conditional-Use-Submissions. For assistance, call the office at 864.467.4476.

A public comment period for these applications is open for 15 calendar days from the date of this letter. Written comments may be submitted to:

City of Greenville
Planning & Development
PO Box 2207
Greenville, SC 29602

Fax: 864.467.4510
Email: planning@greenvillesc.gov

Please reference the application number and include your name, address, and contact information on all correspondence. Comments received prior to a decision will be made part of the public record.

The Administrator will make a decision as to whether the request conforms, or does not conform, to the criteria enumerated in the application and found in Section 19-2.3.6 of the City Code. If a request is granted, conditions of approval may be included in order to address any related impacts of the use. Upon approval, Staff will prepare a Conditional Use Permit which shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Notice of the Decision will be posted to www.greenvillesc.gov/1182/Conditional-Use-Submissions. Anyone having a substantial interest affected by the Decision may appeal by filing a written notice and application form to the City of Greenville Board of Zoning Appeals within ten (10) business days of the date of the Decision.

Application #	<u>CU 17-345</u>	Fees Paid	<u>250</u>
Date Received:	<u>4-7-17</u>	Accepted by	<u>[Signature]</u>
Date deemed complete		App	Deny Conditions



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: GREAT EVENTS, LLC
 *Operator of the proposed use; Name Title / Organization
 permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: G. PETER MANOS MEMBER
 (Optional) Name Title / Organization

MAILING ADDRESS: 531 WADE HAMPTON BLVD

PHONE: 864-380-5764 EMAIL: G.PETER.MANOS@yahoo.com

PROPERTY OWNER: WICKER WADE HAMPTON, LLC
5300 OLD RENOVILLE ROAD SUITE 150 CHARLOTTE, N.C. 28217

MAILING ADDRESS: ~~531 WADE HAMPTON BLVD~~

PHONE: 704,617-3600 EMAIL: TEWICKER@Bellsouth.NET

PROPERTY INFORMATION

STREET ADDRESS: 531 WADE HAMPTON BLVD.

TAX PARCEL #: 0189010100704 ACREAGE: .458 ac 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: RESTAURANT

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

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

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

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

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

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

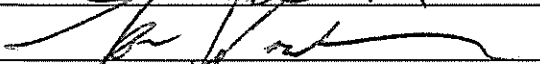
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

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

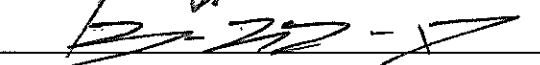


APPLICANT SIGNATURE

3/22/17




DATE



PROPERTY OWNER SIGNATURE

3-22-17



DATE

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

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

1. The proposal complies with the goals, policies and standards of the ordinance and, in particular, with the standards of Section 19-4.3 in that it is located in a C3 zoning district and not within a special emphasis neighborhood, neighborhood overlay district, preservation overlay district or within a CBD overlay or special sign overlay district.

The property has been continuously utilized as a restaurant/night club/bar for at least 20 years and all onsite traffic is directed directly into Wade Hampton Blvd., there is no exterior sound amplification nor drive thru facilities and all commercial use is conducted inside of the premises.

2. The property is serviced by a six lane road, Wade Hampton Blvd, has city water, sewer, police and fire protection with 3 fire hydrants located within 500 feet. Waste pickup shall be private. All services provided are more than adequate based upon the size and permitted occupancy of the structure located thereon with adequate onsite parking therefore in accordance with the City of Greenville Zoning Ordinance.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name GREAT EVENTS, LLC Phone 864-380-5764
 Mailing Address 531 WADE HAMPTON BLVD. GREENVILLE, S.C. 29609
 Email G.PETERMANOS@YAHOO.COM
 Signature of Applicant [Signature] Date 3-22-17

Property Owner

Name WICKER WADE HAMPTON LLC Phone 704-617-3600
 Mailing Address 1 5300 OLD PINEVILLE ROAD Suite 150 CHARLOTTE NC 28217
 Email TEWICKER@BELLSouth.NET
 Signature of Property Owner [Signature] Date 3-22-17

Property Information

Address 531 WADE HAMPTON BLVD
 TMS# 018901010074 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.
See 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.
See 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.

Meet With the Technical Advisory Committee

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

Building Codes and Inspections	Police
Business Licensing	Fire
Economic Development	Planning
Public Information and Events	Legal

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

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

HALL OF FAME SPORTS GRILL

OPERATING PLAN

1. TYPE OF USE

Hall of Fame Sports Grill is a neighborhood restaurant providing patrons with 20 large screen televisions (6-70" and 14-60") to view sporting events of all nature in a friendly family atmosphere.

2. HOURS OF OPERATION

Hours of operations will be Monday through Sunday from 11 a.m. until 2 a.m.

3. STAFFING SCHEDULE

The projected staff is composed of the following:

- One manager
- One assistant manager
- Four bartenders
- Six waitresses
- Four cooks

4. KITCHEN EQUIPMENT SCHEDULE

- 1 Walk In Cooler—Existing
- 1 Saturn Double Door Freezer—Existing
- 1 Saturn Double Door Refrigerator—Existing
- 1 Star Double Hotplate—Existing
- 1 36" Griddle—Existing
- 2 Dean Deep Fryers—Existing
- 1 Scottsman Ice Machine—New, replaced broken unit
- 1 True Sandwich Unit—Existing
- 1 Three box Kitchen Sink
- 1 Hand Wash Sink

5. MENU AND HOURS OF FOOD SERVICE

See attached menu. Serving hours of the kitchen will be 11 a.m. until 12:30 a.m.

6. PARKING FOR CUSTOMERS AND EMPLOYEES

Customers will be parking in the lot on premise. Staff parking will be next door on adjacent leased overflow parking.

7. DESIGNATED SMOKING AREA

See attached

8. TYPE OF ENTERTAINMENT AND DURATION

Sporting events will be shown from open until close via televisions.

9. CLOSING/LAST CALL PROCEDURES

Last call will be given forty-five minutes prior to closing. All alcoholic beverages will be removed by staff fifteen minutes prior to closing.

HALL OF FAME SPORTS GRILL

SECURITY PROCEDURES

1. NUMBER AND TYPE OF DESIGNATED SECURITY

Due to the fact that this is a restaurant, security is not deemed necessary. However, should we determine that security is required on Friday or Saturday nights (due to major sporting events) security will be provided by third party companies such as American Security on hours deemed necessary

SEATING PLAN

1. PROVIDE A FLOOR PLAN

See attachment

BUSINESS PLAN

1. BUSINESS PLAN SUMMARY

The business will be a restaurant serving alcohol. It will provide service to adults and families in a sport themed atmosphere with sports memorabilia and large screen televisions.

2. PROJECTED REVENUE

Expected first year revenue is approximately \$700,000.00. This should be generated from fifty percent food sales and fifty percent beverage and alcohol sales.

3. FEES FOR ENTRY/MEMBERSHIP/ENTERTAINMENT

There will not be any required fees or admission charges for entry.

4. STATUS OF CITY BUSINESS LICENSE APPLICATION

In progress

5. STATUS OF SCDEHEC 'RETAIL FOOD ESTABLISHMENT' PERMIT

In progress

6. STATUS OF ABL-901 APPLICATION TO SC DEPARTMENT OF REVENUE

In progress

7. DOCUMENTATION THAT SLED REQUIREMENTS HAVE BEEN MET

In progress

CITY OF GREENVILLE
ZONING COMPLIANCE APPLICATION
THREE QUESTION RESPONSE

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

While I am not familiar with the city of Greenville's comprehensive plan, I have paid close attention to the revitalization and development in the lower end of Wade Hampton Blvd., just off of Stone Avenue. With the proposed housing and retail development on the old Pet Dairy property, as well as the retail development on the Aiken Property. It is clear that this is a fast-growing area and is also adjacent to the Earl Street, Summit Drive, and Chick Springs Road residential areas. Combine this with the townhomes currently under construction the old Colonial Inn property by Colman Shouse. There is no doubt that a restaurant like The Hall of Fame Sports Grill will be a major asset for all of the families in the surrounding neighborhoods. This pattern is consistent with similar restaurants in the Dillworth area of Charlotte, North Carolina that have proven to be widely accepted and appreciated by all of the residents in that booming market.

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.

Approximately forty years ago, this location was in fact a restaurant. As time passed, there was a fair amount of blight in this particular area. This site became many different venues over the years, none of which were conducive to attracting local residents and their families. This restaurant will absolutely bring the change that this area will appreciate.

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.

Absolutely no adverse effects will be realized by the Hall of Fame Sports Grill. Quite the opposite will occur. As a matter of fact, we tend to have concerns regarding some of the other types of businesses in the area as being ones that do attract a clientele that one would not expect to see in this area. However, we feel that in the near future developers will ultimately acquire these properties and redevelop them into more attractive properties in the next three to five years.