

Special Use Permit Findings of Fact Applicant Statements

Applicant (Joseph D. Jordan) is the sole member of 128 Holdings, LLC, which is the owner of that certain property situated at 128 N. Main Street, Belmont, North Carolina, parcel ID#125452. Zoning for this parcel is NC-C. This parcel has ingress and egress to Main Street as well as Davis Street. There is a large parking lot that fronts on Davis Street. The subject property is a two-level building consisting of approximately 3,600 square feet total, being approximately 1,800 square feet on the Main Street level and approximately 1,800 square feet in the lower basement level. The Main Street level consists of one barber shop, one local news publication and one attorney office. The lower level is currently vacant but has two existing restrooms.

Previous owner offered the lower level for rent, which has used most recently as a church meeting room, which registered an address of 103 Davis Street and has an existing occupancy rating of 80.

The applicant wishes to open a private club in the lower vacant space, called "The Pharmacy" (subject to change), which is allowed pursuant to NC-C zoning regulations. However, a private club requires a special use permit, per zoning regulations under the LDC Chapter 15.10. Based on the requirements to obtain a special use permit, the following must be found:

1. The use meets all required principles and specifications of the Code and any adopted land use plans.
 - a. The use of a private club is allowed under the current NC-C zoning, which applies to the subject property, upon approval of a special use permit. The private club will be formed and operated per NC Gen. Stat. 18B-1000(5a) and will not be open to the general public.
2. The proposed use, if developed according to the plan submitted and approved, will be visually and functionally compatible to the surrounding area.
 - a. Due to the fact the proposed use is a private club, there is no plan for signage. This will not change the Main Street façade of the building. The Davis Street façade will receive some upgraded doors and perhaps an awning in the future. The adjoining property owners use the Davis Street side of each building for parking or access. Also in the surrounding area is a restaurant with outdoor space, The Bottle Tree, which offers similar activities, but open to the general public.
3. The use will not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed.
 - a. The use as a private club will not endanger the public health or safety, as it will be operated under the general statutes as noted above, each member will be checked in and accounted for, and only property trained bartenders will be serving beverages, in accordance with the rules and regulations of the North Carolina ABC Commission. Further, the improvement of the building and increased foot traffic to the subject property will only serve to increase the value of the surrounding properties. It will also create 3-4 jobs for the members of the community.

Adjoining property owners have been notified and are supportive of the plan. Attached is a more in-depth description of the building plan and target business model.

The Pharmacy



Intent: To create a **private** speakeasy that is faithful to the time period and reflects the history of the building, including the history of the Watkins Pharmacy which resided in the adjoining space but used a common entrance.

Members: The Pharmacy will be considered a **private club** under *NC Gen Stat 18B-1000(5a)* requiring a paid membership for entry. This club will not be open to the public. Membership will require a written application, and for individuals not personally known by ownership, will require a referral from an existing member. Membership fees have yet to be determined, however the fee will reflect the target member demographic. There will be a strict 1 strike policy for members failing to follow the established rules. Of paramount importance, no fighting (verbal or physical) and no excessive intoxication. If a member is notified of a failure to follow the established rules, there will be a mandatory review of their membership status and suspension of access to the Pharmacy until the review has been completed by the ownership.

Theme: The theme will be faithful to historic speakeasy's with separate lounge seating areas and bar seating. Heavy on ambiance, with use of dark colors, polished metals, sconce lighting, period correct furniture and decor. Custom and frozen drinks will be a specialty. Some examples of the target décor:





The Pharmacy should be a place where members can relax, spend the evening with friends, and not be concerned with overly intoxicated or confrontational patrons.

Faithful to the speakeasy model, there will be no signage or advertising of the business on the building. The entrance will be through the Main Street entrance at 128 N. Main Street. Members will be given an RFID keyfob which will be used to enter the Pharmacy. Members will walk down the hallway towards door (existing hallway pictured below):



The entrance door at the end of the hall as shown will be concealed, and will appear as a solid wall with a picture on it. Members will then have a small non-descript access block to read their RFID keyfob, which will log them into the management system and “pop” the door open. Members will then continue down the stairs, turning right at the bottom to enter the Pharmacy. The current stairwell will be themed to match the décor of the speakeasy. There will be no entry from the rear parking lot, although there will be fire exits into the parking area in the event of an emergency. Target décor of the stairwell:



Parking: Street parking on Main Street is available, as well as parking behind the building.

Capacity: The downstairs space that will be utilized as the Pharmacy was last used as a meeting space with an assigned address of 103 Davis Street and has a current occupancy rating of 80 people. The projected seating is for 40 to 50 max at any given time.

Services: There will NOT be a kitchen in the premises. Members will enjoy specialty cocktails and beverages, and will have access to delivery from local restaurants from the surrounding area. Food trucks may also be an option in the future.

Current Layout Plans: A 3d rendering of the proposed space is attached. Note the stairwell entrance and the existing exit/garage door. There are also 2 existing restrooms for members.



View from the bar area:



View of front lounge area:



View from stairwell entrance:



Current Zoning and Requirements: 128 North Main Street is currently zoned NC-C, which is Neighborhood Center Commercial. This zoning includes, among many other things, zoning for a Private Club. An initial meeting with the City of Belmont Planning and Zoning has been completed and an inspection by the Belmont Fire Department Fire Inspector has been completed and confirmed requirements from a fire safety perspective including distances to exits, number of exits and capacity confirmation. Regardless of the current zoning allowing for a Private Club, that use requires a Special Use Permit. The process includes notifying adjoining property owners and notifying city counsel of the intended use at a public hearing.

Time Frame for completion: Spring of 2022.

Floor Plan:

