



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: November 18, 2019

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

- A. CU 19-819.** Application by Siblings Group LLC dba "Club Reign" for a **CONDITIONAL USE** to establish a nightclub/bar use located at **730 S PLEASANTBURG DR 114 (TM# 026900-01-01116)**

You are invited to review documents relating to the applications on file in the Planning and Development office on the 6th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. Some documents may also be reviewed online at www.greenvillesc.gov/1182/Conditional-Use-Submissions. 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.



Office Use Only:

Application# CU 19-819 Fees Paid \$250
Date Received 11/7/19 Accepted By [Signature]

**APPLICATION FOR CONDITIONAL USE
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT / PERMITTEE*: Siblings Group LLC

**Operator of the proposed use; permit may be limited to this entity.*
Name Title / Organization

APPLICANT'S REPRESENTATIVE: Mark A Hudson Owner
(Optional) Name Title / Organization

MAILING ADDRESS: 503 Summergreen Way Greenville SC 29607
PHONE: 404-717-9292 EMAIL: mahudson26@gmail.com

PROPERTY OWNER: Morgan Manor Group LLC

MAILING ADDRESS: PO Box 4685 Greenville SC 29608
PHONE: 864-350-6318 EMAIL: psasso@morganmanorgroup.com

PROPERTY INFORMATION

STREET ADDRESS: 730 South Pleasantburg Dr Greenville SC 29607
TAX PARCEL #: 0269000101116 ACREAGE: 1,766 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/Nightclub C-1

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**.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Siblings Group LLC Phone 404-717-9292

Mailing Address 503 Summerglenn Way Greenville SC 29607

Email mahudson26@gmail.com

Signature of Applicant *Mahudson* Date 11-6-2019

Property Owner

Name Morgan Manor Group LLC Phone 864-350-6318

Mailing Address 1 PO Box 4685 Greenville SC 29608

Email psass@morganmanorgroup.com

Signature of Property Owner *BY: Peter Passafium, MANAGER FOR: MORGAN MANOR GROUP, LLC* Date 11-7-2019

Property Information

Address 730 South Pleasantburg Dr Greenville SC 29607

TMS# 0269000101116 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 of the property is consistant with the comprehensive plan because it will be used
 in the same manner in which it has been used in the past.

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.
 This request is appropriate for this location following a 30 plus year history as a restaurant/bar
 The plan is to provide high quality food and entertainment to attract upscale clientele.
 The use of the property with not reduce the property value, it will be consistent with past usage.

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 after regular business hours of operation will cause no effect of the service, delivery
 parking and loading, odor, noise, glare and vibration. The business is will make no alterations to the outside of
 the facility. We will continue to operate a upstanding business in the Morgan Manor location, which is a
 part of the Greenville landscape.

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.

OPERATING PLAN

- 1. This facility will be used as a restaurant and nightclub**
- 2. This facility will be opened Thursday – Sunday 6pm until 1:30am**
- 3. The staff will report to work at 5:30 to prepare the kitchen and bar.
The staff will remain until 2:30am in order to preform closing duties.**
- 4. Kitchen Equipment Schedule – See Attached**
- 5. Menu and Hours of Food Service – See Attached**
- 6. Allocated parking is provided for customers and employees in the front of the business and covered parking is also provide in the rear of the business.**
- 7. A designated Smoking Area is provided 25 feet in the rear, left of the main building.**
- 8. On Friday and Saturday nights there will be a live DJ from 8 until close. On Thursday and Sunday nights music will be provided by a play list and music video. A live band will perform approximately 6 times per year on Saturday nights for approximately 2 hours.**
- 9. Closing/Last Call Procedures – The club will close at 1:30am, last call will be given at 1am and final drink order will be served at 1:15pm.**

EQUIPMENT SCHEDULE

Refrigeration:

Frigidaire – Serial Number BA80900407 – Cost \$150.00 Used

Magic Chef – Serial Number 11688559QK – Cost \$150.00.00 Used

Whirlpool Gold – Serial Number K02919302 – Cost \$150 Used

Freezers:

Magic Chef – Serial Number 1297009647 – Cost \$150.00 Used

Whirlpool Freezer – Model Number EEV161F – Cost \$150.00 Used

Sandwich Bar – Model Number WNJX0022173 – Cost \$1500.00 Used

Coolers:

Entree' – Serial Number 1504ENTH07189 – Cost \$650.00 Used

True – Serial Number 8724182 – Cost \$800.00 Used

Danby – Serial Number 0913070100562 – Cost 125.00 Used

Vissani – Model Number HVBC31ST – Cost \$125.00 Used

Magic Chef – Serial Number 0705MCWC44PZ0226 – Cost \$175.00 Used

REIGN RESTURANT MENU

Service Hours 6pm – 1am

Salads \$8.00:

Chicken Salad – Diced grilled chicken breast over a bed of mixed greens, tomatoes, cheese, cucumbers and your choice of salad dressing.

Club Salad – Turkey, ham, bacon over a bed of mixed greens, tomatoes, cheese, cucumbers and your choice of salad dressing.

Chicken Caesar Salad – Diced grill chicken breast over a bed of Romaine lettuce, seasoned croutons, parmesan cheese and Caesar dressing.

Sandwiches/Wraps \$7.00 *includes chips and a pickle, served with your choice of bread wheat, Texas toast or wrap:*

Club Sandwich – Turkey, ham, bacon, lettuce tomato, your choice of cheese

Chicken Caesar Sandwich - Diced grill chicken breast Romaine lettuce, parmesan cheese and Caesar dressing.

Barbeque Chicken Sandwich – Grilled chicken breast with our special barbeque sauce, shredded mixed cheese and ranch dressing.

Dips and Nachos:

\$6 Spinach Dip and chips

\$6 Queso Dip and chips

\$8 Queso with beef or chicken served as Nachos or Dip with chips

Bowls – served with rice, mixed vegetable in a teriyaki sauce

\$6 Vegetable

\$8 Chicken

\$8 Shrimp

SOUTHERN CUISINE

Meat and Two Vegetables 10

Meat and Three Vegetable \$12

Meats:

Fried Chicken

Baked Chicken

Fried Pork Chops

Meatloaf

Fried Fish

Salmon

Ox Tails (\$16)

Vegetables:

Macaroni and Cheese

Broccoli Casserole

Green Beans

Collard Greens

Rice and Gravy

Mashed Potatoes and Gravy

Cabbage

Sweet Potato Crunch

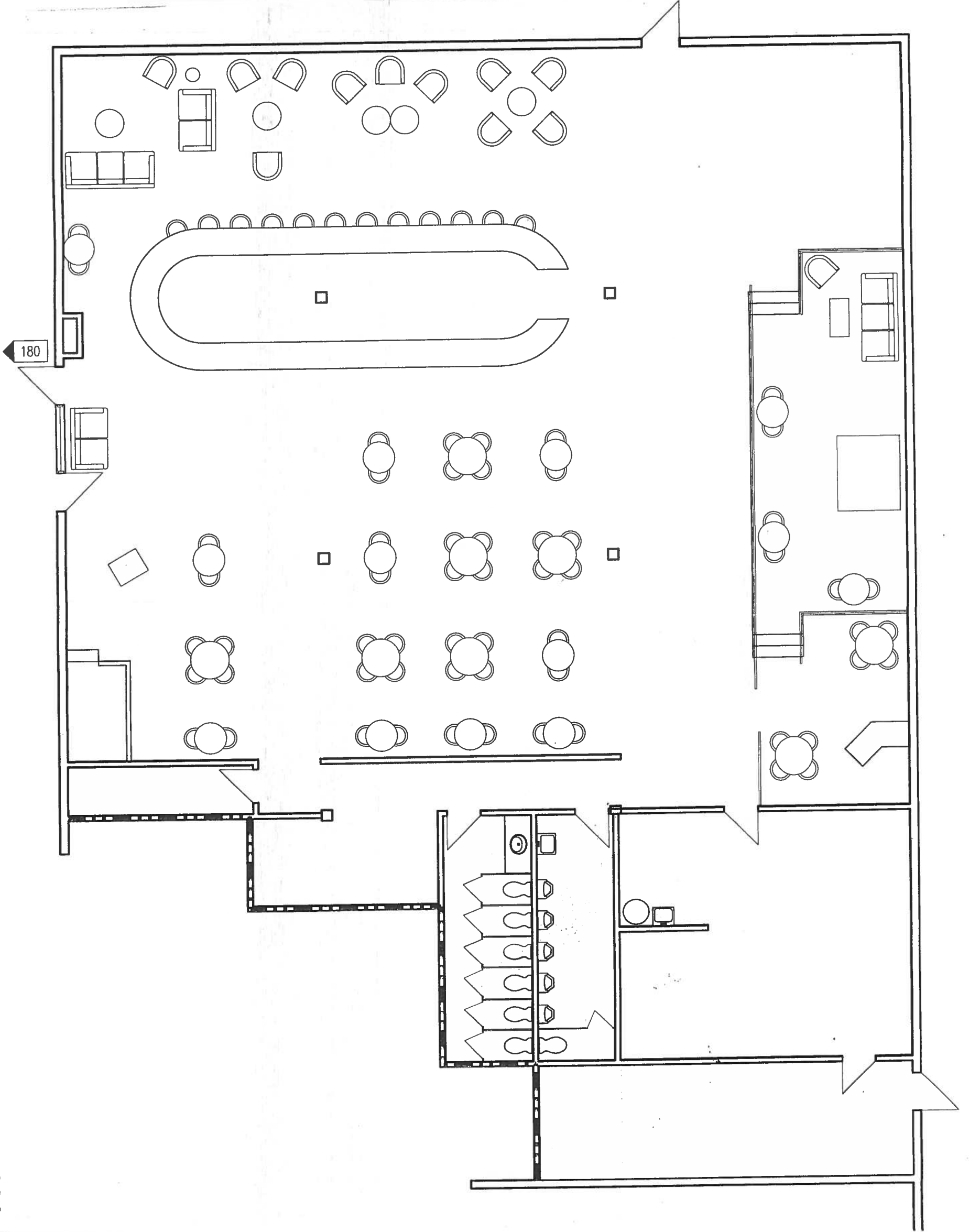
Cream Corn

SECURITY PROCEDURES

- 1. Number and Type of Security - N/A**
- 2. Training - N/A**
- 3. Duties – N/A**
- 4. Entry/Exit Procedures – Upon entry, the front doorman will check the id of patrons, all patron will be 30 years of age and above. There is a separate door for exiting and an emergency exit. Re-entry will be at the front doorman's discretion.**
- 5. Crowd Management - The front door man will keep count of the number of patrons**
- 6. Crime Prevention – The front, back entrances and the parking lots are well lighted. The parking lot is patrolled by Greenville Tech Security.**

SEATING PLAN

- 1. Floor Plan – See attached.**
- 2. Feasibility inspection – Performed 9/18/19, see attached**



SEATING & LIFESAFTY PLAN
1/8" = 1'-0"

BUSINESS PLAN

- 1. Business Plan Summary: The target audience is middle to upper class adults 30 years and older seeking entertainment in the city of Greenville. The nightclub/restaurant will serve beer, wine, and specialty cocktails along with appetizers and small plates. Our objective is to provide a relaxed, uplifting, safe environment for professional adults through entertainment and social interaction.**
- 2. Projected Revenue: We expect our sales to be 40% alcohol and 60% food.**
- 3. Entry Fees/Membership: There are no entry fees or membership fees, no cover charge.**
- 4. Status of City Business License – Under review.**
- 5. Status of SCDHEC “Retail Food Permit” – In process.**
- 6. Status of Abl- 901 Application – In process, see attached.**
Documentation of Sled Requirements – See attached