

**Z-2020-35**

**Requests:** Appeal of Planning and Development Director’s decision to revoke zoning approval of an extended hours restaurant serving alcohol use

**Address:** 524 N. Anderson Rd.

**Zoning District:** General Commercial (GC)

**Appellant:** Mary Victoria Beam of Jameson’s Lounge





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<b>Location:</b>	524 N. Anderson Rd.
<b>Requests:</b>	Appeal Planning & Development Director's decision to revoke zoning approval for extended hours restaurant serving alcohol
<b>Tax Map Number:</b>	630-04-01-016
<b>Zoning District:</b>	General Commercial (GC)
<b>Property Owner:</b>	Amin of Rock Hill, LLC (Saied Khobaisy, registered agent) 1601 Cherry Rd. Rock Hill, SC 29732
<b>Appellant:</b>	Mary Victoria Beam, business owner of Jameson's Lounge

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## **BACKGROUND**

An extended hours restaurant serving alcohol is defined in the Zoning Ordinance as "an establishment where the *primary business is the serving of meals or prepared food during conventional meal times*, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing." (Emphasis added)

In contrast, the Zoning Ordinance defines a bar/nightclub as "an establishment where the *primary business is the sale of alcoholic beverages*, which may be in conjunction with the provision of live music, dancing, or other entertainment, such as comedy, theatre, or the viewing of televised sporting events. *Food may be served, but is not the primary focus of the establishment.*" (Emphasis added)

Notably, only businesses that are approved as bars/nightclubs may hold "promoted parties" or offer the facility for lease for others to hold "promoted parties" there. The Zoning Ordinance defines promoted parties in relevant part as: "A party that is open to the public and is marketed by an event promoter who is directly or indirectly compensated for providing that service."

Mary Victoria Beam, the appellant for this case, owns and operates Jameson's Lounge at 524 N. Anderson Rd., which is approved as an extended hours restaurant serving alcohol. During the initial business licensing process in September 2019, Ms. Beam was made aware that as a restaurant, the primary focus of the business must be the serving of meals or prepared food during conventional meal times.

The business has never been approved as a bar/nightclub, which means that its primary focus cannot be the sale of alcohol. The business also is prohibited from holding or allowing others to hold promoted parties there.

The business also has never been approved as an adult entertainment venue, which is defined as “a use that sells or distributes material or provides activities with sexually explicit content. Use types include but are not limited to sexually-oriented book stores, retail stores, video stores, cabarets, and theaters.”

In spite of this, Jameson’s Lounge began operating as a bar/nightclub and possibly as an adult entertainment venue this summer, both of which are prohibited under its approved zoning. The evidence that is attached to this staff report, as well as the videos that we will show during the appeal hearing, show that the primary focus of the business has been on the sale of alcohol, and also that the business has been holding or allowing others to hold promoted parties there. The videos also show a “VIP Room” with a pole of the type that is typically used for adult entertainment, and social media posts advertise boudoir photography sessions in the restroom (which has mirrors on the floor) at Jameson’s.

Several serious public safety incidents have occurred due to Jameson’s operations outside of its approved zoning. A police summary and copies of all incident reports related to the property are attached to the staff report, but notably, two shootings have now occurred. The first was on June 19<sup>th</sup> (with no injuries), at which and after which time, police officers reminded Ms. Beam of the need to operate Jameson’s as a restaurant and not as a bar that is holding promoted parties. Unfortunately, Ms. Beam did not begin operating Jameson’s any differently, and another shooting occurred on October 17<sup>th</sup>, this time with five people injured.

Based on all of the evidence that staff had about the business’ operations in violation of its approved zoning, on November 10<sup>th</sup>, staff revoked the zoning approval for the business under Section 11.4.3 of the Zoning Ordinance, which authorizes the Planning & Development Director to revoke any type of permit or approval if he determines that “[t]here is a failure to comply with the approved permit, permit approval, plans, specifications, or terms and conditions required under the permit or permit approval.” Ms. Beam then appealed the decision to the Zoning Board of Appeals under Zoning Ordinance Sect. 2.12.16.

Once Ms. Beam filed the appeal, zoning code enforcement is stayed (ceased) until the appeal can be heard by the Zoning Board of Appeals. Therefore, the business was allowed to continue operating for the past few weeks, but staff reminded Ms. Beam that the business should not be operating as a bar, and also that South Carolina Governor Henry McMaster has issued an order that prohibits the sale of alcohol after 11 p.m. across the state. We also let her know that the police may take separate action, unrelated to the zoning issue at hand, to enforce that order or any other laws as they find are being violated on the property before the appeal hearing.

Even after all of that, Jameson’s has continued to operate for the past few weeks as a bar/nightclub and has continued to hold or allow others to hold promoted parties there. The business also has been selling alcohol after 11 p.m. in violation of the governor’s order. At this point, staff has no way to reasonably believe that this business will ever be able to contain its operations to stay within its approved zoning as a restaurant with a primary focus on food, and we ask the Zoning Board of

Appeals to affirm the Planning & Development Director's decision to revoke the zoning approval for the use.

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## APPEALS PROCESS

Staff placed the required legal ad regarding the appeal in *The Herald* on November 27<sup>th</sup>.

Staff also has provided Ms. Beam with a copy of all the attachments that are included in your packets, as well as copies of the videos that will be shown during the hearing.

The full provisions of the Zoning Ordinance about the appeals process are included as an attachment. Specific provisions to note include the following (paraphrased):

- **Hearing of Appeal:** While both the City and the appellant may call witnesses on their behalf, members of the general public cannot otherwise appear and submit testimony. During the hearing, the appellant must state the grounds for appeal and must identify any materials or evidence from the record to support the appeal.
- **Decision of the Zoning Board of Appeals:** The Zoning Board of Appeals is charged solely with determining whether the decision of the Planning & Development Director is consistent with the provisions of the Zoning Ordinance that are in question. The Board does not function as a judge of whether the policies in question are or are not wise or beneficial. After the conclusion of the hearing, the Zoning Board of Appeals must affirm, partly affirm, modify, or reverse the decision based on whether it finds the decision to be consistent with the provisions of the Zoning Ordinance in question.

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## Description of Attachments

1. **Feasibility studies:** Staff conducted two feasibility studies through the City's Open for Business program to evaluate the proposed use of a restaurant serving alcohol (not an extended hours restaurant serving alcohol) at this location on Dec. 21, 2018, and Feb. 20, 2019. After discussions with staff about the hours for a restaurant serving alcohol use, which must close at midnight daily, Ms. Beam actually applied to be approved as an extended hours restaurant serving alcohol instead.
2. **Zoning application:** Ms. Beam submitted two zoning applications for the extended hours restaurant use on Dec. 4, 2018, and Dec. 21, 2018. The second application contains more detailed information than the first. Staff determined that the extended hours restaurant use is a conditional use in the General Commercial zoning district (meaning that if it meets all the use-specific standards in the Zoning Ordinance, staff does not have discretion to prohibit it or add more conditions to it), and therefore approved the use. A copy of the business license for Jameson's from 2019 is also included in this section; it lists the definition of the extended hours restaurant use type, and it contains a reminder that the business cannot operate as a bar/nightclub.

Some emails between staff and Ms. Beam are also included in this section for reference.

3. **Zoning revocation letter and associated correspondence:** This section contains the zoning revocation letter of November 10<sup>th</sup> as well as copies of the certified mail receipts and photographs of the letter, which staff posted on the door to the business on November 12<sup>th</sup> to make sure that Ms. Beam received the notice before the upcoming weekend. This section also includes Ms. Beam's appeal request and correspondence about staff providing her with copies of all the documents and videos that will be shown to the Zoning Board of Appeals.
4. **Zoning Ordinance provisions:** This section includes the Zoning Ordinance provisions regarding the appeals process, the definition and use-specific standards for an extended hours restaurant serving alcohol, and the definitions of adult entertainment, bar/nightclub, and promoted party.
5. **Promoted party fliers and Instagram posts:** This section contains fliers from more than 10 promoted parties at Jameson's. It also contains social media posts from Ms. Beam and her manager that market boudoir photography sessions at Jameson's, refer to Jameson's as a nightclub and talk about it being a nightlife spot, show someone passed out on a seat at Jameson's, and so forth.
6. **Correspondence about parties:** This section contains emails from Ms. Beam to various City staff about cutting ties with one party promoter this summer.
7. **Police summary and incident reports:** This section includes a narrative from Captain Rod Stinson about the incidents that the police have been involved with at Jameson's as well as copies of the associated incident reports.
8. **Nuisance complaint:** This is a letter from adjacent property owners Susan and Mike Bagwell with concerns about the operations of Jameson's and its impacts on them.
9. **Hospitality tax reporting forms:** The hospitality tax reporting forms in this section show the amount of revenue that Jameson's has reported for many of the months that it has been open. (It has not reported yet for the months that are missing.) While the revenue being reported is not broken up separately for food and alcohol, the amount that has been reported to date is very low and raises concerns about whether that has been reported correctly as well as the appellant's ability to stay in business over time.

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**Staff Contact:**

Leah Youngblood, AICP

Successor Planning & Development Director

803.329.5569

leah.youngblood@cityofrockhill.com

## FEASIBILITY STUDIES

## Letter of Notification for Plan Review

### Restaurant Serving Alcohol - Feasibility

**Plan Reviewed:**  
**Feasibility Survey Report**

**Status:**  
**Not Approved**

20181545  
Restaurant Serving Alcohol - Feasibility  
524 N. Anderson Road

Feasibility Survey Report -

**Project Contact:**

Mary Victoria Beam

Rock Hill, SC 29730

Phone:

Email: [yourposterchild@gmail.com](mailto:yourposterchild@gmail.com)

The feasibility survey is designed to help you anticipate changes that might be required for code compliance which will help you to anticipate associated costs with starting your business. It is based (in part) on information provided by the client, which has not been verified by the City of Rock Hill. The report usually contains 3 sections: Zoning, Building, and Fire. Each section will state the changes that need to be made before we can allow you to occupy the space.

WARNING: THIS INFORMATION IS NOT ALL-INCLUSIVE.

DO NOT RELY ON THIS REPORT TO MAKE THE DECISION TO BUY A PROPERTY OR SIGN A LEASE. IF THIS REPORT IS BASED OFF OF A PRE-INSPECTION INTERVIEW RATHER THAN AN ON-SITE SURVEY, THE REPORT SHOULD NOT BE USED AS FACTUAL INFORMATION AS IT IS BASED ON APPLICANT'S KNOWLEDGE OF THE SITE, AND IT HAS NOT BEEN VERIFIED.

Please consult an architect, engineer, licensed inspector, and/or contractor. Your business/organization is not permitted to open or operate until you have an approved Zoning Compliance Form and Business License specific to this location.

Most alterations to commercial buildings require a licensed contractor to obtain a permit from our department before the work is completed. If you are making alterations, please give a copy of this report to your contractor so that they can understand what will be required.

Please feel free to respond to this email if you have any questions about what is included in this report or if you don't understand it.

20181545  
Restaurant Serving Alcohol - Feasibility  
524 N. Anderson Road

**Feasibility Survey Report -**

The following comments are grouped as "**Review Comments**" or "**Advisory Comments**". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.



Feasibility Survey Report -

Plan Review Comments

Admin - Open for Business Program - Matthew Thomas -  
matthewc.thomas@cityofrockhill.com - 803-329-7093

Conditional

Review Comments:

If you decide that you want to operate your business from this location, please complete and return the following to me if you haven't already:

- Business License Application: [www.cityofrockhill.com/newlicense](http://www.cityofrockhill.com/newlicense)
- Utility Service Agreement: [www.cityofrockhill.com/CommercialServiceForm](http://www.cityofrockhill.com/CommercialServiceForm)

Fire - Travis McDaniel - [travis.mcdaniel@cityofrockhill.com](mailto:travis.mcdaniel@cityofrockhill.com) -

Conditional

Review Comments:

1. The total building is greater than 5,000 sq.ft. Plans for permitting are required to be prepared and sealed by a South Carolina Licensed Design Professional (Architect/Engineer). \*If you make any structural changes you may need a Design Professional.

2. 505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved location to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. \*Make sure the address is on the building.

3. 906.2 General Requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. (Fire Extinguishers shall be serviced on an annual basis) \*Make sure extinguishers are serviced. Travel distance to an extinguisher shall not exceed 75 feet. K-type of extinguisher will be needed in the kitchen is not already present.

4. 1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors shall not require tight grasping, tight pinching or twisting of the wrist to operate. \*No grab and twist door hardware.

5. 1008.2 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. \*Make sure all emergency lights are working on power loss.

6. 1013.3 Illumination. Exit signs shall be internally or externally illuminated at all times. \*Make sure the exit signs are in working order and on power loss.

7. 1010.1.10 Panic and Fire Exit Hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than Panic Hardware or Fire Exit Hardware. \*This is an A occupancy with an occupancy load

**Feasibility Survey Report -**

greater than 50. Panic hardware is required.

8. 605.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. \*Make sure the wiring and outlet covers are in proper repair.

9. 609.2 Where Required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. \*Service the hood in the kitchen. Type I hood shall be serviced every 6 months. The type II in the front bar area may need to be changed over to type I. This depends on the cooking appliance that you want to place under it. \*\*Before you have your hood(s) serviced make sure you have the cooking equipment that you want to use under the hood. This could make a difference on the hood being tagged properly.

10. 5307.1 General. Carbon dioxide systems with more than 100 pounds of carbon dioxide used in beverage dispensing applications shall comply with Sections 5307.2 through 5307.5.2. \*CO2 alarm will only be required if the carbon dioxide system (CO2 tank) is greater than 100 lbs.

11. 605.3 WORKING SPACE OF NOT LESS THAN 30" IN WIDTH, 36" IN DEPTH AND 78" IN HEIGHT SHALL BE PROVIDED IN FRONT OF THE ELECTRICAL SERVICE EQUIPMENT (PANEL). \*Don't block your electrical panel.

12. 1004.3 Posting of Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. \*The building does not have a sprinkler system. The occupancy load is set at 99. A sprinkler system "may" allow a greater occupancy load. RHFD will provide you with your occupancy load. Please send a floor plan.

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**Inspections - William Ashley - [william.ashley@cityofrockhill.com](mailto:william.ashley@cityofrockhill.com) - 803-329-5581**

**Not Approved**

**Review Comments:**

1. The proposal is for a Restaurant which is a A2 Assembly category. The use is limited to 99 occupants. If the occupant load is to exceed 99. The building would be required to be sprinkled. If the front deck area is to be used as seating, this would increase your occupant load for the overall building.

Plans shall be required showing any alterations and new construction, this would include the accessible ramp and the removal and construction of the bar area. A layout for the use of the building shall be provided. If the building is more than 5,000 sf. the plans shall be supplied by a S.C. registered design professional.

2. Carbon dioxide systems with more than 100 pounds of carbon dioxide used in beverage dispensing applications must provide additional ventilation or a special alarm system as required by Section 5307 of the 2015 S.C. Fire Code. To summarize additional ventilation/ exhaust or a special detector and alarm is required.

3. A accessible ramp needs to be constructed in order to have access to the rear bar area. The decking boards located to the access on the exterior are in disrepair and needs to be replaced due to tripping hazards of uneven boards.

4. Accessible restrooms are required. The existing restrooms do not meet accessibility requirements.

5. The new occupant may be responsible for accessibility upgrades under the ADA, The City recommends that the Business consult an ADA specialist to understand any obligations under the Federal law.

6. Plumbing, Mechanical, Electrical, HVAC and all building components must be in good, working order and functional for the intended use. Any repairs, installations or modifications to these systems must be performed by properly licensed tradespersons with State and City of Rock Hill licenses. Repairs, installations and alterations require permits. If the building is greater than 5,000 sq.ft., plans for permitting must be prepared

**Feasibility Survey Report -**

and sealed by a S.C. registered design professional.

Mechanical exhaust required and the recirculation of air from such spaces is prohibited.

7. The plans will be reviewed under the 2015 International Existing Building Code and referenced standards. The level of alterations will be determined when additional information is received. Depending on the level of alterations, additional upgrades may be required.

8. There are several areas in the rear and side of the building that need to be repaired in order to prevent pests from entering into the structure.

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**Zoning - Melody Kearse - melody.kearse@cityofrockhill.com - 803-329-7088**

**Conditional**

**Review Comments:**

The proposed use is for a restaurant serving alcohol. This use is permitted as a conditional use in the General Commercial (GC) zoning district. A restaurant's primary focus should be the serving of food during conventional meal times (11 am-2 pm & 5 pm - 9 pm). The serving of alcoholic beverages, provision of a bar area, or provision of entertainment is clearly secondary to meal service. Activity outside of the aforementioned primary focus would alter the classification of your use and may require further action.

The restaurant serving alcohol use has use-specific standards that must be met; see below for applicable standards:

1. Hours of Operation: Restaurants serving alcohol must be closed between midnight and 6 a.m.
2. Outdoor Seating - Restaurants having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:
  - The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
  - The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.
  - Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use. (This standard is met)
  - The outdoor area must provide parking using the restaurant measure.

Parking is calculated at 1 space per 75 SF of active use areas such as kitchen, bar, dining (including outdoor) areas. Areas excluded are hallways, bathrooms, mechanical/electrical rooms and storage areas. One handicap accessible space is required per 25 parking spaces. At least one of these spaces must be van accessible. Please see attached standard for striping. There are 36 regular parking spaces. The existing accessible spaces are non-conforming and need to be fixed. The three non-conforming accessible spaces could easily be converted to 2 van accessible spaces, which is all that is required. Additionally, there is room for 2 compact parking spaces (8' x 18') available in front of the outdoor dining area.

All landscaping and vegetation must be maintained; currently the landscaped areas are overgrown and weedy. Any dead landscaping should be replaced.

The existing freestanding signage structure may be utilized; re-facing of the cabinet does require a permit. Wall signage is allotted at 1 SF of sign per 1 Linear Foot of front facade width; any wall signage will need to be reviewed for compliance and issued a permit. Temporary banner signs also require permits, see attached information.

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**Feasibility Survey Report -**

The front of the building was painted white, but it looks as if the property owner did not finish painting the sides. It may be good to finish the exterior painting for aesthetics purposes.

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**Industrial Pre-Treatment - Eric Gensemer - [eric.gensemer@cityofrockhill.com](mailto:eric.gensemer@cityofrockhill.com) -  
803-329-8703**

Conditional

**Review Comments:**

The existing grease trap does not meet Ordinance requirements. Please visit [www.cityofrockhill.com/fog](http://www.cityofrockhill.com/fog) to review the FOG Ordinance and Policy.

Variance process: In cases where circumstances will not allow for the installation of an outdoor in ground grease interceptor and only with the approval of the City, the FSE may be allowed to install an indoor GRD through the variance process. When a variance has been granted by the City, grease traps shall be located outside to be easily accessible for cleaning and servicing, except when the building is the property line, a grease trap may be installed inside a food service establishment, provided the grease trap complies as specified: (1) Grease traps shall not be installed in food preparation, food storage areas, equipment and utensil washing areas, food dispensing areas, or in areas where food equipment and single service articles are stored. (2) Grease trap servicing hoses and pumps shall not run through food preparation, food storage areas, equipment and utensil washing areas, food dispensing areas, or in areas where food equipment and single-service articles are stored.

If approved, the GRD variance shall be in force until there is either (i) a change in ownership of the FSE; (ii) evidence demonstrates that a GRD is no longer necessary; (iii) evidence that the GRD is not keeping FOG out of the City's wastewater system; and/or (iv) remodeling of the kitchen or facility.

Please complete the Alternative GRD Variance Application form.

This facility's hood cleaning practices should include complete removal of grease laden wastewater. No wastewater from hood cleaning activities may be discharged to the storm water system or sanitary sewer system.

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## Letter of Notification for Plan Review

### Restaurant Serving Alcohol - Feasibility

**Plan Reviewed:**  
Feasibility Survey Report

**Status:**  
Conditional Approval

20181545  
Restaurant Serving Alcohol - Feasibility  
524 N. Anderson Road

Feasibility Survey Report -

**Project Contact:**

Mary Victoria Beam

Rock Hill, SC 29730

Phone:

Email: [yourposterchild@gmail.com](mailto:yourposterchild@gmail.com)

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Please consult an architect, engineer, licensed inspector, and/or contractor. Your business/organization is not permitted to open or operate until you have an approved Zoning Compliance Form and Business License specific to this location.

Most alterations to commercial buildings require a licensed contractor to obtain a permit from our department before the work is completed. If you are making alterations, please give a copy of this report to your contractor so that they can understand what will be required.

Please feel free to respond to this email if you have any questions about what is included in this report or if you don't understand it.

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Feasibility Survey Report -

**Plan Review Comments**

**Admin - Open for Business Program - Matthew Thomas -  
matthewc.thomas@cityofrockhill.com - 803-329-7093**

**Conditional**

**Review Comments:**

This is an updated feasibility report based off of new information from the applicant about the scope of work to be performed at this site.

We still need to know what the business name will be as seen by the public (the DBA name) and on signage.

Please apply for commercial utilities through the City of Rock Hill at [www.cityofrockhill.com/CommercialServiceForm](http://www.cityofrockhill.com/CommercialServiceForm). The form was completed on paper at an earlier date, but it is my understanding that the applicant may not be using the name "Jamesons" as originally noted.

**Fire - Travis McDaniel - [travis.mcdaniel@cityofrockhill.com](mailto:travis.mcdaniel@cityofrockhill.com) -**

**Conditional**

**Review Comments:**

1. The total building is greater than 5,000 sq.ft. Plans for permitting are required to be prepared and sealed by a South Carolina Licensed Design Professional (Architect/Engineer). \*If you make any structural changes you may need a Design Professional.

2. 505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and place in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved location to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. \*Make sure the address is on the building.

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4. 1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors shall not require tight grasping, tight pinching or twisting of the wrist to operate. \*No grab and twist door hardware.

5. 1008.2 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. \*Make sure all emergency lights are working on power loss.

6. 1013.3 Illumination. Exit signs shall be internally or externally illuminated at all times. \*Make sure the exits signs are in working order and on power loss.

**Feasibility Survey Report -**

7. 1010.1.10 Panic and Fire Exit Hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than Panic Hardware or Fire Exit Hardware. \*This is an A occupancy with an occupancy load greater than 50. Panic hardware is required.

8. 605.6 Unapproved conditions. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. \*Make sure the wiring and outlet covers are in proper repair.

9. 609.2 Where Required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. \*Service the hood in the kitchen. Type I hood shall be serviced every 6 months. The type II in the front bar area may need to be changed over to type I. This depends on the cooking appliance that you want to place under it. \*\*Before you have your hood(s) serviced make sure you have the cooking equipment that you want to use under the hood. This could make a difference on the hood being tagged properly.

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11. 605.3 WORKING SPACE OF NOT LESS THAN 30" IN WIDTH, 36" IN DEPTH AND 78" IN HEIGHT SHALL BE PROVIDED IN FRONT OF THE ELECTRICAL SERVICE EQUIPMENT (PANEL). \*Don't block your electrical panel.

12. 1004.3 Posting of Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. \*The building does not have a sprinkler system. The occupancy load is set at 99. A sprinkler system "may" allow a greater occupancy load. RHFD will provide you with your occupancy load. Please send a floor plan.

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**Inspections - William Ashley - [william.ashley@cityofrockhill.com](mailto:william.ashley@cityofrockhill.com) - 803-329-5581**

Confidential

**Review Comments:**

\*Per our conversation with the new tenant, No interior renovations are to be completed. As long as no interior renovations are completed and this is like for like use (restaurant), the requirement to bring the restrooms up to code for accessibility is not required. However, if renovations are done or appear to have been done from the date of the feasibility, the restrooms would need to be brought into compliance. Any interior change that would require a need for a permit (the removal or addition of walls, bars anything structural etc...) would be classified as a renovation. Please see the attached brochure.

\*If there are no alterations and no change of use, there is no requirement for accessibility upgrades under the building code. The new occupant may be responsible for accessibility upgrades under the ADA, The City recommends that the Business consult an ADA specialist to understand any obligations under the Federal law.

1. The proposal is for a Restaurant which is a A2 Assembly category. The use is limited to 99 occupants. If the occupant load is to exceed 99. The building would be required to be sprinkled. If the front deck area is to be used as seating, this would increase your occupant load for the overall building.



**Feasibility Survey Report -**

2. Carbon dioxide systems with more than 100 pounds of carbon dioxide used in beverage dispensing applications must provide additional ventilation or a special alarm system as required by Section 5307 of the 2015 S.C. Fire Code. To summarize additional ventilation/ exhaust or a special detector and alarm is required.
3. A accessible ramp needs to be constructed in order to have access to the rear bar area. The decking boards located to the access on the exterior are in disrepair and needs to be replaced due to tripping hazards of uneven boards.
4. SEE NOTE ABOVE Accessible restrooms are required if renovations are done to the interior.
5. The new occupant may be responsible for accessibility upgrades under the ADA, The City recommends that the Business consult an ADA specialist to understand any obligations under the Federal law.
6. Plumbing, Mechanical, Electrical, HVAC and all building components must be in good, working order and functional for the intended use. Any repairs, installations or modifications to these systems must be performed by properly licensed tradespersons with State and City of Rock Hill licenses. Repairs, installations and alterations require permits. If the building is greater than 5,000 sq.ft., plans for permitting must be prepared and sealed by a S.C. registered design professional.  
Mechanical exhaust required and the recirculation of air from such spaces is prohibited.
7. The plans will be reviewed under the 2015 International Existing Building Code and referenced standards. The level of alterations will be determined when additional information is received. Depending on the level of alterations, additional upgrades may be required.
8. There are several areas in the rear and side of the building that need to be repaired in order to prevent pests from entering into the structure.

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**Zoning - Melody Kearse - melody.kearse@cityofrockhill.com - 803-329-7088**

**Conditional**

**Review Comments:**

The proposed use is for a restaurant serving alcohol. This use is permitted as a conditional use in the General Commercial (GC) zoning district. A restaurant's primary focus should be the serving of food during conventional meal times (11 am-2 pm & 5 pm - 9 pm). The serving of alcoholic beverages, provision of a bar area, or provision of entertainment is clearly secondary to meal service. Activity outside of the aforementioned primary focus would alter the classification of your use and may require further action.

The restaurant serving alcohol use has use-specific standards that must be met; see below for applicable standards:

1. Hours of Operation: Restaurants serving alcohol must be closed between midnight and 6 a.m.
2. Outdoor Seating - Restaurants having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:
  - The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
  - The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.
  - Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use. (This standard is met)
  - The outdoor area must provide parking using the restaurant measure.

Parking is calculated at 1 space per 75 SF of active use areas such as kitchen, bar, dining (including outdoor) areas. Areas excluded are hallways, bathrooms, mechanical/electrical rooms and storage areas. One

**Feasibility Survey Report -**

handicap accessible space is required per 25 parking spaces. At least one of these spaces must be van accessible. Please see attached standard for striping. There are 36 regular parking spaces. The existing accessible spaces are non-conforming and need to be fixed. The three non-conforming accessible spaces could easily be converted to 2 van accessible spaces, which is all that is required. Additionally, there is room for 2 compact parking spaces (8' x 18') available in front of the outdoor dining area.

All landscaping and vegetation must be maintained; currently the landscaped areas are overgrown and weedy. Any dead landscaping should be replaced.

The existing freestanding signage structure may be utilized; re-facing of the cabinet does require a permit. Wall signage is allotted at 1 SF of sign per 1 Linear Foot of front facade width; any wall signage will need to be reviewed for compliance and issued a permit. Temporary banner signs also require permits, see attached information.

The front of the building was painted white, but it looks as if the property owner did not finish painting the sides. It may be good to finish the exterior painting for aesthetics purposes.

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**Industrial Pre-Treatment - Eric Gensemer - [eric.gensemer@cityofrockhill.com](mailto:eric.gensemer@cityofrockhill.com) - 803-329-8703**

Conditional

**Review Comments:**

The existing grease trap does not meet Ordinance requirements. Please visit [www.cityofrockhill.com/fog](http://www.cityofrockhill.com/fog) to review the FOG Ordinance and Policy.

Variance process: In cases where circumstances will not allow for the installation of an outdoor in ground grease interceptor and only with the approval of the City, the FSE may be allowed to install an indoor GRD through the variance process. When a variance has been granted by the City, grease traps shall be located outside to be easily accessible for cleaning and servicing, except when the building is the property line, a grease trap may be installed inside a food service establishment, provided the grease trap complies as specified: (1) Grease traps shall not be installed in food preparation, food storage areas, equipment and utensil washing areas, food dispensing areas, or in areas where food equipment and single service articles are stored. (2) Grease trap servicing hoses and pumps shall not run through food preparation, food storage areas, equipment and utensil washing areas, food dispensing areas, or in areas where food equipment and single-service articles are stored.

If approved, the GRD variance shall be in force until there is either (i) a change in ownership of the FSE; (ii) evidence demonstrates that a GRD is no longer necessary; (iii) evidence that the GRD is not keeping FOG out of the City's wastewater system; and/or (iv) remodeling of the kitchen or facility.

Please complete the Alternative GRD Variance Application form.

This facility's hood cleaning practices should include complete removal of grease laden wastewater. No wastewater from hood cleaning activities may be discharged to the storm water system or sanitary sewer system.

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## ZONING APPLICATION

**Planning and Development Department - Permit Application Center**

P.O. Box 11706 or 155 Johnston St., Rock Hill, SC 29731-1706

Ph: 803-329-5590 Fax: 803-329-7228

Email: [openforbusiness@cityofrockhill.com](mailto:openforbusiness@cityofrockhill.com) Website: [www.cityofrockhill.com](http://www.cityofrockhill.com)



**ZONING AND BUILDING CODE COMPLIANCE APPLICATION**

(USE WHEN STARTING OR CHANGING A BUSINESS LOCATED IN THE CITY)

Form must be completed by someone legally authorized to speak on the business' behalf (business owner/manager).

Legal Name of Business: ~~Jameson's~~ Mary Victoria Beam Doing Business As: Jameson's

Property Address: 524 N Anderson RD Rock Hill SC 29730

Mailing Address: 524 N Anderson RD Rock Hill SC 29730

Bus. owner/manager name: Mary Victoria Beam Phone: 8035547067 Email: yvulfoosterchild@gmail.com

Property Owner/Landlord: Saeid Khobisy

Mailing Address: 1601 Cherry RD

Phone: \_\_\_\_\_ Email: rockhill.auction1@gmail.com

Date this location is planned to open: March 5th 2019 Expected # of Jobs Created: \_\_\_\_\_

Describe your proposed business (professional office, auto body shop, etc.): Restaurant/Bar

What are the business' proposed activities at this location? eating, drinking

Proposed Hours of Operation: 12:00pm/12:00am

Square Footage of this Space: 2800 How many restrooms are available? 3 How many are handicap accessible? 2

How many parking spaces are available for your space? 39 How many are handicap accessible? 3

Are you planning to make any interior or exterior changes to this space like adding or removing a wall or changing the seating configuration? List changes: no

Are you planning to make any outside changes like outdoor storage or installing a fence? List changes: no

Are you proposing to sell alcohol?  Yes  No Are you proposing to serve alcohol?  Yes  No

If you are one of the following uses, have you completed a Management of Impacts' Plan (form attached)? Bar/nightclub, teen club, event venue, restaurant that serves alcohol and is open after midnight, or craft brewery \_\_\_\_\_

If proposed business/profession is regulated by the State, have you obtained your state license? \_\_\_\_\_ Attach a copy.

Are you proposing to wash vehicles at this location? Yes  No  If Yes, a NPDES General Permit for Vehicle Wash Water Discharges is required by SCDHEC. You must present the permit before you can obtain your business license.

By signing below, the business owner/manager certifies that the information on this application is true and correct. If any information is false or misleading, zoning approval shall be considered void. Business owner/manager also attests that there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested.

Mary Victoria Beam  
Business Owner/Manager Signature

12/4/2018  
Date

<b>For Office Use Only</b>	Date Submitted: _____	Fee Due: <input type="checkbox"/> Low-Impact \$35 <input type="checkbox"/> High-Impact \$50 <input type="checkbox"/> N/A
Inspections Required: <input type="checkbox"/> Zoning <input type="checkbox"/> Building <input type="checkbox"/> Fire <input type="checkbox"/> Industrial Pre-Treatment	Permit No. _____	
Zoning District: _____ Use Category: _____	<input type="checkbox"/> Permitted <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Excep. <input type="checkbox"/> Prohibited	
Building Occupancy Class: _____ Previous Use Category: _____	Previous Occupancy Class: _____	
Additional forms attached: <input type="checkbox"/> Management of Impacts Plan <input type="checkbox"/> SC State License <input type="checkbox"/> Other: _____	Other processes needed prior to approval of application: <input type="checkbox"/> Zoning Board of Appeals Other: _____	
Notes: _____		

Planning & Development Director/Designee: \_\_\_\_\_ Approval Date: \_\_\_\_\_

Form is not valid without signature.

**Special Certifications for the Below-Listed Business Types**

By signing below, the business owner/manager certifies the following:

I have read and understand the below definitions. I understand that these are different types of uses, and that I am approved only for the use type listed on my Zoning and Building Code Compliance Certificate.

- **Restaurant (without alcohol):** An establishment where food and beverages other than alcohol are served to customers for consumption on the premises.
- **Restaurant serving alcohol:** An establishment where food and beverages are served to customers for consumption on the premises, and where the vast majority of customers consume full meals during conventional meal times. The serving of alcoholic beverages, provision of a bar area, or provision of entertainment is clearly secondary to meal service.
- **Extended hours' restaurant serving alcohol:** An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing.
- **Bar/nightclub:** An establishment where the primary business is the sale of alcoholic beverages, which may be in conjunction with the provision of live music, dancing, or other entertainment, such as comedy, theatre, or the viewing of televised sporting events. Food may be served, but is not the primary focus of the establishment.
  - o *Special notes:*
    - State alcohol licensing classification, such as but not limited to classification as a "private club" or "non-profit organization," does not determine the City's classification of the use.
    - Any other use type in this ordinance that holds promoted parties, offers its facilities for lease for others to hold promoted parties, or otherwise operates as a bar/nightclub even on an occasional basis must also be approved as a bar/nightclub.
- **Teen club:** An establishment similar to a nightclub but that is geared towards people under age 21 and does not provide alcohol. It is different from a youth center community services' use because a teen club generally involves dancing, music, and other entertainment, whereas a youth center generally is operated by a public agency, or non-profit or charitable organization that provides ongoing activities for the general benefit of youth in the community, such as educational enhancement, training or tutorial experiences; arts classes; general health, wellness, and nutrition activities; and recreation or social activities.
- **Event venue:** A facility for lease by private parties for events that are not open to the general public, such as parties, banquets, or receptions. Food may be prepared on-site or brought in from off-site.
- **Craft brewery:** facility that brews beer primarily for on-site consumption and retail sale, but also including wholesale or off-site sales, consistent with State law and the use-specific standards of this ordinance. Such uses may or may not include an on-site tasting room (brewpub) or food service.

I understand that if I begin operating as a different use from the use for which I have been approved to operate without getting new approvals from the City for the new use, the City may need to require me to cease operating.

Mary N. Stewart Beam  
Business Owner/Manager Signature

12/4/2018  
Date

**B. Restaurants (without alcohol sales)**

**1. In Industrial Districts:** Restaurants in Industry Business (IB) or Industrial General (IG) zoning districts must:

- Be located along arterial or collector roads, or in designated or clustered retail service areas at entrances to or locations central to major employment areas; and
- Be designed and located such that customer traffic, cooking smells, or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

**2. With Drive-Through Facilities:** Restaurants having drive-through facilities must:

- Design and locate the drive-up window or outdoor area so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- Have the order box and/or pickup window located no closer than 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.
- If a drive-through order box or window is oriented towards any existing residential use, any undeveloped residential zoning district, or any undeveloped portions of a Master Planned (MP) zoning district designated for residential use, the land-use intensity differential for that side of the property is increased by one. (See the land-use buffer standards of *Chapter 8: Development Standards*.)

This standard does not apply when the use or district that necessitates the land-use buffer is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

**3. With Outdoor Areas:** Restaurants having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:

- The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

- Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a

MVB

MVB

MVB

MVB

Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

- The outdoor area must provide parking using the restaurant measure. (See the parking standards of *Chapter 8: Development Standards*.)

#### C. Restaurants Serving Alcohol

1. **Hours of Operation:** Restaurants serving alcohol must be closed between midnight and 6 a.m. MVB
2. **In Industrial Districts:** Restaurants serving alcohol that are located in the Industry Business (IB) or Industry General (IG) zoning district must follow the standards for such as listed in the section for restaurants without alcohol sales. MVB
3. **Drive-Through Facilities:** Restaurants serving alcohol that have drive-through facilities must follow the standards for such as listed in the section for restaurants without alcohol sales. MVB
4. **With Outdoor Seating:** Restaurants serving alcohol that have outdoor areas must follow the standards for such as listed in the section for restaurants without alcohol sales. MVB

#### D. Extended Hours Restaurants Serving Alcohol

1. **Separation:** Extended hours restaurants serving alcohol must be located at least 300 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use. For the purpose of administering this standard, the extended hours restaurant use considered to include all customer areas, such as but not limited to all structures where the activities are taking place; any outdoor seating, smoking, or recreational areas; and parking lots.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

2. **Hours of Operation:** Extended hours restaurants serving alcohol must be closed between 2 a.m. and 6 a.m.
3. **Management of Impacts Plan:** Extended hours restaurants serving alcohol must provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses, including:
  - Acknowledgement of the City noise ordinance standards and monitoring noise created by the establishment and its patrons.
  - Provision of lighting to secure parking lots and other outside areas while complying with the lighting standards of *Chapter 8: Development Standards*.
  - Provision of appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering.
  - Advising patrons to park only in appropriate locations on the establishment's property or neighboring properties where written permission has been granted.
4. **In Industrial Districts:** Extended hours restaurants serving alcohol that are located in the Industry Business (IB) or Industry General (IG) zoning district must follow the standards for such as listed in the section for restaurants without alcohol sales.

**Planning and Development Department - Permit Application Center**

P.O. Box 11706 or 155 Johnston St., Rock Hill, SC 29731-1706

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**ZONING AND BUILDING CODE COMPLIANCE APPLICATION**

(USE WHEN STARTING OR CHANGING A BUSINESS LOCATED IN THE CITY)

Form must be completed by someone legally authorized to speak on the business' behalf (business owner/manager).

Legal Name of Business: Jameson S Doing Business As: Sole proprietor

Property Address: 524 N Anderson road Rock Hill S.C. 29730

Mailing Address: 524 N Anderson road Rock Hill S.C. 29730

Bus. owner/manager name: Mary Victoria Beam Phone: 8035542667 Email: yourpostorchild@gmail

Property Owner/Landlord: Saeid

Mailing Address: 1601 Cherry road Rock Hill, S.C. 29732

Phone: (704)-999-4223 Email: N/A

Date this location is planned to open: March 5th 2019 Expected # of Jobs Created: 3-6

Describe your proposed business (professional office, auto body shop, etc.): bar/restaurant

What are the business' proposed activities at this location? eating, socializing, drinking

Proposed Hours of Operation: 12:00<sup>pm</sup>/2:00am

Square Footage of this Space: not sure How many restrooms are available? 4 How many are handicap accessible? 4

How many parking spaces are available for your space? 42 How many are handicap accessible? 3

Are you planning to make any interior or exterior changes to this space like adding or removing a wall or changing the seating configuration? List changes: handicap ramp

Are you planning to make any outside changes like outdoor storage or installing a fence? List changes: no

Are you proposing to sell alcohol?  Yes  No Are you proposing to serve alcohol?  Yes  No

If you are one of the following uses, have you completed a Management of Impacts' Plan (form attached)? Bar/nightclub, teen club, event venue, restaurant that serves alcohol and is open after midnight, or craft brewery yes

If proposed business/profession is regulated by the State, have you obtained your state license?  Attach a copy.

Are you proposing to wash vehicles at this location? Yes  No . If Yes, a NPDES General Permit for Vehicle Wash Water Discharges is required by SCDHEC. You must present the permit before you can obtain your business license.

By signing below, the business owner/manager certifies that the information on this application is true and correct. If any information is false or misleading, zoning approval shall be considered void. Business owner/manager also attests that there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested.

Mary Victoria Beam  
Business Owner/Manager Signature

12/21/2018  
Date

**For Office Use Only** Date Submitted: \_\_\_\_\_ Fee Due:  Low-Impact \$35  High-Impact \$50  N/A

Inspections Required:  Zoning  Building  Fire  Industrial Pre-Treatment Permit No. \_\_\_\_\_

Zoning District: \_\_\_\_\_ Use Category: \_\_\_\_\_  Permitted  Conditional Use  Special Excep.  Prohibited

Previous Use Category: \_\_\_\_\_

Building Occupancy Class: \_\_\_\_\_ Previous Occupancy Class: \_\_\_\_\_

Additional forms attached:  Management of Impacts Plan  SC State License  Other: \_\_\_\_\_

Other processes needed prior to approval of application:  Zoning Board of Appeals Other: \_\_\_\_\_

Notes: \_\_\_\_\_

Planning & Development Director/Designee: \_\_\_\_\_ Approval Date: \_\_\_\_\_  
Form is not valid without signature.



**Planning and Development Department - Permit Application Center**

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Email: [openforbusiness@cityofrockhill.com](mailto:openforbusiness@cityofrockhill.com) Website: [www.cityofrockhill.com](http://www.cityofrockhill.com)



**MANAGEMENT OF IMPACTS PLAN**

**ADDENDUM TO ZONING AND BUILDING CODE COMPLIANCE APPLICATION**

(For bar/nightclub, teen club, event venue, restaurant that serves alcohol and is open after midnight, or craft brewery only)

Business Name: JAMESONS

Property Address: 524 North Anderson road Rock Hill S.C. 29730

Provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses. Use additional paper if needed.

**Noise:** Initial to certify that you have received a copy of the City's noise ordinance and understand its standards. N.V.B.

How will you monitor and control noise created by your establishment and its patrons?

I will plan to monitor and control noise created by my establishment and it's patrons by abiding by the noise ordinance law which states that designated quiet hours are from 10:00pm to 7:00am on weeks and 8:00am on weekends. An also, I will remove anyone who is too loud.

**Lighting:** How will you provide lighting to secure the parking lot and other outside areas while complying with the Zoning Ordinance's lighting standards? Security Staff

My parking lot, as well as every area of my restaurant, is code compliant. My parking lot is very well lit, and complys with the zoning ordinance's lighting standards. My outside area is safe and well lit at all times. I have lights that keep my restaurant a

**Security:** How will you provide appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering? lit.

In order to provide appropriate security, I will hire a security guard. My security guard will control the crowd, as well as parking lot loitering. I also have a twenty four hour security/surveillance system.

**Parking:** Staff will review whether your parking areas meet the requirements of the Zoning Ordinance.

Do you plan to share any parking with adjacent properties, or use any parking areas other than those on your property? (In the case of a multi-tenant center, do you plan to share any parking with or use any parking areas on properties other than where the center itself is located?) Yes  No

- a. If no, initial here to certify that you will advise patrons to park only in parking spaces on your establishment's property (In the case of a multi-tenant center, initial that you will advise patrons to park only in parking spaces on the center's property.) N.V.B.
- b. If yes, discuss with staff whether an Alternative Parking Plan might be an option for your use, and how to submit a proposal for an Alternative Parking Plan.

**Other:** Please provide any additional information that you think would be helpful for us to know about your operations.

**OFFICE USE ONLY**

Planning & Develop. Director/Designee \_\_\_\_\_ Approval Date: \_\_\_\_\_

Comments: \_\_\_\_\_

**Special Certifications for the Below-Listed Business Types**

By signing below, the business owner/manager certifies the following:

I have read and understand the below definitions. I understand that these are different types of uses, and that I am approved only for the use type listed on my Zoning and Building Code Compliance Certificate.

- **Restaurant (without alcohol):** An establishment where food and beverages other than alcohol are served to customers for consumption on the premises.
- **Restaurant serving alcohol:** An establishment where food and beverages are served to customers for consumption on the premises, and where the vast majority of customers consume full meals during conventional meal times. The serving of alcoholic beverages, provision of a bar area, or provision of entertainment is clearly secondary to meal service.
- **Extended hours' restaurant serving alcohol:** An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing.
- **Bar/nightclub:** An establishment where the primary business is the sale of alcoholic beverages, which may be in conjunction with the provision of live music, dancing, or other entertainment, such as comedy, theatre, or the viewing of televised sporting events. Food may be served, but is not the primary focus of the establishment.
  - *Special notes:*
    - State alcohol licensing classification, such as but not limited to classification as a "private club" or "non-profit organization," does not determine the City's classification of the use.
    - Any other use type in this ordinance that holds promoted parties, offers its facilities for lease for others to hold promoted parties, or otherwise operates as a bar/nightclub even on an occasional basis must also be approved as a bar/nightclub.
- **Teen club:** An establishment similar to a nightclub but that is geared towards people under age 21 and does not provide alcohol. It is different from a youth center community services' use because a teen club generally involves dancing, music, and other entertainment, whereas a youth center generally is operated by a public agency, or non-profit or charitable organization that provides ongoing activities for the general benefit of youth in the community, such as educational enhancement, training or tutorial experiences; arts classes; general health, wellness, and nutrition activities; and recreation or social activities.
- **Event venue:** A facility for lease by private parties for events that are not open to the general public, such as parties, banquets, or receptions. Food may be prepared on-site or brought in from off-site.
- **Craft brewery:** facility that brews beer primarily for on-site consumption and retail sale, but also including wholesale or off-site sales, consistent with State law and the use-specific standards of this ordinance. Such uses may or may not include an on-site tasting room (brewpub) or food service.

I understand that if I begin operating as a different use from the use for which I have been approved to operate without getting new approvals from the City for the new use, the City may need to require me to cease operating.

Mary N. [Signature]  
Business Owner/Manager Signature

12/4/2018  
Date

**B. Restaurants (without alcohol sales)**

**1. In Industrial Districts:** Restaurants in Industry Business (IB) or Industrial General (IG) zoning districts must:

- Be located along arterial or collector roads, or in designated or clustered retail service areas at entrances to or locations central to major employment areas; and
- Be designed and located such that customer traffic, cooking smells, or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

**2. With Drive-Through Facilities:** Restaurants having drive-through facilities must:

- Design and locate the drive-up window or outdoor area so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- Have the order box and/or pickup window located no closer than 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.
- If a drive-through order box or window is oriented towards any existing residential use, any undeveloped residential zoning district, or any undeveloped portions of a Master Planned (MP) zoning district designated for residential use, the land-use intensity differential for that side of the property is increased by one. (See the land-use buffer standards of *Chapter 8: Development Standards*.)

This standard does not apply when the use or district that necessitates the land-use buffer is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

**3. With Outdoor Areas:** Restaurants having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:

- The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

- Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a

MVB

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MVB

MVB

Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

- The outdoor area must provide parking using the restaurant measure. (See the parking standards of *Chapter 8: Development Standards*.)

**C. Restaurants Serving Alcohol**

1. **Hours of Operation:** Restaurants serving alcohol must be closed between midnight and 6 a.m. MVB
2. **In Industrial Districts:** Restaurants serving alcohol that are located in the Industry Business (IB) or Industry General (IG) zoning district must follow the standards for such as listed in the section for restaurants without alcohol sales. MVB
3. **Drive-Through Facilities:** Restaurants serving alcohol that have drive-through facilities must follow the standards for such as listed in the section for restaurants without alcohol sales. MVB
4. **With Outdoor Seating:** Restaurants serving alcohol that have outdoor areas must follow the standards for such as listed in the section for restaurants without alcohol sales. MVB

**D. Extended Hours Restaurants Serving Alcohol**

1. **Separation:** Extended hours restaurants serving alcohol must be located at least 300 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use. For the purpose of administering this standard, the extended hours restaurant use considered to include all customer areas, such as but not limited to all structures where the activities are taking place; any outdoor seating, smoking, or recreational areas; and parking lots. MVB

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

2. **Hours of Operation:** Extended hours restaurants serving alcohol must be closed between 2 a.m. and 6 a.m. MVB
3. **Management of Impacts Plan:** Extended hours restaurants serving alcohol must provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses, including: —
  - Acknowledgement of the City noise ordinance standards and monitoring noise created by the establishment and its patrons.
  - Provision of lighting to secure parking lots and other outside areas while complying with the lighting standards of *Chapter 8: Development Standards*.
  - Provision of appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering.
  - Advising patrons to park only in appropriate locations on the establishment's property or neighboring properties where written permission has been granted.
4. **In Industrial Districts:** Extended hours restaurants serving alcohol that are located in the Industry Business (IB) or Industry General (IG) zoning district must follow the standards for such as listed in the section for restaurants without alcohol sales. —

## **1. EXECUTIVE SUMMARY**

The Traditional Bar-Style Restaurant (TBR) will be moderately priced, 98 seat restaurant offering family style food and service. Pizza, hamburgers, hot wings, steaks along with traditional sides while also offering alcoholic beverages. We will offer specialty selections including lighter options for a children's menu.

The restaurant will be operated by Mary Victoria Beam, a very hard working woman striving to provide the best food and customer service that is possible.

Mary Victoria Beam will be leasing a 3,000 square foot space located at 524 N Anderson Rd, Rock Hill, SC 29730.

The site was previously leased as a Persian style restaurant. Although the location was previously utilized as a restaurant, the former tenant removed the majority of the furniture, fixtures and equipment which will need to be replaced. The location will also require some additional renovations to update the bar and increase table space in the dining area.

The decor will feature local artist's work, dim lighting for a relaxing atmosphere, dinner style wood tables surrounded by wooden chairs with comfortable seating cushions.

Sales projections assume 1700 customers per week resulting in weekly sales of just over \$19,777.00 or \$1,028,000.00 annually. This equates to around \$302 per square foot in sales annually which positions (TBR) as a highly desirable concept for ownership in a table service market where \$200 to \$325 per square foot is considered moderately profitable and therefore a good investment. Total start up costs will be \$363,000.00 the owner will contribute \$174,000.00 and the remainder will be secured by a proposed bank loan.

## **2. Business Objectives**

The primary objectives of the business plan for the restaurant are below:

- . To be the premier bar-style restaurant in Rock Hill, SC.
- . To provide quality meals at reasonable prices with exemplary service.
- . Achieve cover ratios of 1.00X at each lunch and dinner serving.
- . To achieve prime cost ratios lower than 65%

## **3. Mission Statement**

Our mission is to provide a unique and relaxing dining experience. We will strive to achieve this goal by: 1) by providing menu items incorporating quality ingredients at reasonable prices, and 2) we will be mindful of the well being of our customers and staff-treating each and everyone with dignity and respect.

NORTH CAROLINA DRIVER LICENSE

NOT FOR FEDERAL IDENTIFICATION

*Tan S. P.*  
COMMISSIONER OF MOTOR VEHICLES



4d DLN 000034729884 3d DOB 11/12/1992  
DUP 4b EXP 11/12/2019

1 BEAM  
2 MARY VICTORIA  
3 1600 N WIND PL  
APT 205  
CHARLOTTE, NC 28210-5532

9 CLASS C 9a END NONE  
12 RESTR NONE  
15 SEX F 16 EYES BRO  
16 HGT 5'-05" 16 HAIR BLK RACE

*Mary Victoria Beam*

4b ISS 04/19/2018 11/12/92  
5 DD 0021686836



## Thomas, Matthew C.

---

**From:** yourposterchild <yourposterchild@gmail.com>  
**Sent:** Monday, February 11, 2019 12:04 PM  
**To:** Thomas, Matthew C.  
**Subject:** Re: Zoning Review Clarification Needed

Hey guys, thank you for your response. I understand the importance of properly classifying each business. I am a bar/restaurant. I am not a nightclub. I may not be the best at clarifying, and I do apologize. I guess I misread your question, or maybe there was a misunderstanding. I am not saying that I am going to 100% have security guards. I was just saying that if extra security was needed, I could always provide it via security guards. I thought the question was asking what I would do if I needed extra security to prevent noise. I can assure that I have invested a lot of time and money into this business. And there will not be an issue with noise or behavior with my establishment. I will not do anything to risk the reputation of my restaurant, and I won't break any agreements. So, just to clarify your question. I am a bar/restaurant. I am not a nightclub. And there will not be a problem with noise or behavior. I am not attracting a "loud" demographic. And if anyone is creating noise that is not within the noise ordinance rules, I will politely ask them to leave. I am just a bar/restaurant, so there will be no problem complying with noise ordinance rules. It will be a safe quiet environment.

Powered by Cricket Wireless

----- Original message -----

**From:** matthewc.thomas@cityofrockhill.com  
**Date:** 2/11/19 11:06 AM (GMT-05:00)  
**To:** yourposterchild@gmail.com  
**Subject:** Zoning Review Clarification Needed

Mary,

Our staff has reviewed your application and Management of Impacts Plan. One question still remains regarding the security guards mentioned in the Management of Impacts Plan. We don't normally expect Extended Hours Restaurants Serving Alcohol to hire security guards. This is normally something that we see bars and nightclubs needing, but not restaurants. Our ordinance makes a clear distinction between the two, and you've signed acknowledging your understanding of that difference (see attached Special Certifications which you signed).

Please reply to this email to let our staff know why your Management of Impacts Plan requires security guards. Is it the activities occurring on site, the intended clientele, or some other factor that requires security guards? Please give a very clear and detailed answer so that this can be reviewed.

Thank you, and we'll be able to give further review once you reply to this email.

Matthew C. Thomas  
Planning & Development Dept.  
City of Rock Hill  
155 Johnston St., Suite 300  
P.O. Box 11706  
Rock Hill, SC 29731

Tel 803-329-7093  
Fax 803-329-7228  
matthewc.thomas@cityofrockhill.com



**ROCK HILL**  
SOUTH CAROLINA

*Always*

Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



## Thomas, Matthew C.

---

**From:** yourposterchild <yourposterchild@gmail.com>  
**Sent:** Friday, February 15, 2019 11:35 AM  
**To:** Thomas, Matthew C.  
**Subject:** RE: Zoning Review Clarification Needed

My architect submitted the drawing for my ramp monday. He told me it takes 15 days to approve. Thank you for your patience and understanding. After this, i will get my handicap parking fixed. Please keep me updated. : )

Powered by Cricket Wireless

----- Original message -----

**From:** "Thomas, Matthew C." <MatthewC.Thomas@cityofrockhill.com>  
**Date:** 2/14/19 5:15 PM (GMT-05:00)  
**To:** yourposterchild <yourposterchild@gmail.com>  
**Cc:** "Ashley, William" <William.Ashley@cityofrockhill.com>  
**Subject:** RE: Zoning Review Clarification Needed

Mary,

Thanks for your follow up email. Our staff has determined that your use as an Extended Hours Restaurant Serving Alcohol with the management of impacts plan you have provided is an approved use. The other requirements mentioned in the feasibility study still apply. If there are questions about the restrooms, please direct those to Bill Ashley (copied here). It is my understanding that Bill is expecting to see plans submitted for a handicap ramp followed by a permit to a licensed contractor and inspections.

Once everything is compliant, we can schedule our final inspections and work on business licensing and utilities.

Thank you,

**Matthew C. Thomas**

Open for Business Program Coordinator  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706

o: 803-329-7093  
f: 803-329-5544

MatthewC.Thomas@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** yourposterchild [mailto:yourposterchild@gmail.com]  
**Sent:** Thursday, February 14, 2019 3:21 PM  
**To:** Thomas, Matthew C.  
**Subject:** Re: Zoning Review Clarification Needed

So, now i do not have to touch my restrooms?

Powered by Cricket Wireless

----- Original message -----

**From:** matthewc.thomas@cityofrockhill.com  
**Date:** 2/11/19 11:06 AM (GMT-05:00)  
**To:** yourposterchild@gmail.com  
**Subject:** Zoning Review Clarification Needed

Mary,

Our staff has reviewed your application and Management of Impacts Plan. One question still remains regarding the security guards mentioned in the Management of Impacts Plan. We don't normally expect Extended Hours Restaurants Serving Alcohol to hire security guards. This is normally something that we see bars and night clubs needing, but not restaurants. Our ordinance makes a clear distinction between the two, and you've signed acknowledging your understanding of that difference (see attached Special Certifications which you signed).

Please reply to this email to let our staff know why your Management of Impacts Plan requires security guards. Is it the activities occurring on site, the intended clientele, or some other factor that requires security guards? Please give a very clear and detailed answer so that this can be reviewed.

Thank you, and we'll be able to give further review once you reply to this email.

Matthew C. Thomas  
Planning & Development Dept.  
City of Rock Hill  
155 Johnston St., Suite 300  
P.O. Box 11706  
Rock Hill, SC 29731  
Tel 803-329-7093  
Fax 803-329-7228  
matthewc.thomas@cityofrockhill.com



Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

## Thomas, Matthew C.

---

**From:** yourposterchild <yourposterchild@gmail.com>  
**Sent:** Wednesday, February 27, 2019 5:58 PM  
**To:** Thomas, Matthew C.  
**Subject:** RE: Review Completed: Restaurant Serving Alcohol - Feasibility - Feasibility Survey Report

Oh okay, as long as I can stay open until 2:00. Thank You : )

Powered by Cricket Wireless

----- Original message -----

**From:** "Thomas, Matthew C." <MatthewC.Thomas@cityofrockhill.com>  
**Date:** 2/27/19 8:12 AM (GMT-05:00)  
**To:** yourposterchild <yourposterchild@gmail.com>  
**Subject:** RE: Review Completed: Restaurant Serving Alcohol - Feasibility - Feasibility Survey Report

As I emailed you on Monday, "Also, just wanted to clarify that the feasibility was completed after you completed the initial application which stated that you'd be closing at midnight, so that is why the feasibility report mentions closing by midnight. An extended hours restaurant serving alcohol is also permitted, but it requires the management of impacts plan which you have already submitted when you changed your mind to offer extended hours."

### Matthew C. Thomas

Open for Business Program Coordinator  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-7093  
f: 803-329-5544

MatthewC.Thomas@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** yourposterchild [mailto:yourposterchild@gmail.com]  
**Sent:** Tuesday, February 26, 2019 6:29 PM  
**To:** Thomas, Matthew C.  
**Subject:** Re: Review Completed: Restaurant Serving Alcohol - Feasibility - Feasibility Survey Report

The feasibility study says that restaurants serving alcohol must be closed between midnight and six. I have been leaving melanie voicemails. I filled out something in order to stay open until 2:00. So now im just confused...

Powered by Cricket Wireless

----- Original message -----

From: [matthewc.thomas@cityofrockhill.com](mailto:matthewc.thomas@cityofrockhill.com)

Date: 2/20/19 9:11 AM (GMT-05:00)

To: [yourposterchild@gmail.com](mailto:yourposterchild@gmail.com), [halmostacy3@gmail.com](mailto:halmostacy3@gmail.com)

Subject: Review Completed: Restaurant Serving Alcohol - Feasibility - Feasibility Survey Report

Mary,

Please see the updated feasibility study with updated comments from our building plans reviewer, Bill Ashley.

The plan review is complete for the following project:

Project Number: 20181545

Project Name: Restaurant Serving Alcohol - Feasibility

Stage: Feasibility Survey Report

Location: 524 N. Anderson Road

The feasibility survey is designed to help you anticipate changes that might be required for code compliance which will help you to anticipate associated costs with starting your business. It is based (in part) on information provided by the client, which has not been verified by the City of Rock Hill. The report usually contains 3 sections: Zoning, Building, and Fire. Each section will state the changes that need to be made before we can allow you to occupy the space.

**WARNING: THIS INFORMATION IS NOT ALL-INCLUSIVE.**

**DO NOT RELY ON THIS REPORT TO MAKE THE DECISION TO BUY A PROPERTY OR SIGN A LEASE. IF THIS REPORT IS BASED OFF OF A PRE-INSPECTION INTERVIEW RATHER THAN AN ON-SITE SURVEY, THE REPORT SHOULD NOT BE USED AS FACTUAL INFORMATION AS IT IS BASED ON APPLICANT'S KNOWLEDGE OF THE SITE, AND IT HAS NOT BEEN VERIFIED.**

Please consult an architect, engineer, licensed inspector, and/or contractor. Your business/organization is not permitted to open or operate until you have an approved Zoning Compliance Form and Business License specific to this location.

Most alterations to commercial buildings require a licensed contractor to obtain a permit from our department before the work is completed. If you are making alterations, please give a copy of this report to your contractor so that they can understand what will be required.

Please feel free to respond to this email if you have any questions about what is included in this report or if you don't understand it.

Matthew C. Thomas  
Planning & Development Dept.  
City of Rock Hill  
155 Johnston St., Suite 300  
P.O. Box 11706  
Rock Hill, SC 29731  
Tel 803-329-7093  
Fax 803-329-7228  
[matthewc.thomas@cityofrockhill.com](mailto:matthewc.thomas@cityofrockhill.com)

[<https://webmail.cityofrockhillsc.gov/Owa/14.3.123.3/themes/resources/crhlogo.jpg>]

Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

# BUSINESS LICENSE

Expires December 31, 2019



Mary Victoria Beam  
1600 North Wind Place, Apt. 205  
Charlotte, NC 28210

**License No** 201907978

This license must be displayed in a conspicuous place.

**Business Name:** Mary Victoria Beam  
**Business DBA:** Jameson's Lounge  
**Physical Location:** 524 ANDERSON RD N  
**Business Type:** Extended Hours Restaurant Serving Alcohol  
**Approved Use:** Extended hours restaurant serving alcohol

## Conditions:

Extended hours restaurant serving alcohol: An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing.

Hours of Operation: Extended hours restaurants serving alcohol must be closed between 2 a.m. and 6 a.m.

This business must not operate as a bar/nightclub, teen club, or event venue.

This business must follow the management of impacts plan as submitted by the business and approved

Subject to the provisions and applicable statutes and ordinances and such provisions and regulations as may at any time be imposed by the State of South Carolina or City of Rock Hill. Notify this office of any change in location or ownership.

NON-TRANSFERABLE

A handwritten signature in black ink that reads "Matthew C. Thomas".

\_\_\_\_\_  
*Authorized Signature*

ZONING REVOCATION LETTER AND ASSOCIATED CORRESPONDENCE





November 10, 2020

Mary Victoria Beam  
Jameson's Lounge, LLC  
524 N. Anderson Road  
Rock Hill, SC 29730

Ms. Beam:

This letter serves as official notice that the City is revoking the approval for Jameson's Lounge at 524 N. Anderson Rd. to operate as an extended hours restaurant serving alcohol use type, effective immediately.

As you know, there were two incidents involving gunshots in a recent span of approximately four months. This is in addition to promoted parties causing excessive noise late into the evening. Jameson's Lounge simply is not operating as a restaurant and is a danger to the public.

Section 11.4.3 subsection 1 of the Zoning Ordinance authorizes the Planning & Development Director to revoke any type of permit or approval if he determines that "[t]here is a failure to comply with the approved permit, permit approval, plans, specifications, or terms and conditions required under the permit or permit approval."

In this case, the revocation is due to the failure of Jameson's Lounge to comply with the terms and conditions required for an extended hours restaurant serving alcohol. This is defined in the Zoning Ordinance as follows: "An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing." This definition is also listed on your business license (enclosed, for your reference).

Repeated observation of the premises at 524 N. Anderson Rd. show virtually no cars in the parking lot at conventional meal times, while social media postings have documented the location acting as a bar/nightclub and having promoted parties. This location was not approved as a bar/nightclub, and is not allowed to have promoted parties, which our staff has explained repeatedly. Police calls to the site have documented activities consistent with bars and nightclubs, such as the abundance of alcohol being served with very little food service. Also, the gun shots fired on June 14, 2020 and shootings involving five individuals on October 16, 2020 are not consistent with a restaurant.

CITY OF ROCK HILL

155 JOHNSTON STREET, P.O. BOX 11706  
ROCK HILL, SC 29731-1706

Enclosed are the Zoning Ordinance sections that are the basis for this decision. Note that this revocation does not preclude the City from taking other civil or criminal action as authorized by law as the City deems appropriate as this investigation continues. You may appeal this decision by filing a written notice of appeal with the Planning and Development Department within 20 calendar days of the date of this revocation.

Sincerely,



William D. Meyer  
Planning & Development Director



Leah Youngblood  
Planning & Development Director in Waiting

cc: Amin of Rock Hill, LLC, property owner  
Stephanie Barber, registered agent for Jameson's Lounge, LLC

# BUSINESS LICENSE

Expires December 31, 2020



Mary Victoria Beam  
1600 North Wind Place, Apt. 205  
Charlotte, NC 28210

**License No** 202000130

This license must be displayed in a conspicuous place.

**Business Name:** Mary Victoria Beam  
**Business DBA:** Jameson's Lounge  
**Physical Location:** 524 ANDERSON RD N  
**Business Type:** Extended Hours Restaurant Serving Alcohol  
**Approved Use:** Extended hours restaurant serving alcohol

## Conditions:

Extended hours restaurant serving alcohol: An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing.

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This business must not operate as a bar/nightclub, teen club, or event venue.

This business must follow the management of impacts plan as submitted by the business and approved

Subject to the provisions and applicable statutes and ordinances and such provisions and regulations as may at any time be imposed by the State of South Carolina or City of Rock Hill. Notify this office of any change in location or ownership.

NON-TRANSFERABLE

A handwritten signature in cursive script that reads "Matthew C. Thomas".

\_\_\_\_\_  
*Authorized Signature*

From City of Rock Hill Zoning Ordinance (last updated 10/12/20)

11.4.3 PERMIT REVOCATION

Any type of permit, approval, or other form of authorization required under this Ordinance may be revoked if the Planning & Development Director determines that:

1. There is a failure to comply with the approved permit, permit approval, plans, specifications, or terms or conditions required under the permit or permit approval;
2. The permit or permit approval was procured by false representation; or
3. The permit or permit approval was issued in error.

This specifically includes all types of permit, approval, or other form of authorization listed in *Chapter 2: Administration*, but also any other type of permit, approval, or other form of authorization that is not listed there.

The permit revocation notice will serve as the Notice of Violation.



November 10, 2020

Mary Victoria Beam  
Jameson's Lounge, LLC  
524 N. Anderson Road  
Rock Hill, SC 29730

Ms. Beam:

This letter serves as official notice that the City is revoking the approval for Jameson's Lounge at 524 N. Anderson Rd. to operate as an extended hours restaurant serving alcohol use type, effective immediately.

As you know, there were two incidents involving gunshots in a recent span of approximately four months. This is in addition to promoted parties causing excessive noise late into the evening. Jameson's Lounge simply is not operating as a restaurant and is a danger to the public.

Section 11.4.3 subsection 1 of the Zoning Ordinance authorizes the Planning & Development Director to revoke any type of permit or approval if he determines that "[t]here is a failure to comply with the approved permit, permit approval, plans, specifications, or terms and conditions required under the permit or permit approval."

In this case, the revocation is due to the failure of Jameson's Lounge to comply with the terms and conditions required for an extended hours restaurant serving alcohol. This is defined in the Zoning Ordinance as follows: "An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing." This definition is also listed on your business license (enclosed, for your reference).

Repeated observation of the premises at 524 N. Anderson Rd. show virtually no cars in the parking lot at conventional meal times, while social media postings have documented the location acting as a bar/nightclub and having promoted parties. This location was not approved as a bar/nightclub, and is not allowed to have promoted parties, which our staff has explained repeatedly. Police calls to the site have documented activities consistent with bars and nightclubs, such as the abundance of alcohol being served with very little food service. Also, the gun shots fired on June 14, 2020 and shootings involving five individuals on October 16, 2020 are not consistent with a restaurant.

CITY OF ROCK HILL  
155 JOHNSON STREET, P.O. BOX 11706  
ROCK HILL, SC 29731-1706

Nov 12, 2020 3:12:47 PM



Nov 12, 2020 3:12:37 PM



Nov 12, 2020 3:15:03 PM

7019 0160 0000 7525 6041

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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and Fees  
 \$ \_\_\_\_\_

Sent To Amir of Rock Hill, LLC

Street and Apt. No., or PO Box No.  
1101 Cherry Rd.

City, State, ZIP+4®  
Rock Hill, SC 29732

PS Form 3800, April 2015 PSN 7530-02-000-9042 See Reverse for Instructions.

Postmark  
Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <u>X [Signature]</u> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery  <u>11/13</u></p>
<p>1. Article Addressed to:</p> <p><u>Amir of Rock Hill, LLC</u>  <u>1101 Cherry Rd.</u>  <u>Rock Hill, SC 29732</u></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p><u>7019 0160 0000 7525 6041</u></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>





7019 0160 0000 7525 6034

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark  
Here

Sent To Stephane Barber (Jameson's Lounge, LLC)  
USISTEUCASSET  
 Street and Apt. No., or PO Box No. 210 SUNSET DR.  
 City, State, ZIP+4® Rock Hill, SC 29730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0160 0000 7525 6058

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark  
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Sent To Mary Virginia Bean (Jameson's Lounge, LLC)  
 Street and Apt. No., or PO Box No. 524 N. Anderson Rd.  
 City, State, ZIP+4® Rock Hill, SC 29730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Stephanie Barber, registered agent  
 Jameson's Lounge, LLC  
 210 SUNSET DR.  
 Rock Hill, SC 29730



9590 9402 4847 9032 6264 09

## 2. Article Number (Transfer from service label)

7019 0160 0000 7525 6034

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X

 Agent Addressee

## B. Received by (Printed Name)

S. Barber

## C. Date of Delivery

## D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

## 3. Service Type

- Adult Signature
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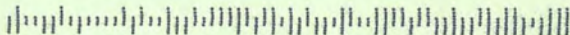
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 4847 9032 6264 09

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Rock Hill  
Planning + Development Dept -  
LEAH YOUNGBLOOD  
PO Box 11706  
Rock Hill, SC 29731



November 13, 2020

City of Rock Hill  
Planning Commission  
155 Johnston St  
Rock Hill, SC 29730

Re: **Notice of Appeal** – Jamison’s Lounge, 524 N. Anderson Road, Rock Hill, SC

Dear Rock Hill Planning Commission:

Please consider this letter my notice of appeal of a decision to revoke the business license for Jamison’s Lounge located at 524 N. Anderson Road, which was posted on the door of the that location on November 12, 2020.

I request a meaningful opportunity to be heard before any final decision of City officials is taken, and further, in the interest of having full and meaningful due process, I request an opportunity to review all of the evidence underlying the City’s decision to revoke my permit prior to having to respond to these allegations.

**If I am required to respond to the allegations in writing and offer documentary proof, please let me know immediately so that I can prepare the necessary documents. If my appeal will be heard before the commission at a meeting, please let me know when that meeting will be held so that I can prepare my evidence.**

Please provide me complete copies of all documents or other evidence gathered by the City or its agents and employees that the City contends supports revocation of the business license. Also please provide me with copies of the City’s appeals policy, procedure, or ordinance that governs my appeal.

To the extent necessary, I request the foregoing information pursuant to Title 30, Chapter 4 of the South Carolina Code of Law, the South Carolina Freedom of Information Act. I intend to seek legal counsel to assist me in this appeal. If I do so, I will provide my attorney’s name and contact information at that time.

Sincerely,



Mary Victoria Beam  
Jamison’s Lounge, LLC  
524 N. Anderson Road  
Rock Hill, SC

## **Kearse, Melody**

---

**From:** Youngblood, Leah  
**Sent:** Tuesday, November 10, 2020 9:55 AM  
**To:** yourposterchild@gmail.com  
**Cc:** Thomas, Matthew C.  
**Subject:** revocation of zoning approval--Jameson's Lounge  
**Attachments:** Jameson's revocation letter.pdf

Victoria,

We have mailed you a copy of the attached letter. It explains that the City has revoked the zoning approval and associated business license for Jameson's Lounge, effective immediately. This is due to a continued pattern of the business not operating within the approved use type as a restaurant and instead operating like a bar/nightclub, which has resulted in serious public safety incidents at the establishment.

If you have any questions about the contents of the letter, you may reach me at the number below.

Sincerely,

**Leah Youngblood**

Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-5569

[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)

[www.cityofrockhill.com](http://www.cityofrockhill.com)



November 19, 2020

Mary Victoria Beam  
Jameson's Lounge, LLC  
524 N. Anderson Rd.  
Rock Hill, SC 29730

Dear Ms. Beam:

This letter is to confirm receipt of your appeal of the revocation for Jameson's Lounge located at 524 N. Anderson Road. We have placed this appeal on the next agenda of the Zoning Board of Appeals. That meeting will take place at 6 p.m. on December 15, 2020, in the Council Chambers in City Hall (address below). I'm compiling the information you requested in the letter and will follow up in the near future.

Sincerely,

Leah Youngblood  
Planning & Development Director in Waiting

## Youngblood, Leah

---

**From:** Youngblood, Leah  
**Sent:** Monday, November 23, 2020 5:12 PM  
**To:** Victoria Mahara  
**Subject:** RE: Jameson's Lounge appeal letter

Victoria,

I am putting in the mail to you tomorrow an initial packet of information that is the basis of the City's revocation of the zoning approval for Jameson's Lounge. The documents show that the business is not acting like an extended hours restaurant serving alcohol but rather as a bar or nightclub.

I also have included the information from the City's Zoning Ordinance about the appeals process for the zoning revocation.

We are still gathering information and will continue to supplement this material before the appeal before the Zoning Board of Appeals on December 15<sup>th</sup>. In the meantime, I would like to remind you again that state law prohibits the sale of alcohol past 11 p.m., and the Police Department may take separate action against the business and its operators if that law, or any others are violated, before the hearing on the 15<sup>th</sup>.

Thanks,

### Leah Youngblood

Planning & Zoning Manager  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-5569  
m: 803-448-9931

Leah.Youngblood@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Victoria Mahara <yourposterchild@gmail.com>  
**Sent:** Saturday, November 21, 2020 10:29 AM  
**To:** Youngblood, Leah <Leah.Youngblood@cityofrockhill.com>  
**Subject:** Re: Jameson's Lounge appeal letter

Yes maam, thank you very much.

Sent from my iPhone

On Nov 20, 2020, at 2:15 PM, Youngblood, Leah <[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)> wrote:

Unfortunately, this needs to go through the zoning appeal process now that you have requested to appeal the decision, and cannot be resolved outside of that process.

However, now that you have filed the appeal, that will stop additional zoning code enforcement action on the topic of the appeal until the date of the hearing, so you may reopen the restaurant until the Zoning Board of Appeals meeting on December 15<sup>th</sup>. That said, please keep in mind that the S.C. Governor has issued an order that prohibits the sale of alcohol after 11 p.m., so the business would need to follow that order, as well as all other laws and ordinances, at all times. If it fails to do so, the police may take separate action.

## Leah Youngblood

Planning & Zoning Manager  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-5569  
m: 803-448-9931

[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Victoria Mahara <[yourposterchild@gmail.com](mailto:yourposterchild@gmail.com)>  
**Sent:** Thursday, November 19, 2020 5:32 PM  
**To:** Youngblood, Leah <[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)>  
**Subject:** Re: Jameson's Lounge appeal letter

Thank You for your response. Is there any way that we can resolve this without a meeting? Could you just give me some restrictions?

Sent from my iPhone

On Nov 19, 2020, at 11:57 AM, Youngblood, Leah  
<[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)> wrote:

This letter is to confirm receipt of your appeal of the revocation for Jameson's Lounge located at 524 N. Anderson Road. We have placed this appeal on the next agenda of the Zoning Board of Appeals. That meeting will take place at 6 p.m. on December 15, 2020, in the Council Chambers in City Hall (address below). I'm compiling the information you requested in the letter and will follow up in the near future.

Thanks,

## Leah Youngblood

Planning & Zoning Manager  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-5569



m: 803-448-9931

[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)

[www.cityofrockhill.com](http://www.cityofrockhill.com)



Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

## ZONING ORDINANCE PROVISIONS

## ZONING ORDINANCE—APPEALS PROVISIONS

### 2.12.16 APPEALS FROM DECISIONS AND INTERPRETATIONS OF PLANNING & DEVELOPMENT DIRECTOR

- A. **Who May Appeal:** Any person who is aggrieved by a decision or interpretation of the Planning & Development Director on any topic that does not fall under the Board of Historic Review's purview may appeal the decision or interpretation to Zoning Board of Appeals.
- B. **How to File an Appeal:** The aggrieved party must file a written notice of appeal within 20 calendar days of the date of the decision or interpretation with the Planning & Development Department. The written notice of appeal must specify the decision or interpretation that the applicant believes is incorrect, including the date that it was made, and the grounds for the appeal. The applicant may submit other supporting materials related to the decision.
- C. **Effect of Filing an Appeal:** A pending appeal stays all proceedings in furtherance of the action appealed from, unless the Planning & Development Director certifies to the Zoning Board of Appeals that a stay would cause imminent peril to life or property. In such case, proceedings can only be stayed through a restraining order, which may be granted by the Zoning Board of Appeals or by a court of record on application, on notice to the Planning & Development Director, and on due cause shown.
- D. **Hearing of Appeal:** A hearing for an appeal is a public hearing according to the standards listed in the section above related to public hearings, except that while both the City and the appellant may call witnesses on their behalf, members of the general public otherwise may not appear and submit testimony. During the hearing, the applicant must state the grounds for the appeal and must identify any materials or evidence from the record to support the appeal.
- E. **Decision of the Zoning Board of Appeals:** The Zoning Board of Appeals is charged solely with determining whether the decision or interpretation of the Planning & Development Director is consistent with the provisions of the Zoning Ordinance that are in question. The Board does not function as a judge of whether the policies in question are or are not wise or beneficial. After the conclusion of the hearing, the Zoning Board of Appeals must affirm, partly affirm, modify, or reverse the decision or interpretation based on whether it finds the decision or interpretation to be consistent with the provisions of the Zoning Ordinance in question.

## RELEVANT ZONING ORDINANCE PROVISIONS

### USE-SPECIFIC STANDARDS FOR EXTENDED HOURS RESTAURANTS SERVING ALCOHOL

#### Section 4.3.3.3.7 Food Service

##### D. Extended Hours Restaurants Serving Alcohol

1. **Separation:** Extended hours restaurants serving alcohol must be located at least 300 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use. For the purpose of administering this standard, the extended hours restaurant use considered to include all customer areas, such as but not limited to all structures where the activities are taking place; any outdoor seating, smoking, or recreational areas; and parking lots.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

2. **Hours of Operation:** Extended hours restaurants serving alcohol must be closed between 2 a.m. and 6 a.m.
3. **Management of Impacts Plan:** Extended hours restaurants serving alcohol must provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses, including:
  - Acknowledgement of the City noise ordinance standards and monitoring noise created by the establishment and its patrons.
  - Provision of lighting to secure parking lots and other outside areas while complying with the lighting standards of *Chapter 8: Development Standards*.
  - Provision of appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering.
  - Advising patrons to park only in appropriate locations on the establishment's property or neighboring properties where written permission has been granted.
4. **In Industrial Districts:** Extended hours restaurants serving alcohol that are located in the Industry Business (IB) or Industry General (IG) zoning district must follow the standards for such as listed in the section for restaurants without alcohol sales.
5. **With Drive-Through Facilities:** Extended hours restaurants serving alcohol that have drive-through facilities must follow the standards for such as listed in the section for restaurants without alcohol sales.
6. **With Outdoor Areas:** Restaurants having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:
  - The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks for through areas intended for public use.
  - The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.

This standard does not apply when the use necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

  - Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use.

This standard does not apply when the use that necessitates the separate is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

- The outdoor area must provide parking using the restaurant measure. (See the parking standards of *Chapter 8: Development Standards*.)

## DEFINITION OF EXTENDED HOURS RESTAURANT SERVING ALCOHOL

### From Appendix 4-A, Descriptions of Primary Uses

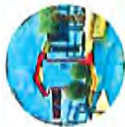
Food Service
Characteristics
Uses characterized by establishments that sell prepared food for on- or off-premise consumption.
Use types: examples and definitions
<i>Extended hours restaurant serving alcohol:</i> An establishment where the primary business is the serving of meals or prepared food during conventional meal times, but the business may stay open until 2 a.m. Such restaurants often feature televised sporting events or late night entertainment, but food is available until closing.
Accessory uses and structures
Billiards, live entertainment, and dance floors, provided that the accessory uses are clearly subordinate to the primary function of food service. Outdoor seating areas (decks and patios), game/recreation activities, and drive-through or drive-in service are allowed as an accessory use with any restaurant type provided that the separate use-specific standards for those activities are met.
Exceptions
<ul style="list-style-type: none"> <li>• Bar/nightclub uses are classified as an event and entertainment use.</li> <li>• Grocery stores and other food stores that primarily offer food and beverages for off-premise consumption are classified as a retail sales and service use.</li> <li>• Food production of a scale larger or more intense than is allowed under the commissary/catering kitchen/food production use type is considered general manufacturing.</li> </ul>

## DEFINITION OF ADULT ENTERTAINMENT AND BAR/NIGHTCLUB

### From Appendix 4-A, Descriptions of Primary Uses

Event and Entertainment
Characteristics
Facilities used for business or professional conferences, seminars, and training programs, or facilities used to provide recreation and entertainment activities in an indoor environment such as banquets, weddings, and private parties.
Use Types: Examples and Definitions
<i>Adult entertainment:</i> Uses that sell or distribute material or provide activities with sexually explicit content. Use types include but are not limited to sexually-oriented book stores, retail stores, video stores, cabarets, and theaters.
<i>Bar or nightclub:</i> An establishment where the primary business is the sale of alcoholic beverages, which may be in conjunction with the provision of live music, dancing, or other entertainment, such as comedy, theatre, or the viewing of televised sporting events. Food may be served, but is not the primary focus of the establishment.
<ul style="list-style-type: none"> <li>• <i>Special notes:</i> <ul style="list-style-type: none"> <li>○ State alcohol licensing classification, such as but not limited to classification as a "private club" or "non-profit organization," does not determine the City's classification of the use.</li> <li>○ Any other use type in this ordinance that holds promoted parties, offers its facilities for lease for others to hold promoted parties, or otherwise operates as a bar/nightclub even on an occasional basis must also be approved as a bar/nightclub.</li> </ul> </li> </ul>
Other related definition
<i>Promoted party:</i> A party that is open to the public and is marketed by an event promoter who is directly or indirectly compensated for providing that service. This definition includes both parties where admission is limited to those of legal age to consume alcohol and where alcohol is sold for on-premise consumption, and parties that are oriented towards minors such as "teen clubs" or "teen nights." Included within this definition are events held in part or in whole for the benefit of government, religious, or charitable organizations but that are not organized and managed by the beneficiary itself. Excluded from this definition are community festivals or special community-wide events held by government, religious, or charitable organizations.

PROMOTED PARTY FLIERS AND INSTAGRAM POSTS



@jamesonlounge\_rockhill  
Jameson's Lounge

Jameson's Lounge is The East Coast premier spot for entertainment . Offering a full dining menu , and unique hookah flavors !

7 Posts 269 Followers 672 Following Tagged Posts

Account rate



Shows the popularity of the account obtained from the analysis of account statistics.

Statistics

6 Average likes per post

0 Average comments per post

Photos and videos ratio



0% videos  
100% photos



**SHEEP DAWG**  
**TONIGHT**  
@ JAMESON'S LOUNGE

@jamesonlounge\_rockhill  
Gemini Bash tonight w/ @dawgrock!  
JAMESON'S BAR



@jamesonlounge\_rockhill  
This Saturday exclusively @jamesonlounge\_rockhill

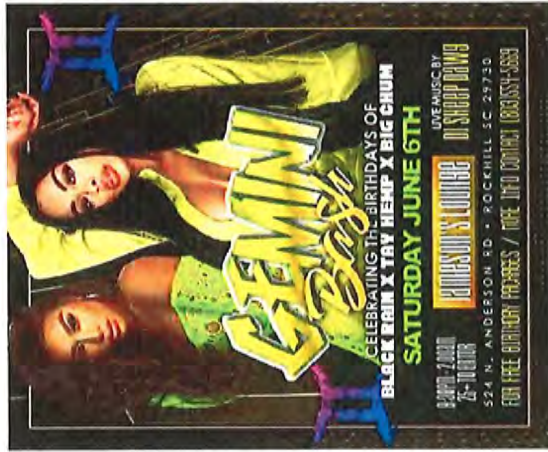


@jamesonlounge\_rockhill  
This Friday exclusively @jamesonlounge\_rockhill

1 week ago

JAMESON'S BAR

4 0 1 week ago



@jamesonslounge\_rockhill

@blackrainshinetime x Tay Hemp x @bagnewschum  
 #geminibash Saturday June 6th  
 @jamesonslounge\_rockhill 524 N. Anderson Rd.  
 Rock Hill SC 29730 9:30pm - 2:00am 25+ to enter live  
 music by : @davgrock For free birthday packages /  
 more info contact (803)554-5669 hosted by :  
 @iamijjonez x @birdsinthebushes x  
 @royalevents803 @cranneely #qermini  
 #geminiseason #geminibash #growfolksparty  
 #goodvibes

5 0 2 weeks ago

@jamesonslounge\_rockhill

This Friday exclusively @jamesonslounge\_rockhill

6 0 1 week ago



@jamesonslounge\_rockhill

Tonight exclusively at @jamesonslounge\_rockhill!

7 0 2 weeks ago

4 0 1 week ago



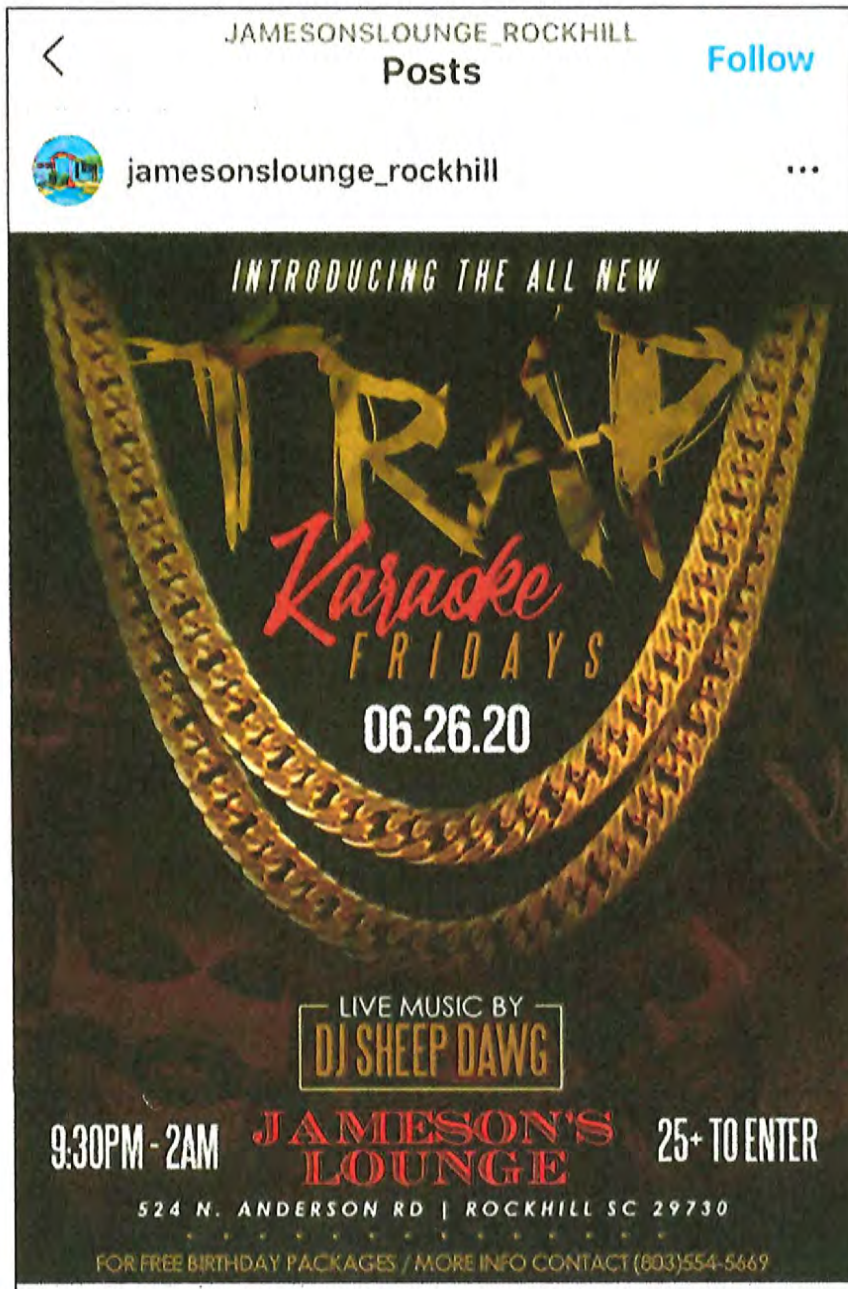
@jamesonslounge\_rockhill

Come out & support the cause tomorrow at 1:00pm!

8 0 2 weeks ago







**Rod Stinson**

Captain / Patrol  
Police Department  
City of Rock Hill  
P.O. Box 11706  
120 East Black Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-7032  
f: 803-329-8740

Rod.Stinson@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Spencer, W. Chaplin <chaplinspencer@spencerfirm.com>  
**Sent:** Friday, June 26, 2020 2:10 PM

JAMESONSLOUNGE\_ROCKHILL



Posts

Follow



jamesonslounge\_rockhill



**Hustlers  
IN HEELS**

LADIES NIGHT  
EXTRAVAGANZA

**SATURDAY JUNE 27TH**

HOSTED BY : ANGEL JOSEPH & TIFFANY NICHOLS

9:30PM - 2:00AM  
25+ TO ENTER

**JAMESON'S LOUNGE**

LIVE MUSIC BY  
DJ ZEUS

524 N. ANDERSON RD | ROCKHILL SC 29730

FOR FREE BIRTHDAY PACKAGES / MORE INFO CONTACT (803)554-5669

**From:** Kears, Melody <[Melody.Kears@cityofrockhill.com](mailto:Melody.Kears@cityofrockhill.com)>

**Sent:** Friday, September 25, 2020 12:29 PM

**To:** Youngblood, Leah <[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)>; Spencer, W. Chaplin <[chaplinspencer@spencerfirm.com](mailto:chaplinspencer@spencerfirm.com)>; Stinson, Rod <[Rod.Stinson@cityofrockhill.com](mailto:Rod.Stinson@cityofrockhill.com)>; Meyer, Bill <[Bill.Meyer@cityofrockhill.com](mailto:Bill.Meyer@cityofrockhill.com)>

**Subject:** RE: Jameson's Lounge

[And another for this weekend](#)



Cran Neely

11h · 🌐

...

Bday party. Saturday night  
I got [TrustIssues](#)



**Alexis Bday Bash**  
**Saturday night**  
**Jameson's lounge**  
**Pull up 🔥🔥🔥**

Melody Kears

Planning Coordinator  
Planning & Development  
City of Rock Hill  
P.O. Box 11706

JAMESONS BAR AND LOUNGE 2.0 PRESENTS

Supreme



# SILENT *nights* SHHH...

HEADPHONE PARTY

3 SURPRISE GUEST DJS

3 CHANNELS WITH 3 DJS

SATURDAY OCT 3RD 2020

FOOD MUSIC DRINKS  
524 N ANDERSON RD  
ROCK HILL SC 29730

Melody Kears  
Zoning Coordinator  
Planning & Development

ROCK HILL, SC

All participants wear wireless LED headsets tuned to 3 different types of music. The QUIET PARTY headsets have 3 Led Colors, (blue, green & red), that coordinate with different styles of music (Today's Radio Hip Hop, Old Skool R&B & Caribbean/Reggae Music, ). The plan is to Light Up the bars while dancing our way around JAMESONS LOUNGE by using transponders that will bounce the DJ's signal out to the streets!!!

\*FREE ADMISSION/HEADPHONE RENTAL \$5

\*DRINK SPECIALS TBA/GREAT FOOD!!!

\*FUN GIVEAWAYS 🤪🤪🤪

THIS IS A SOCIAL DISTANCING EVENT!!!

(Entrance With Mask Only)

All Guests Must Be 21+ with valid ID. Don't Drink and Drive. Please use Uber, Lyft or a Taxi service. No Refunds and limited spaces available. Price subject to increase at any time.



**FRIDAY OCTOBER 16, 2020**  
**9PM**



**SILENT**  
*nights*  
**SHHH...**

**HEADPHONE PARTY**

**3 SURPRISE GUEST DJS**

**3 CHANNELS WITH 3 DJS**

**JAMESONS  
LOUNGE**

**FOOD MUSIC DRINKS**  
**524 N ANDERSON RD**  
**ROCK HILL SC 29730**





Is it 'man', or something about 'you' as a woman that makes a commitment with & to you less desirable? Is that a question women are willing to even honestly ask themselves?



too.cool.4school - Follow ...

too.cool.4school Come get a boo @jamesonslounge\_

JenniferLanner FRIDAY NIGHT 1w 1 like

7 likes OCTOBER 5 Commenters on this post have been limited.



jamesonslounge\_

Follow

14 posts 190 followers 271 following



djchuckt • Follow

This weekend come turn up with me Saturday night and Sunday night at @JamesonsLounge\_ in RockHill, SC! Doors open at 9pm and we're rockin out till the Sheriff tells us we gotta leave! On yeah...the homie @CranNeely is hosting too! We going innnnn!!! Early arrival is suggested!!!

3w

ronroyal May pull up after work

3w 1 like Reply

cranneely 🍑🍑🍑

3w 2 likes Reply

Like, Comment, Share, Save icons

49 likes

NOVEMBER 5

Add a comment...

Post

Instagram



jamesonlounge\_

Follow



15 posts 177 followers 270 following

Jameson's Lounge

The East Coast's famous destination,  
4,000 sf of nightlife entertainment.  
#fullmenu #hookah #hottestdj #vip #topshelfliquor

POSTS TAGGED





Call 714 865-6931 to book your photography session @jamesonslounge



# Instagram



too.cool.4school

153 posts 408 followers 261 following

Mary Victoria

The one and only owner of @jamesonloung...  
Youngest entrepreneur to own a night club  
New Ig @jamesonloung...  
Philanthropist

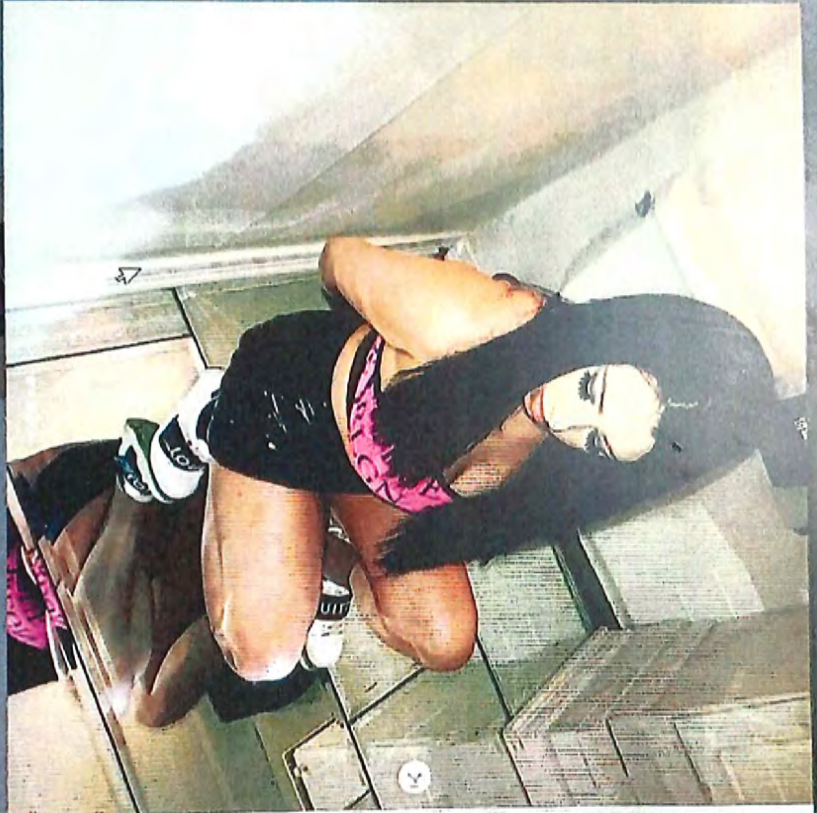


Highlights

(704) 955-...

POSTS IGTV TAGGED





[too.cool.4school](#) · Follow

...



**too.cool.4school** When your tired of taking basic dumps, you get a custom made glass bathroom.

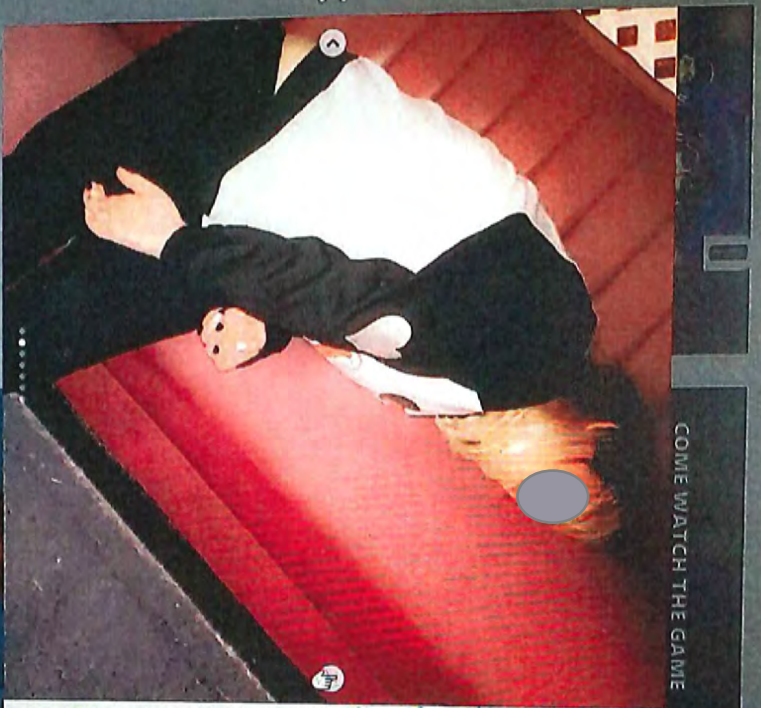
43w



20 likes



Instagram



COME WATCH THE GAME

Just another lazy

toocool4school • Follow

toocool4school An extraordinary night @jamesonsounge

14 likes



Restaurant Owner in the US Starterpack

*In Memory Of*  
**CHRIS RODDEY 7**  
*aka*  
**TREE**

**MIXTAPE  
RELEASE  
FOR**  
**CAROLINA  
SMOOTH**

HOSTED BY

**C.E. JOE**

MUSIC BY

**DT QUEEN  
PASSIONATE**

**FRIDAY**

**NOV**

**13**

**MAURICE  
TAURUS  
IN THE KITCHEN  
ALL NIGHT.**

**AT 8PM-UNTIL**

**@ JAMESON'S LOUNGE**

**524 N ANDERSON RD ROCK HILL SC 29730**



Cran Neely

September 29 · 🌐

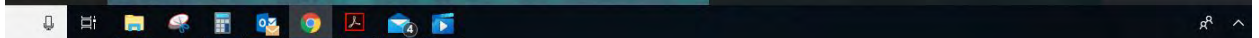
Today is \$2 Tuesday.

👍❤️ 3

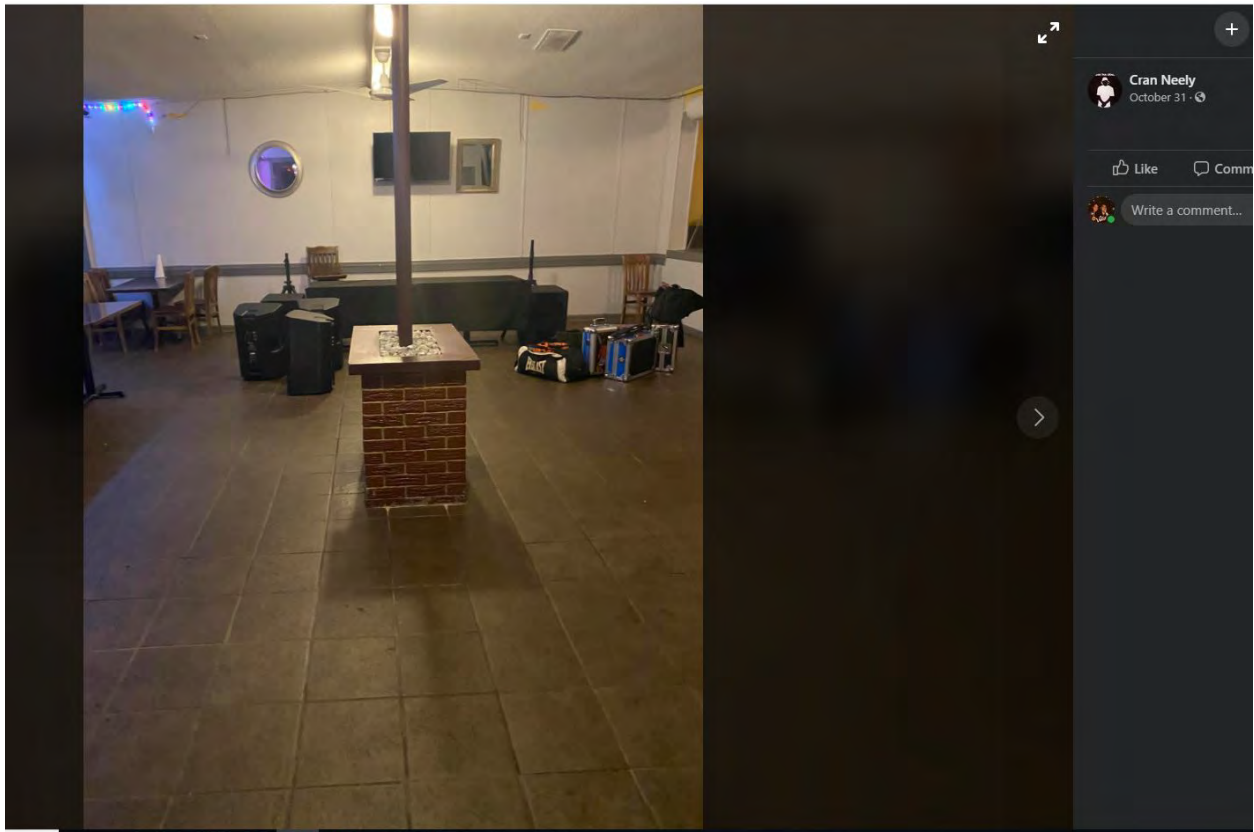
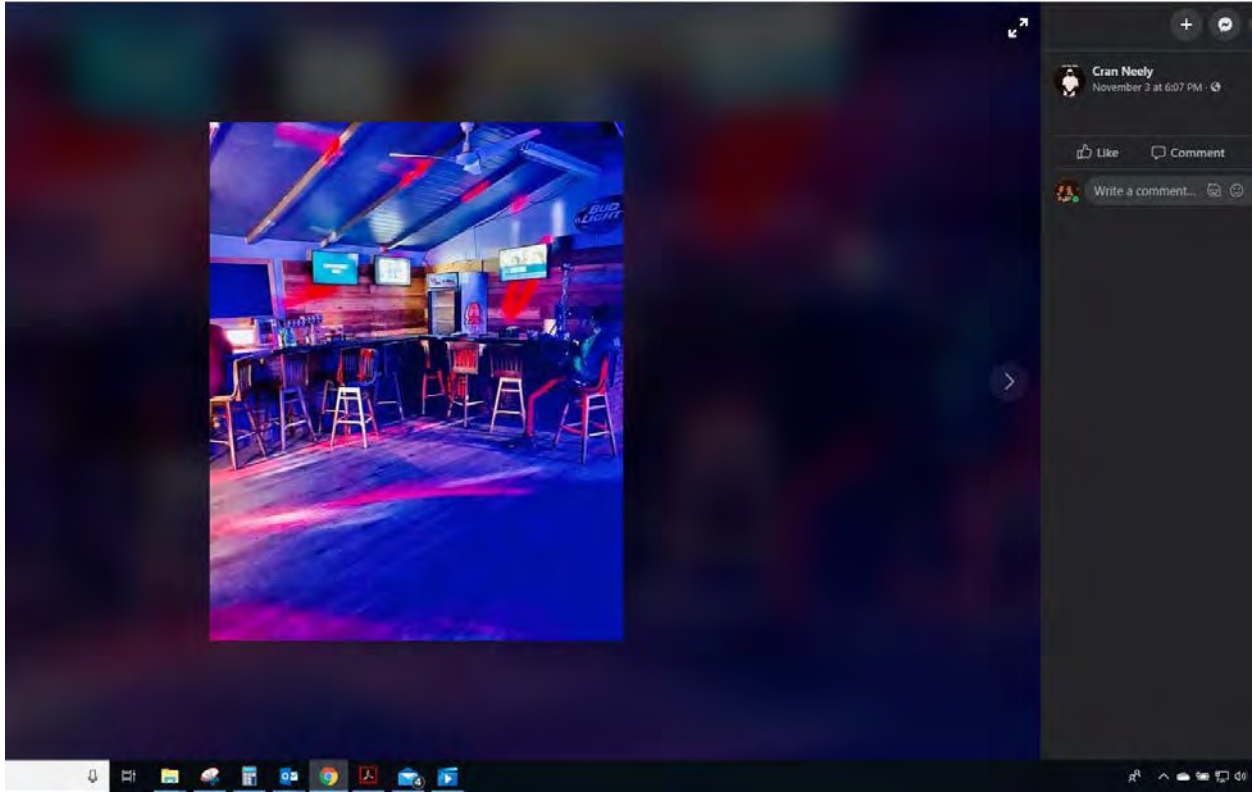
👍 Like

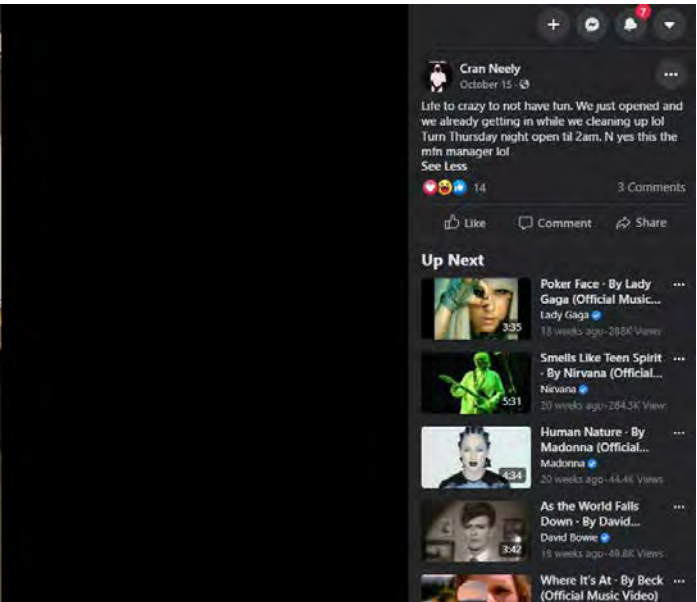
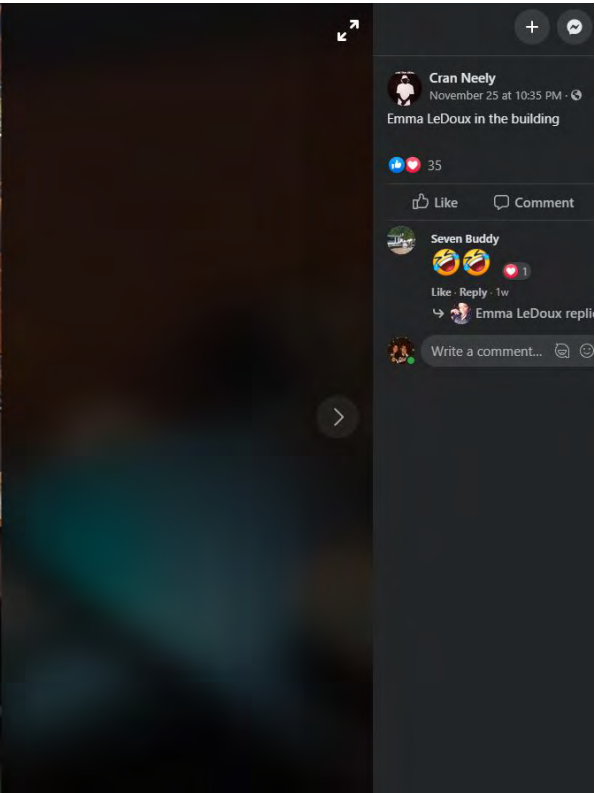


Write a comment









## CORRESPONDENCE ABOUT PARTIES

**From:** [Stinson, Rod](#)  
**To:** [Youngblood, Leah](#)  
**Subject:** Fwd: Shady promoter  
**Date:** Monday, August 31, 2020 6:18:27 AM

---

Good morning,

I thought I would share this interesting email with you. We haven't had issues at Jamisons over the past month now. I think our last visit shook everything up. We will see how things progress from here. Again, I just wanted to share.

Get [Outlook for iOS](#)

---

**From:** Victoria Mahara <yourposterchild@gmail.com>  
**Sent:** Sunday, August 30, 2020 5:24 PM  
**To:** Stinson, Rod  
**Subject:** Shady promoter

I got rid of BJ Jamerson (the guy who was making my flyers) he caused so many problems at my establishment, and I wish that someone would have warned me about him sooner. I'm not from the rock hill area, so I didn't know. He had a key to the building so that he could let his DJ in, and he told me not to worry about anything. The end result is that he created lots of damage, and what he calls "promoting" is just inviting a bunch of irresponsible people to come out and do reckless things. I told him that I don't want him back on my property. People began to tell me that he was going around saying that he was the owner of my establishment. Another person also told me that he is known in the city of rock hill for doing shady promoting. I wish you or someone else could have come to me and told me that he was problematic. I would have given him the boot a long time ago.  
Sent from my iPhone

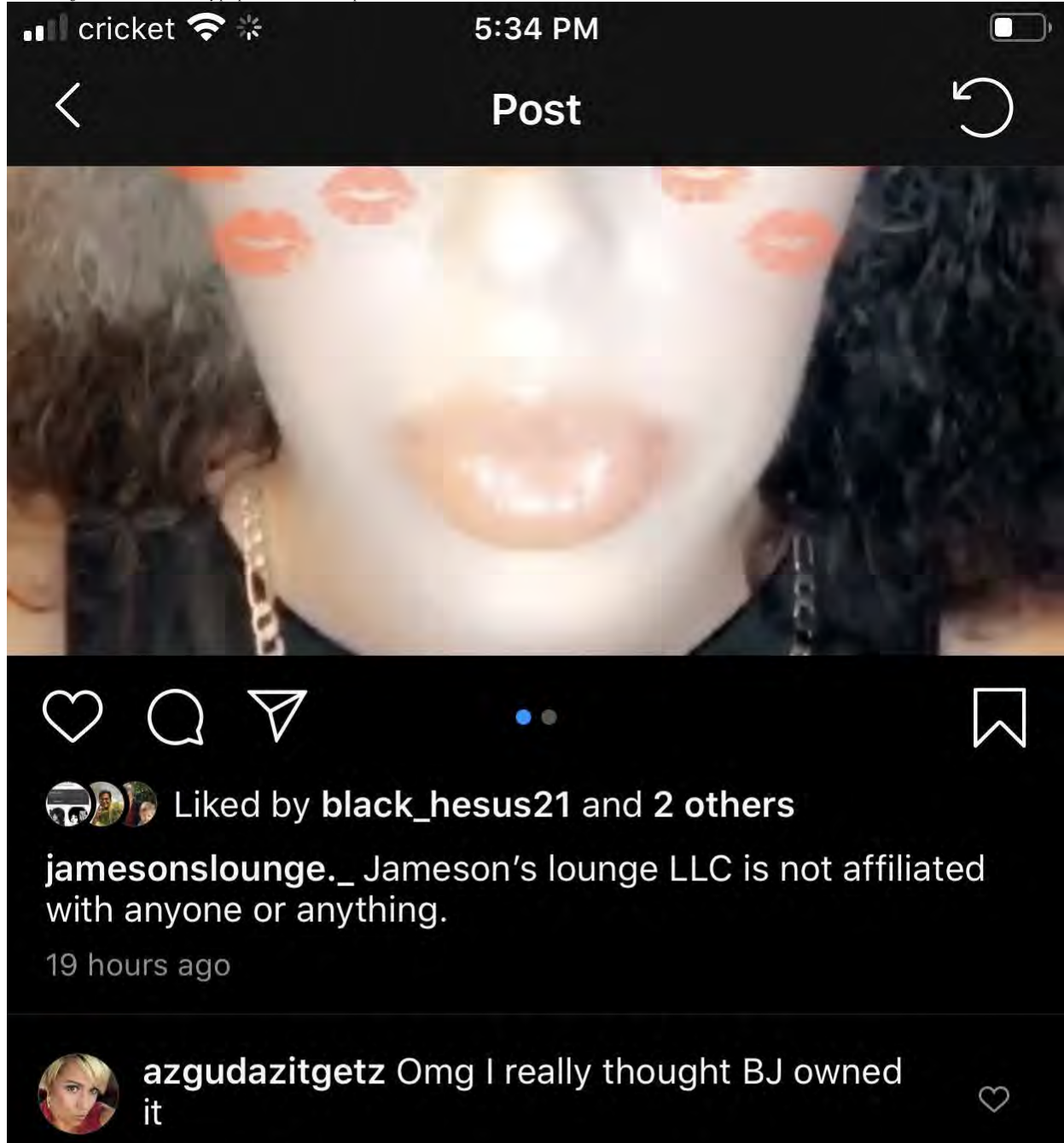
**From:** [Thomas, Matthew C.](#)  
**To:** [Youngblood, Leah](#); [Kearse, Melody](#)  
**Subject:** FW: Bad promoter  
**Date:** Monday, August 31, 2020 11:42:55 AM  
**Attachments:** [image0.png](#)

This is the second email.

**Matthew C. Thomas**  
Open for Business Program Coordinator  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-7093  
f: 803-329-5544  
[MatthewC.Thomas@cityofrockhill.com](mailto:MatthewC.Thomas@cityofrockhill.com)  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Victoria Mahara <[yourposterchild@gmail.com](mailto:yourposterchild@gmail.com)>  
**Sent:** Sunday, August 30, 2020 5:38 PM  
**To:** Thomas, Matthew C. <[MatthewC.Thomas@cityofrockhill.com](mailto:MatthewC.Thomas@cityofrockhill.com)>  
**Subject:** Bad promoter

I had to upload a video explaining that he is not the owner of Jameson's. Everyone thought he was the owner, because he told everyone that he owned Jameson's. Now I have to get his bad stigma away from my restaurant because I don't want to be affiliated with that crowd. I recently met a guy a few weeks ago that does trivia night an singo, so it will bring in good people. I'm focusing really hard on my food sales right now. I don't want rowdy people there. Look at this pic.



4h Reply



**jamesonslounge.\_** @azgudazitgetz he went around telling everyone that Jameson's is his, but he's just a promoter that I met. He costed me so much money in damages, I don't even think the city will allow him to promote again.



4h Reply



Add a comment as jamesonslounge.\_...

**From:** [Thomas, Matthew C.](#)  
**To:** [Youngblood, Leah](#); [Kearse, Melody](#)  
**Subject:** FW: Hey friend  
**Date:** Monday, August 31, 2020 11:42:05 AM

---

I'm forwarding y'all 2 emails that were sent to me. I have no context for these and was just sent these out of the blue. Here is the first one.

Matthew C. Thomas  
Open for Business Program Coordinator  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-7093  
f: 803-329-5544

MatthewC.Thomas@cityofrockhill.com  
www.cityofrockhill.com

-----Original Message-----

From: Victoria Mahara <yourposterchild@gmail.com>  
Sent: Sunday, August 30, 2020 4:29 AM  
To: Thomas, Matthew C. <MatthewC.Thomas@cityofrockhill.com>  
Subject: Hey friend

That promoter guy BJ Jamerson is so problematic. I cut ties with him. A lot of people had come to me to tell me that he was known in the city for creating problems. I wish someone would have told me sooner. He really is a danger to the city, I just didn't find that out until recently. He claims to be the best Promoter in Rock Hill, but apparently all he does is invite stupid people to come out and do stupid things. Anyways, it was a lesson learned for me. I would keep an eye on him though.

Sent from my iPhone

## POLICE SUMMARY AND INCIDENT REPORTS






JAMESON'S LOUNGE  
524 N. ANDERSON RD  
ROCK HILL, SOUTH CAROLINA



ROCK HILL  
POLICE

Rock Hill Police Department • South Carolina • [www.rockhillpd.com](http://www.rockhillpd.com)



Jameson's Lounge  
Restaurant and Bar  
524 N. Anderson Rd., Rock Hill, SC 29732  
2020 Summary  
Submitted by: Roderick Stinson, Patrol Division Captain 

Jameson's Lounge opened up as a restaurant in September 2019. The zoned approval for this business was intended to be an extended hour's restaurant serving alcohol. Jameson's did not receive approval as a bar at the time. In essence, Jameson's should be operating primarily as a restaurant serving food (i.e. Applebee's etc.). During the first six months of 2020, there were no major issues with this business. COVID-19 contributed to the business temporary closure, just as many other businesses closed during that time. In June of 2020, Jameson's lounge opened up and began having promoted parties. Rock Hill PD Analysts discovered flyers for promoted parties and passed that information to the Patrol Division. Information had also been received regarding the business possibly having adult entertainment with a stripper pole inside the building as well. On one occasion, Mary Beam was spoken to about promoted parties. Her reply at the time was that with restaurants closed or having restrictions, she had to make some money. She was advised that time that she must be in compliance with her zoned purpose and could not have promoted parties or operate her business like a night club.

Over the course of the next few months, information was received by the police department that Jameson's was, in fact, having parties rather than operating as a restaurant. We began getting calls for service at the business. On June 19, 2020, Officers responded to Jameson's Lounge regarding shots fired. Upon arrival, Officers discovered that there were shots fired in the parking lot with at least one vehicle struck. No persons injured during this incident. After this incident occurred, Captain Stinson took the initiative to reach out to Ms. Beam again while having conversations with the City of Rock Hill planning department, as it appeared these issues might continue due to promoted party flyers that were advertised on Instagram. History has proven that when promoted parties are continuous at a place like this, violent incidents are prone to take place. Rock Hill police received information that there was a VIP room used in the building for stripping or adult entertainment. Captain Stinson sent a supervisor, Lieutenant Kenyatta Tripp, and two other officers out on June 28, 2020 to speak with the owner of the Lounge and attempt to get Body Camera video of the interior of the facility. During this encounter and the previous shooting, I noted that the responding officers could not make entry to the building due to the doors being locked while the business was open. There were individuals standing outside that claimed to be security; however, they could not advise why the business doors were locked. Officers spoke with the owner, Mary Victoria Beam, on both of these occasions regarding her zoned purpose. While there on June 28, 2020, Lt. Tripp explained to Ms. Beam that she was in violation of her zoned purpose and attempted to provide clarity on how she is to operate her business to comply with her zoned purpose. There were other individuals there at the time to include the promoter. Ms. Beam appeared to

understand at the time. After this visit, promotional flyers and other advertisement went quiet on Instagram and other social media sites for a period. Ms. Beam reached out to me a few times to express her dissatisfaction with me sending officers out on the 28<sup>th</sup> as she felt that she was running her business properly. She told me that she had fired her entire staff and hired a new staff. She also reached out to the City of Rock Hill planning department to try to convince them that she was operating as a restaurant with a menu. There were a few calls for service in September related to an assault; shots fired call that turned out to be fireworks and a couple of property checks.

In October 2020, Officers continued to do property checks on the weekends at Jameson's as officers begin to notice cars in the parking lot on the weekends again. Rock Hill Police Crime Analysts discovered a flyer for a party on October 17, 2020 and shared that information with me. The on-duty patrol teams were advised that a party would occur and was asked to check on the location that night. Around midnight, a shooting occurred which led to five victims being struck by rounds. Officers arrived on scene to find that four victims transported in personal vehicles while one victim remained on scene. EMS arrived on scene to treat and transport this victim. Multiple officers from RHPD was on scene for this shooting incident. It also required US 21 Bypass to be closed by officers for evidence collection due to spent shell casings across the roadway. YCSO Deputies assisted with a call for service at Sports Unlimited Bar on Albright Road, per RHPD request, due to the on duty patrol team being on scene at the Jameson's incident. During the investigation, the lounge was found to be operating as a club and the VIP room with a stripper pole was observed inside. Video footage from inside the lounge provides evidence that the lounge was operating more as a bar than a restaurant. The next day, October 18<sup>th</sup>, Victoria Beam posted a press release stating that she would begin holding church worship services at Jameson's and had partnered with a church out of North Carolina. The following week, flyers were observed on social media for promoted parties for the weekend of Halloween. No issues reported or observed during that weekend.

During the weekend of November 6, 2020, Jameson's had more promoted parties. Officers were not able to monitor these as they were dealing with a shooting at a separate bar with multiple victims and other shooting incident throughout the night; however, videos were posted on Instagram by the owner, Mary Victoria Beam, showing the parking lot of her "club" being packed with nowhere to park any other vehicles. There was also another video posted from inside the building showing a club type atmosphere with at least one person dancing on the bar. No calls for service were received during the weekend. There were some photos posted on social media by Ms. Beam, indicating that she had armed security and a personal bodyguard.

As stated prior, Jameson's lounge was approved to be a restaurant serving alcohol and has never operated to that purpose. Ms. Beam has disregarded all advisements to operate as the property was approved zoning purpose and continues to operate as a club holding promoted parties. The business is never open at conventional meal times such as lunch or dinner on any day, but is open on the weekends for late night parties. Because of Ms. Beam's defiance to operate the business properly and the issues the business brings to public safety, the assistance of the South Carolina Law Enforcement Division (SLED) was requested to do an investigation and work with the Department of Revenue to have the alcohol license for this business revoked. All pertinent information related to this business since its opening in 2019 has been provided to SLED. The Rock Hill Police Department believes that Mary Beam will continue to be defiant regarding operations of her business and will continue to pay promoters to come in and conduct the same type parties at this venue. The department further believes that these actions will eventually lead to another violent incident that will may cause more individuals to suffer unnecessary injury. We request that Jameson's business license be revoked, and Ms. Beam not be allowed to operate in the City of Rock Hill.

If there are further questions regarding this information on Jameson's Lounge, please feel free to reach out to me at 803-329-7032 or by email at [rod.stinson@cityofrockhill.com](mailto:rod.stinson@cityofrockhill.com).



**Status** Approved  
**Report Type** Patrol  
**Primary Officer** Jesse Clamp  
**Investigator** None  
**Reported At** 01/17/20 22:35  
**Incident Date** 01/17/20 22:20 - 01/17/20 22:35  
**Incident Code** MVC : Motor Vehicle Collision  
**Location** 524 ANDERSON RD N, ROCK HILL, SC 29730  
**Beat** RH10

**Disposition** Administrative Closure  
**Disposition Date/Time** 01/17/20 23:12  
**Review for Gang Activity** None

**M.O.**

No MO

**Status Indicator** Administratively  
 Closed

**Status Change Date** 1/17/20

**Offense Information**

**Offense** HIT AND RUN (FIXED OBJECT)  
**Statute** 56-5-1250  
**SCIBRS Code** 290 - Destruction/Damage/Vandalism of Property  
**Counts** 1  
**Date** 1/17/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Parking Lot/Garage  
**Add'l Location** Parking Lot/Garage  
**Entry Forced** No

**Complainant**

**Herasami, Mary Victoria**  
 Female, DOB 11/12/92  
 524 Anderson Rd S  
 ROCK HILL, SC 29730  
 (803) 544-7067 Cell

56-5-1250 - HIT AND RUN (FIXED OBJECT)

**Victim**

**Jameson's Lounge**

524 Anderson Rd S  
ROCK HILL, SC 29730  
(803) 554-7067 Cell

56-5-1250 - HIT AND RUN (FIXED OBJECT)

**Other**

---

**Herasami, Mary Victoria**

Female, DOB 11/12/92  
524 Anderson Rd S  
ROCK HILL, SC 29730  
(803) 544-7067 Cell

Business Owner: 56-5-1250 - HIT AND RUN (FIXED OBJECT)

**Primary Narrative By Jesse Clamp, 01/17/20 23:28**

On 01/17/2020 at 2235 hours, Officers Clamp and Clements were dispatched to 524 Anderson Rd S, Jameson's Lounge, in reference to a motor vehicle collision. When on scene officers met with the complainant, Mary Herasami. Herasami stated at approximately 2230 hours she observed damage done to the railing outside of her business. Herasami estimated the damage to be \$25,000. Officers observed damage to the railing and concrete ramp. Herasami stated she did not have any suspect information and was unable to login to the security cameras. Herasami stated she would contact Officer Clamp if the video footage is made accessible. Herasami stated she wanted the incident documented for insurance purposes.

Case is admin closed.



**Status** Approved  
**Report Type** Patrol  
**Primary Officer** Tayler Tucker  
**Investigator** Timothy Carr  
**Reported At** 06/14/20 01:37  
**Incident Date** 06/14/20 01:30 - 06/14/20 02:00  
**Incident Code** SHOT : Shots Fired  
**Location** 524 ANDERSON RD N, ROCK HILL, SC 29730  
**Beat** RH10

**Disposition** Administrative Closure  
**Disposition Date/Time** 07/27/20 09:31  
**Review for Gang Activity** None

**Asst Officers**

Bailey, Sean; Gipson, Berlin; Johnson, Joe; Logan, Antoine

**M.O.**

Aggravated Assault - Shots Fired Into Vehicle

**Status Indicator** Administratively  
 Closed  
**Status Change Date** 7/27/20

**Offense Information**

**Offense** INVESTIGATION - SHOOTING  
**Statute** INVEST  
**SCIBRS Code** 13A - Aggravated Assault  
**Counts** 1  
**Date** 6/14/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Bar/Nightclub  
**Add'l Location** Parking Lot/Garage  
**Entry Forced** No  
**Forces Used** Firearm (type not stated)

**Offense** MALICIOUS INJURY TO PERSONAL PROPERTY < \$2000 (Misdemeanor) (3)  
**Statute** 16-11-510(A)  
**SCIBRS Code** 290 - Destruction/Damage/Vandalism of Property  
**Counts** 1  
**Date** 6/14/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Bar/Nightclub  
**Add'l Location** Highway/Road/Alley/Street/Sidewalk  
**Entry Forced** No

**Complainant**

---

**MCCRORY, DEAUNDRA**

Female, DOB 6/15/88  
352 LIGE ST  
ROCK HILL, SC 29730  
(803) 323-7948 Cell

16-11-510(A) - MALICIOUS INJURY TO PERSONAL  
PROPERTY < \$2000 (Misdemeanor) (3)

**Victim**

---

**MCCRORY, DEAUNDRA**

Female, DOB 6/15/88  
352 LIGE ST  
ROCK HILL, SC 29730  
(803) 323-7948 Cell

16-11-510(A) - MALICIOUS INJURY TO PERSONAL  
PROPERTY < \$2000 (Misdemeanor) (3)  
INVEST - INVESTIGATION - SHOOTING

**Witness**

---

**PARATT, MONIQUE**

Female, DOB 11/12/90  
256 MARTIN AVE  
ROCK HILL, SC 29730  
(803) 524-7707 Cell

INVEST - INVESTIGATION - SHOOTING

**Other**

---

**CALHOUN, LANARDRA SHAENAE**

Female, DOB 11/20/89  
1011 Glenarden Dr  
ROCK HILL, SC 29730  
(803) 524-8193 Home  
(803) 371-4909 Home

Mentioned: 16-11-510(A) - MALICIOUS INJURY TO  
PERSONAL PROPERTY < \$2000 (Misdemeanor) (3)  
Mentioned: INVEST - INVESTIGATION - SHOOTING

**HERASAME, MARY VICTORIA**

Female, DOB 11/12/92  
524 ANDERSON RD N  
ROCK HILL, SC 29730  
(803) 554-7067 Cell  
(803) 544-7067 Cell

Business Owner: INVEST - INVESTIGATION -  
SHOOTING

**MCCRORY, TERAMINE LAMONT**

Male, DOB 1/22/85  
1438 FLINT HILL ST  
ROCK HILL, SC 297305580  
(803) 524-1297 Home  
(704) 303-5182 Cell  
(803) 328-2701 Cell  
(803) 417-1749 Cell  
(803) 524-0281 Cell

Mentioned: 16-11-510(A) - MALICIOUS INJURY TO  
PERSONAL PROPERTY < \$2000 (Misdemeanor) (3)  
Mentioned: INVEST - INVESTIGATION - SHOOTING

**MCCROREY, TERRANCE ANTWAN**

Male, DOB 3/25/83  
1438 FLINT HILL ST  
ROCK HILL, SC 29730-

Mentioned: 16-11-510(A) - MALICIOUS INJURY TO  
PERSONAL PROPERTY < \$2000 (Misdemeanor) (3)  
Mentioned: INVEST - INVESTIGATION - SHOOTING

(803) 980-3459 Home  
(803) 328-2701 Home  
(803) 980-5991 Home  
(864) 906-5590 Cell

**Primary Narrative By Tayler Tucker, 06/14/20 04:01**

**2006140431**

On Sunday, 06/14/2020 at approximately 1:37 AM, Officers Tucker, Gipson and Bailey, responded to 524 N Anderson Rd (Jameson's Lounge), located within the city limits of Rock Hill, South Carolina, in reference to a 911 hangup.

Officers arrived on scene and observed a large crowd leaving Jameson's Lounge because of an alleged shooting that had taken place. Officer Tucker interviewed one witness Monique, who stated she heard several gunshots at Jameson's Lounge and took off running toward the woods because she was afraid. Officers canvased the area and located approximately eight 9mm shell casings outside of Jameson's Lounge. Two shell casings were located at the back door deck. Six shell casings were located in the parking lot behind the bar. Officers spoke to the owner of Jameson's Lounge, Mary, who stated she heard several gunshots, but stated she did not know of any suspects. Officer Tucker photographed the shell casings and later collected the casings to be placed into evidence.

This case remains active, pending further investigation.





Case P2006140433

Printed on November 18, 2020

<b>Status</b>	Approved
<b>Report Type</b>	Patrol
<b>Primary Officer</b>	Taylor Tucker
<b>Investigator</b>	Timothy Carr
<b>Reported At</b>	06/14/20 02:48
<b>Incident Date</b>	06/14/20 02:00 - 06/14/20 03:20
<b>Incident Code</b>	WEAP : Unlawful Weapon / Pointing & Presenting
<b>Location</b>	524 ANDERSON RD N, ROCK HILL, SC 29730
<b>Beat</b>	RH10
<b>Disposition</b>	Administrative Closure
<b>Disposition Date/Time</b>	07/27/20 09:30
<b>Review for Gang Activity</b>	None
<b>M.O.</b>	
Aggravated Assault - Displayed/Pointed Weapon	
<b>Status Indicator</b>	Administratively Closed
<b>Status Change Date</b>	7/27/20

**Offense Information**

<b>Offense</b>	ASSAULT AND BATTERY 3RD DEGREE
<b>Statute</b>	16-3-600(E)
<b>SCIBRS Code</b>	13B - Simple Assault
<b>Counts</b>	1
<b>Date</b>	6/14/20
<b>Include In NIBRS</b>	No
<b>Completed</b>	Yes
<b>Bias Motivation</b>	None (no bias)
<b>Location</b>	Highway/Road/Alley/Street/Sidewalk
<b>Entry Forced</b>	No
<b>Forces Used</b>	Personal Weapons, Other
<b>Offense</b>	POINTING AND PRESENTING FIREARMS AT A PERSON
<b>Statute</b>	16-23-410
<b>SCIBRS Code</b>	13A - Aggravated Assault
<b>Counts</b>	1
<b>Date</b>	6/14/20
<b>Include In NIBRS</b>	Yes
<b>Completed</b>	Yes
<b>Bias Motivation</b>	None (no bias)
<b>Location</b>	Highway/Road/Alley/Street/Sidewalk
<b>Entry Forced</b>	No
<b>Forces Used</b>	Handgun

**Complainant**

**CALHOUN, LANARDRA SHAENAE**

Female, DOB 11/20/89

1011 Glenarden Dr  
ROCK HILL, SC 29730(803) 524-8193 Home  
(803) 371-4909 Home  
(803) 280-6582 Cell16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE  
16-23-410 - POINTING AND PRESENTING FIREARMS  
AT A PERSON**Victim**

---

**CALHOUN, LANARDRA SHAENAE**

Female, DOB 11/20/89

1011 Glenarden Dr  
ROCK HILL, SC 29730(803) 524-8193 Home  
(803) 371-4909 Home  
(803) 280-6582 Cell16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE  
16-23-410 - POINTING AND PRESENTING FIREARMS  
AT A PERSON**Suspect**

---

**MCCROREY, TERRANCE ANTWAN**

Male, DOB 3/25/83

1438 FLINT HILL ST  
ROCK HILL, SC 29730-(803) 328-2701 Home  
(803) 980-5991 Home  
(864) 906-5590 Cell16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE  
16-23-410 - POINTING AND PRESENTING FIREARMS  
AT A PERSON**Offender**

---

**MCCROREY, TERRANCE ANTWAN**

Male, DOB 3/25/83

1438 FLINT HILL ST  
ROCK HILL, SC 29730-(803) 328-2701 Home  
(803) 980-5991 Home  
(864) 906-5590 Cell16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE  
16-23-410 - POINTING AND PRESENTING FIREARMS  
AT A PERSON**Witness**

---

**CALHOUN, DEAUNDRA NAR-KESHIA**

Female, DOB 6/15/88

352 LIGE ST  
ROCK HILL, SC 29730(803) 323-7948 Cell  
(803) 448-8838 Cell16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE  
16-23-410 - POINTING AND PRESENTING FIREARMS  
AT A PERSON**Other**

---

**BEAM, MARY VICTORIA**

Female

1600 N WIND PL APT 205  
CHARLOTTE, NC 28210Mentioned: 16-23-410 - POINTING AND PRESENTING  
FIREARMS AT A PERSON  
Mentioned: 16-3-600(E) - ASSAULT AND BATTERY 3RD  
DEGREE

**CALHOUN, DEAUNDRA NAR-KESHIA**

Female, DOB 6/15/88

352 LIGE ST  
ROCK HILL, SC 29730

(803) 323-7948 Cell  
(803) 448-8838 Cell

Relative: 16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE

Relative: 16-23-410 - POINTING AND PRESENTING FIREARMS AT A PERSON

**MCCROREY, TERAMINE LAMONT**

Male, DOB 1/22/85

1438 FLINT HILL ST  
ROCK HILL, SC 297305580

(803) 524-1297 Home  
(704) 303-5182 Cell  
(803) 328-2701 Cell  
(803) 417-1749 Cell  
(803) 524-0281 Cell

Mentioned: 16-23-410 - POINTING AND PRESENTING FIREARMS AT A PERSON

Mentioned: 16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE

**Primary Narrative By Tayler Tucker, 06/14/20 04:13**

2006140433

On Sunday, 06/14/2020 at approximately 2:48 AM, Officer Tucker was notified through dispatch that there was a witness from the previous shooting invest on 524 N Anderson Rd (Jameson's Lounge), that wanted to speak to an officer about an assault that occurred.

Officer Tucker met with Lanardra Calhoun at 1011 Glenarden Dr, located within the city limits of Rock Hill, South Carolina, in reference to an assault that had occurred at 524 N Anderson Rd (Jameson's Lounge). Calhoun stated she, her sister Deaundra, and brother in law Terrance Mccrorey, left Jameson's Lounge after hearing multiple gunshots. Calhoun stated her sister Deaundra was driving the vehicle when Terrance became angry and started yelling at Calhoun. Calhoun stated Terrance was sitting in the back seat behind Deaundra when he snatched her wig off of her head and said "it's because of this bitch". Calhoun stated that's when she asked Terrance "what did I do?", then Terrance hit her twice on the left side of her face with a closed fist. Calhoun stated she threw the car in park, and looked at her sister and said "he hitting' me, he hitting' me!". Calhoun stated that is when Terrance pulled out a gun, pointed it at her head and stated "I'll kill this bitch, I'll kill this bitch right now!". Calhoun stated she urinated herself, then jumped out of the vehicle on N Anderson Rd. Calhoun stated she received a minor laceration to her knuckle after jumping out of the vehicle. Officer Tucker observed the laceration, and photographed it. Officer Tucker also photographed Calhoun's left cheek where she was hit twice. Calhoun described the handgun as a tan 357 revolver with a black spin. Calhoun stated she did want to press charges against Terrance. Calhoun described the vehicle as a silver 2016 Nissan Altima, but was unable to advise a tag number. Calhoun stated her wig would still be in the vehicle.

This case remains active, pending further investigation.



**Status** Approved  
**Report Type** Patrol  
**Primary Officer** Kenyatta Tripp  
**Investigator** None  
**Reported At** 06/26/20 23:54  
**Incident Date** 06/26/20 23:54 - 06/26/20 23:54  
**Incident Code** PROC : Property Check  
**Location** 524 ANDERSON RD N, ROCK HILL, SC 29730  
**Beat** RH10

**Disposition** Administrative Closure  
**Disposition Date/Time** 06/27/20 01:52  
**Review for Gang Activity** None

**M.O.**  
 No MO

**Status Indicator** Administratively  
 Closed

**Status Change Date** 6/27/20

**Offense Information**

**Offense** ZONING VIOLATION  
**Statute** 31-4  
**SCIBRS Code** 90Z - All Other Offenses  
**Counts** 1  
**Date** 6/27/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Restaurant  
**Entry Forced** No

**Suspect**

**HERASAME, MARY VICTORIA**  
 Female, DOB 11/12/92  
 524 ANDERSON RD N  
 ROCK HILL, SC 29730  
 (803) 554-7067 Cell  
 (803) 544-7067 Cell

31-4 - ZONING VIOLATION

**Primary Narrative By Kenyatta Tripp, 06/27/20 01:59**

Lt. Tripp, Officers Barksdale and Sanders responded to 524 N. Anderson Rd., Jameson's, in ref. to a keep check. Officers were conducting an investigation to see if the business, zoned as a restaurant, was operating properly as zoned. In the parking lot were approximately 6-8 vehicles. Officers spoke with several subjects in the lot. Officers

pulled on the front door as well as another door but were unable to make access because the doors were locked. Officers were allowed in by a subject that had been standing out front, who used another door to let us in. Inside there was no more than 8-10 people total. Lt. Tripp located Mary Beam who was the contact person and spoke with her and several others about why officers were there. While inside, officers did not see an alcohol out, and noone was being served food or drinks. There was loud music being played, and an active disco ball flashing colored lights in an open space.

Officer Barksdale observed a red curtain and walked behind it. Behind the curtain was a small room with a raised platform in the middle, with chairs all around it.

After speaking with Beam and others for approximately 20-30 minutes, officers left.

This report is for documentation only and will be admin closed.



**Status** Approved  
**Report Type** Patrol  
**Primary Officer** Meagan Smith  
**Investigator** None  
**Reported At** 06/28/20 01:17  
**Incident Date** 06/25/20 03:50 - 06/25/20 04:00  
**Incident Code** BURGB : Burglary - Business  
**Location** 524 ANDERSON RD N, ROCK HILL, SC 29730  
**Beat** RH10

**Disposition** Administrative Closure  
**Disposition Date/Time** 06/28/20 02:39  
**Review for Gang Activity** None

**M.O.**  
 Burglary - Attempt Only

**Status Indicator** Administratively  
 Closed  
**Status Change Date** 6/28/20

**Offense Information**

**Offense** MALICIOUS INJURY TO REAL PROPERTY < \$2000 (3)  
**Statute** 16-11-520(A)  
**SCIBRS Code** 220 - Burglary/Breaking & Entering  
**Counts** 1  
**Date** 6/28/20  
**Include In NIBRS** No  
**Completed** No  
**Bias Motivation** None (no bias)  
**Location** Bar/Nightclub  
**Entry Forced** No  
**Cargo Theft** No

**Complainant**

**BEAM, VICTORIA**  
 Female, DOB 11/12/92  
 524 ANDERSON RD N  
 ROCK HILL, SC 29730  
 (803) 554-7067 Cell

16-11-520(A) - MALICIOUS INJURY TO REAL  
 PROPERTY < \$2000 (3)

**Victim**

**JAMESON'S LOUNGE**

524 ANDERSON N  
ROCK HILL, SC 29730  
(803) 327-5278 Business

16-11-520(A) - MALICIOUS INJURY TO REAL  
PROPERTY < \$2000 (3)

**Other**

---

**BEAM, VICTORIA**

Female, DOB 11/12/92  
524 ANDERSON RD N  
ROCK HILL, SC 29730  
(803) 554-7067 Cell

Business Owner: 16-11-520(A) - MALICIOUS INJURY  
TO REAL PROPERTY < \$2000 (3)

**Primary Narrative By Meagan Smith, 06/28/20 02:54**

2006280882

On June 28, 2020 at approximately 1:30 am, Officer M. Smith with Victoria Beam, owner of Jameson's Lounge, at 524 N Anderson Rd in reference to an attempted burglary. This incident occurred within the city limits of Rock Hill, county of York, South Carolina.

Beam stated that an unknown white male threw what appeared to be a brick or cinder block at the door of the business. The time stamp on the video was at 3:58 am on Thursday, June 25, 2020. No features of the male could be seen and he was wearing a sweatshirt with a hood. The male subject broke the glass door, but did not gain entry into the business. In the video, Officer Smith observed the male hit the door, fall, and take off running. Officer Smith took photographs of the door and uploaded them to evidence.com.

Beam requested a documentation report for insurances purposes. Case is admin closed.



**Status** Approved  
**Report Type** Patrol  
**Primary Officer** Kenneth Martin  
**Investigator** Kenneth Martin  
**Reported At** 09/23/20 00:23  
**Incident Date** 09/23/20 00:00 - 09/23/20 00:20  
**Incident Code** ASSA : Assault  
**Location** 524 ANDERSON RD N, ROCK HILL, SC 29730  
**Beat** RH10

**Disposition** Active  
**Disposition Date/Time** 09/23/20 02:28  
**Review for Gang Activity** None

**Asst Officers**

Cathey, Meagan

**M.O.**

No MO

**Status Indicator** Administrative  
 Filler

**Status Change Date** 9/23/20

**Offense Information**

**Offense** ASSAULT AND BATTERY 3RD DEGREE  
**Statute** 16-3-600(E)  
**SCIBRS Code** 13B - Simple Assault  
**Counts** 1  
**Date** 9/23/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Highway/Road/Alley/Street/Sidewalk  
**Entry Forced** No  
**Forces Used** Personal Weapons

**Complainant**

**HERASAME, MARY VICTORIA**

Female, DOB 11/12/92

16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE

524 ANDERSON RD N  
ROCK HILL, SC 29730

(803) 554-7067 Cell

(803) 544-7067 Cell

**Victim**



**HERASAME, MARY VICTORIA**

Female, DOB 11/12/92

524 ANDERSON RD N  
ROCK HILL, SC 29730

(803) 554-7067 Cell

(803) 544-7067 Cell

16-3-600(E) - ASSAULT AND BATTERY 3RD DEGREE

## **Primary Narrative By Kenneth Martin, 09/23/20 02:42**

On 9/23/20 at approximately 0023 hours, Officer Martin and Officer Cathey responded to 524 N. Anderson Rd. (Jamison's Bar), within the city limits of Rock Hill, South Carolina in reference to an assault. While en route, officers were advised that the suspect was leaving the scene in a 1983 Chevrolet truck SC/LDA583. Officer Martin spoke to the victim, Mary Herasame, via cell phone. Herasame stated that a subject she only knows as Robert began to get disorderly at the bar. Herasame stated that Robert then punched her in the face then fled the scene. Herasame stated that she followed the suspect into North Carolina.

Officer Martin advised her to return to the incident location due to officers not being able to arrest the suspect in North Carolina. Herasame stated to "no one cares about what happened any way" and then terminated the phone call with Officer Martin.

Herasame called in to Rock Hill Police Department approximately one hour later and spoke with Officer Martin again.

Herasame stated that the suspect had a firearm during the assault, however did not use it. Officer Martin asked Herasame if she saw the firearm. Herasame stated that she did not see the firearm. Officer Martin asked Herasame who observed the firearm. Herasame stated that a few staff members and a few patrons saw the firearm. Officer Martin asked to question the staff members to describe the firearm. After a few moments, Herasame stated that the firearm might have just been a rumor throughout the bar.

Officer Martin advised Herasame to email the surveillance video of the incident to him.

This case remains active.



<b>Status</b>	Approved
<b>Report Type</b>	Patrol
<b>Primary Officer</b>	Kirk Sanders
<b>Investigator</b>	Keenan Mccrorey
<b>Reported At</b>	10/17/20 00:28
<b>Incident Date</b>	10/17/20 00:28 - 10/17/20 00:35
<b>Incident Code</b>	SHOV : Shooting w/Victim
<b>Location</b>	524 ANDERSON RD N, ROCK HILL, SC 29730 (Jameson's Lounge)
<b>Beat</b>	RH10
<b>Disposition</b>	Active
<b>Disposition Date/Time</b>	10/17/20 02:23
<b>Review for Gang Activity</b>	None
<b>Asst Officers</b>	
Allen, Tim; Carsto, James; Cross, Erin; Culbreath, Carlos; Delshad, Benjamin; Englert, Joshua; Gander, Robin; Kunde, Nathanael; Little, William; Mansuy, Matthew; Mccrorey, Keenan; Sanders, Jerry; Scoggin, Allyson; Tucker, Tayler	
<b>M.O.</b>	
Aggravated Assault - Shot Victim	
<b>Status Indicator</b>	Administrative Filler
<b>Status Change Date</b>	10/17/20

**Offense Information**

**Offense** ATTEMPTED MURDER  
**Statute** 16-3-29  
**SCIBRS Code** 13A - Aggravated Assault  
**Counts** 5  
**Date** 10/17/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Bar/Nightclub  
**Add'l Location** Parking Lot/Garage  
**Entry Forced** No  
**Forces Used** Handgun

**Offense** POSSESSION OF A WEAPON DURING VIOLENT CRIME  
**Statute** 16-23-490(A)  
**SCIBRS Code** 520 - Weapon Law Violations  
**Counts** 1  
**Date** 10/17/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Bar/Nightclub  
**Add'l Location** Parking Lot/Garage

Entry Forced No  
Criminal Activities Possessing/Concealing  
Forces Used Handgun

**Victim**

---

**JOHNSON, RANISHA LAKIA**

Female, DOB 7/28/95

16-3-29 - ATTEMPTED MURDER - 5 counts

285 HERLONG AV S APT A  
ROCK HILL, SC 29732

(803) 487-6963 Home

(803) 412-9913 Cell

(803) 448-8206 Cell

(803) 324-3448 Secondary

**MCCREA, ALEX EUGENE**

Male, DOB 9/28/86

16-3-29 - ATTEMPTED MURDER - 5 counts

1977 BRISTOL PKWY  
ROCK HILL, SC 29732-

**MOBLEY, DERRICK LENARD, JR**

Male, DOB 12/20/90

16-3-29 - ATTEMPTED MURDER - 5 counts

172 murray st  
chester, SC 29706

(803) 601-9052 Home

(803) 493-6860 Home

(704) 231-9183 Home

(803) 209-4469 Cell

(803) 370-6235 Cell

**WATKINS-CAMPBELL, JAMORIS DWAUN**

Male, DOB 1/4/97

16-3-29 - ATTEMPTED MURDER - 5 counts

205 W HOOD ST  
LANCASTER, SC 297202027

(803) 305-0210 Home

(803) 978-3913 Home

(803) 524-8176 Home

(803) 900-2232 Cell

(803) 242-5941 Cell

(704) 445-5628 Cell

(803) 579-3735 Cell

(803) 305-0210 Secondary

**WHITE, DITARIOUS CHAMON**

Male, DOB 3/10/85

16-3-29 - ATTEMPTED MURDER - 5 counts

1231 STONEYPOINTE DR APT 205  
ROCK HILL, SC 29732

(803) 579-8269 Cell

(803) 554-9370 Cell

(704) 584-8309 Secondary

**Suspect**

---

**JOHNSON, SAMEAL RAEQWON**

Male, DOB 2/20/97

467 BYARS ST  
ROCK HILL, SC 29730

(704) 726-7886 Cell  
(864) 506-6461 Cell

16-3-29 - ATTEMPTED MURDER - 5 counts  
16-23-490(A) - POSSESSION OF A WEAPON DURING  
VIOLENT CRIME

**Offender**

---

**JOHNSON, SAMEAL RAEQWON**

Male, DOB 2/20/97

467 BYARS ST  
ROCK HILL, SC 29730

(704) 726-7886 Cell  
(864) 506-6461 Cell

16-3-29 - ATTEMPTED MURDER - 5 counts  
16-23-490(A) - POSSESSION OF A WEAPON DURING  
VIOLENT CRIME

**Unspecified**

---

**BEAM, VICTORIA**

Female, DOB 11/12/92

524 ANDERSON RD N  
ROCK HILL, SC 29730

(803) 554-7067 Cell

**HERASAME, MARY VICTORIA**

Female, DOB 11/12/92

524 ANDERSON RD N  
ROCK HILL, SC 29730

(803) 554-7067 Cell  
(803) 544-7067 Cell

**JOHNSON, SAMEAL RAEQWON**

Male, DOB 2/20/97

467 BYARS ST  
ROCK HILL, SC 29730

(704) 726-7886 Cell  
(864) 506-6461 Cell

**JOHNSON, TORRISHA NICOLE**

Female, DOB 9/23/94

1025 JONES AVENUE EXT S  
ROCK HILL, SC 29730

(803) 228-2450 Cell  
(803) 524-2990 Cell

**NELSON, VERNON L**

Male, DOB 12/7/73

517 GREEN ST  
ROCK HILL, SC 29730

(803) 207-6934 Home

**TURNER, SHEMERRE LAVONNA**

Female, DOB 7/14/85

353 ALBERTA CT

ROCK HILL, SC 297305603

(803) 980-3785 Home

(803) 448-1450 Home

(803) 504-7697 Cell

**YOUNG, SEAN SHAVONDA**

Female, DOB 10/13/00

1059 S STONEWALL ST

ROCK HILL, SC 297305868

(803) 579-7019 Home

## **Primary Narrative By Kirk Sanders, 10/17/20 03:54**

On 10/17/2020 Officer Sanders was at the intersection of Anderson Rd and Bird St. when he heard multiple shots from the area of Jameson's Bar and Lounge, 624 N Anderson Rd, which is within the city limits of Rock Hill, SC.

As Officer Sanders was pulling into the parking lot he observe five vehicles pulling out of the parking lot and heading north on Anderson Rd. Officer Sanders observed a male laying on the ground next to the Bar with blood coming from his shoulder. Officer Sanders began providing first aid to the victim and Officers Mansuy and J.Sanders arrived on scene to assist until EMS arrived.

Multiple Street Crimes Units arrived on scene to assist, as well as Adam team units. Officers were also sent to PMC in reference to more victims arriving.

CID arrived on scene to investigate.

FSU Officers arrived on scene to process the scene.

This case remains active.



<b>Status</b>	Approved
<b>Report Type</b>	Patrol
<b>Primary Officer</b>	Anthony Chasse
<b>Investigator</b>	None
<b>Reported At</b>	11/13/20 20:54
<b>Incident Date</b>	11/13/20 20:54 - 11/13/20 20:54
<b>Incident Code</b>	DRUG : Drug Investigation
<b>Location</b>	524 ANDERSON RD N, ROCK HILL, SC 29730 (Jameson's Lounge)
<b>Beat</b>	RH10
<b>Disposition</b>	Administrative Closure
<b>Disposition Date/Time</b>	11/14/20 01:52
<b>Review for Gang Activity</b>	None
<b>Asst Officers</b>	
Penuela, Luis	
<b>M.O.</b>	
No MO	
<b>Status Indicator</b>	Administratively Closed
<b>Status Change Date</b>	11/14/20

**Offense Information**

<b>Offense</b>	BUSINESS LICENSE VIOLATION
<b>Statute</b>	11-31
<b>SCIBRS Code</b>	90Z - All Other Offenses
<b>Counts</b>	1
<b>Date</b>	11/14/20
<b>Include In NIBRS</b>	Yes
<b>Completed</b>	Yes
<b>Bias Motivation</b>	None (no bias)
<b>Location</b>	Bar/Nightclub
<b>Entry Forced</b>	No
<b>Offense</b>	POSSESSION OF MARIJUANA - 1ST OFFENSE
<b>Statute</b>	44-53-370(D)(4)
<b>SCIBRS Code</b>	35A - Drug/Narcotic Violations
<b>Counts</b>	1
<b>Date</b>	11/14/20
<b>Include In NIBRS</b>	Yes
<b>Completed</b>	Yes
<b>Bias Motivation</b>	None (no bias)
<b>Location</b>	Bar/Nightclub
<b>Entry Forced</b>	No
<b>Criminal Activities</b>	Using/Consuming, Possessing/Concealing

**Suspect**

---

**BEAM, MARY VICTORIA**

Female

1600 N WIND PL APT 205  
CHARLOTTE, NC 28210

11-31 - BUSINESS LICENSE VIOLATION

**NEELY, JAMES CRANDERS, JR**

Male, DOB 3/16/86

1618 STONEHILL PL  
ROCK HILL, SC 29730

(803) 979-2001 Cell  
(803) 366-5233 Cell  
(803) 322-1098 Secondary

44-53-370(D)(4) - POSSESSION OF MARIJUANA - 1ST  
OFFENSE

**Offender**

---

**BEAM, MARY VICTORIA**

Female

1600 N WIND PL APT 205  
CHARLOTTE, NC 28210

11-31 - BUSINESS LICENSE VIOLATION

**NEELY, JAMES CRANDERS, JR**

Male, DOB 3/16/86

1618 STONEHILL PL  
ROCK HILL, SC 29730

(803) 979-2001 Cell  
(803) 366-5233 Cell  
(803) 322-1098 Secondary

44-53-370(D)(4) - POSSESSION OF MARIJUANA - 1ST  
OFFENSE

**Witness**

---

**COUSAR, SHAQUAVIA BRENAE**

Female, DOB 5/8/94

2164 EBINPORT RD  
ROCK HILL, SC 29732

(803) 371-5010 Cell

11-31 - BUSINESS LICENSE VIOLATION  
44-53-370(D)(4) - POSSESSION OF MARIJUANA - 1ST  
OFFENSE

**NEELY, JAMES CRANDERS, JR**

Male, DOB 3/16/86

1618 STONEHILL PL  
ROCK HILL, SC 29730

(803) 979-2001 Cell  
(803) 366-5233 Cell  
(803) 322-1098 Secondary

11-31 - BUSINESS LICENSE VIOLATION

**Other**

---

**BEAM, MARY VICTORIA**

Female

1600 N WIND PL APT 205  
CHARLOTTE, NC 28210

Business Owner: 11-31 - BUSINESS LICENSE  
VIOLATION

**JAMESON'S LOUNGE**

524 ANDERSON N  
ROCK HILL, SC 29730  
(803) 327-5278 Business

Mentioned: 11-31 - BUSINESS LICENSE VIOLATION  
Mentioned: 44-53-370(D)(4) - POSSESSION OF  
MARIJUANA - 1ST OFFENSE

**Primary Narrative By Anthony Chasse, 11/14/20 02:02**

On Friday November 14<sup>th</sup> 2020, at approximately 8:54pm, Officer Chasse was notified by Sgt Logan of multiple vehicles in the parking lot of Jamesons Lounge(524 N. Anderson Rd). Officers Chasse and Penuela responded to the scene to investigate. This location is within the City Limits of Rock Hill SC, and in the County of York.

On entry the open sign was illuminated and the front door open. There was a male, James Neely sitting at the bar actively smoking marijuana. There was a female behind the bar, Shaquavia Cousar. Officer Chasse informed them of the situation with Jamesons Lounge, and then began speaking to Neely about the marijuana. Neely handed over a plastic bag containing 2.19 grams, and this was seized and is dropped for destruction.

Both individuals stated that they are employees, and that the owner Mary Beam had opened the doors for them to get into the business. Upon the conversation, it was stated that Beam said it is business as usual. Officers had the two parties close the nightclub and leave the premises as it is closed by the city. Beam was attempted to be contacted but didn't answer Officer Chasse's phone call.

Documentation Only.





<b>Status</b>	Approved
<b>Report Type</b>	Patrol
<b>Primary Officer</b>	Anthony Chasse
<b>Investigator</b>	None
<b>Reported At</b>	11/29/20 00:11
<b>Incident Date</b>	11/29/20 00:00 - 11/29/20 00:30
<b>Incident Code</b>	PROC : Property Check
<b>Location</b>	524 ANDERSON RD N, ROCK HILL, SC 29730 (Jameson's Lounge)
<b>Beat</b>	RH10
<b>Disposition</b>	Cleared By Arrest
<b>Disposition Date/Time</b>	11/29/20 01:20
<b>Review for Gang Activity</b>	None
<b>Asst Officers</b>	
Burton, Dusty; Harrelson, Hugh; Penuela, Luis	
<b>M.O.</b>	
No MO	
<b>Status Indicator</b>	Administrative Filler
<b>Status Change Date</b>	11/29/20

**Offense Information**

**Offense** BUSINESS LICENSE VIOLATION  
**Statute** 11-31  
**SCIBRS Code** 90G - Liquor Law Violations  
**Counts** 1  
**Date** 11/29/20  
**Include In NIBRS** Yes  
**Completed** Yes  
**Bias Motivation** None (no bias)  
**Location** Parking Lot/Garage  
**Add'l Location** Bar/Nightclub  
**Entry Forced** No

**Suspect**

**NEELY, JAMES CRANDERS, JR**  
 Male, DOB 3/16/86  
 1618 STONEHILL PL  
 ROCK HILL, SC 29730  
 (803) 979-2001 Cell  
 (803) 366-5233 Cell  
 (803) 322-1098 Secondary

11-31 - BUSINESS LICENSE VIOLATION

**Offender**

---

**NEELY, JAMES CRANDERS, JR**

Male, DOB 3/16/86

11-31 - BUSINESS LICENSE VIOLATION

1618 STONEHILL PL  
ROCK HILL, SC 29730

(803) 979-2001 Cell

(803) 366-5233 Cell

(803) 322-1098 Secondary

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**Cited****NEELY, JAMES CRANDERS, JR**

Male, DOB 3/16/86

11-31 - BUSINESS LICENSE VIOLATION

1618 STONEHILL PL  
ROCK HILL, SC 29730

(803) 979-2001 Cell

(803) 366-5233 Cell

(803) 322-1098 Secondary

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**Unspecified****JAMESON'S LOUNGE**524 ANDERSON N  
ROCK HILL, SC 29730

(803) 327-5278 Business

## Primary Narrative By Anthony Chasse, 11/29/20 01:31

On Sunday November 29th 2020, at approximately 12:13am, Officers performed a property check at 524 North Anderson Road(Jamesons Lounge). This location is within the City Limits of Rock Hill SC, and in the County York.

During the check, it was apparent that the business was not acting in the capacity of the restaurant. The front door security was checking people with a metal detector wand, and Officers entered the business. On arrival there was no visible food, nearly every person in the bar area had open alcohol containers. Several of them appeared to be freshly served. Other patrons were ordering drinks. The business had loud music, and a disco laser light was illuminating the walls. On initial entry an unknown female yelled for last call. Officers located the acting manager James Neely, and issued a citation to Neely. Neely was instructed that the business was to be closed based on these violations. Neely reluctantly applied. During the conversation with Neely; he stated that he was not in charge, and that there was no management on scene. Neely was issued a city ordinance citation for Violation of Business Licensing.

Cleared by Arrest

## NUISANCE COMPLAINT

**From:** [bagwellauto@comporium.net](mailto:bagwellauto@comporium.net)  
**To:** [Raymes, Dart](#)  
**Cc:** [Kearse, Melody](#); [Youngblood, Leah](#)  
**Subject:** Nuisance Complaint  
**Date:** Monday, October 19, 2020 5:51:18 PM

---

Dart,

As a property owner for the last 45 years on North Anderson Road in Rock Hill, SC, I feel it necessary to voice my concerns about the adjoining property located at 524 N. Anderson Rd. doing business as Jameson's Lounge.

For the last few months, the trash and debris thrown and left on my property has been a concern. I pride myself on the cleanliness and order of my property and have a problem with those who litter on someone else's property as well as their own. And after reading about the incident which occurred early Saturday morning where five (5) people were shot makes me uneasy about the safety of my tenants, our customers and myself.

Therefore, I am filing an official nuisance complaint and would like for the City of Rock Hill to investigate this property, its owners and the operation of the business.

Thank you for your prompt consideration in this very disturbing matter.

Susan and Mike Bagwell  
Twenty-One Plaza  
803-366-6131

## HOSPITALITY TAX REPORTING FORMS

## Youngblood, Leah

---

**From:** Cousar, Stephanie  
**Sent:** Tuesday, December 1, 2020 2:14 PM  
**To:** Youngblood, Leah  
**Subject:** RE: Jameson's H-tax  
**Attachments:** stephanie.cousar\_12-1-2020\_14-11-32.pdf  
**Categories:** SPORTS UNLIMITED/JAMESONS

Good afternoon,

Please see attachment of Hospitality tax forms for November 2019-July 2020. They have been emailed and called about the missing forms for August – October 2020 tax forms.

Thanks

### Stephanie Cousar

Customer Service Clerk I  
Finance  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-326-3883  
f: 803-329-7051

Stephanie.Cousar@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Youngblood, Leah <Leah.Youngblood@cityofrockhill.com>  
**Sent:** Monday, November 23, 2020 4:10 PM  
**To:** Cousar, Stephanie <Stephanie.Cousar@cityofrockhill.com>  
**Subject:** RE: Jameson's H-tax

That's fine.

Thanks!

### Leah Youngblood

Planning & Zoning Manager  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-5569  
m: 803-448-9931

Leah.Youngblood@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Cousar, Stephanie <[Stephanie.Cousar@cityofrockhill.com](mailto:Stephanie.Cousar@cityofrockhill.com)>  
**Sent:** Monday, November 23, 2020 4:05 PM  
**To:** Youngblood, Leah <[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)>  
**Subject:** RE: Jameson's H-tax

Will be Monday before I can all of them for you. I am working from home till then.

Thanks

## Stephanie Cousar

Customer Service Clerk I  
Finance  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-326-3883  
f: 803-329-7051

[Stephanie.Cousar@cityofrockhill.com](mailto:Stephanie.Cousar@cityofrockhill.com)  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Youngblood, Leah <[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)>  
**Sent:** Monday, November 23, 2020 3:17 PM  
**To:** Cousar, Stephanie <[Stephanie.Cousar@cityofrockhill.com](mailto:Stephanie.Cousar@cityofrockhill.com)>  
**Subject:** Jameson's H-tax

Hi. A while back, you provided the H-tax filings for Jameson's Lounge, 524 N. Anderson Rd. (attached). Could you possibly send me all of the recent months (since April 2020) of that same information if she has filed any times since then?

Thanks,

## Leah Youngblood

Planning & Zoning Manager  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-5569  
m: 803-448-9931

[Leah.Youngblood@cityofrockhill.com](mailto:Leah.Youngblood@cityofrockhill.com)  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

5/29/20



Reporting Month November

City of Rock Hill  
Hospitality Tax  
Reporting Form

19

Business Name Jameson's Lounge License# 117234545

Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 196.75
- 2. Multiply this number by 2% x 3.93 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 3.93

Please send this form, along with payment to the City by the 20<sup>th</sup> of each month. The tax is based on the tax collected by the business from the previous month. (Businesses collecting less than \$50.00 per month may report quarterly.)

Any tax not remitted by the 20<sup>th</sup> day of the month is subject to a 5% penalty for each month past due.

Please send your check made payable the City of Rock Hill to:

Hospitality Tax, Business License Division  
City of Rock Hill  
PO Box 11706  
Rock Hill, SC 29731-1706

Signature *Mary Brown* Title Owner Date 05/29/2020

We appreciate your business.



5/29/20



Reporting Month December

19

City of Rock Hill  
Hospitality Tax  
Reporting Form

Business Name Jameson's Lounge License# 117234545

Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 0
- 2. Multiply this number by 2% x 0 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 0

Please send this form, along with payment to the City by the 20<sup>th</sup> of each month. The tax is based on the tax collected by the business from the previous month. (Businesses collecting less than \$50.00 per month may report quarterly.)

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Please send your check made payable the City of Rock Hill to:

Hospitality Tax, Business License Division  
City of Rock Hill  
PO Box 11706  
Rock Hill, SC 29731-1706

Signature Mary Wood Beaman Title Owner Date 05/29/2020

We appreciate your business.

5/29/20



Reporting Month January

City of Rock Hill  
Hospitality Tax  
Reporting Form

20

Business Name Jameson's Lounge License# 117234545

Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 532.75
- 2. Multiply this number by 2% x 10.65 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 10.65

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Rock Hill, SC 29731-1706

Signature Amy Grace Beom Title Owner Date 05/29/2020

We appreciate your business.

*Spayne*



Reporting Month February

City of Rock Hill  
Hospitality Tax  
Reporting Form

*20*

Business Name Jameson's Lounge License# 117234545  
Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 291.07
- 2. Multiply this number by 2% x 5.82 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 0 *5.82*

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Signature *Alan/ Lisa Borman* Title Owner Date 05/29/2020

We appreciate your business.

\$29/7e



Reporting Month March

City of Rock Hill  
Hospitality Tax  
Reporting Form

20

Business Name Jameson's Lounge License# 11723454

Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 43.95
- 2. Multiply this number by 2% x 0.87 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 0.87

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Signature Alexy Krasov Ben Title Owner Date 05/29/2020

We appreciate your business.

5/29/20  
20



Reporting Month April

City of Rock Hill  
Hospitality Tax  
Reporting Form

Business Name Jameson's Lounge License# 117234545

Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 0
- 2. Multiply this number by 2% x 0 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 0

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Signature Mary Wilson Bell Title Owner Date 05/29/2020

We appreciate your business.

9/10/20



Reporting Month May

City of Rock Hill  
Hospitality Tax  
Reporting Form

20

Business Name Jamesons Lounge License# 202000130  
Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 175.60
- 2. Multiply this number by 2% x 3.5 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 3.5

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PO Box 11706  
Rock Hill, SC 29731-1706

Signature Mary V. B... Title owner Date 10/09/2020

We appreciate your business.

9/10/20



Reporting Month June

City of Rock Hill  
Hospitality Tax  
Reporting Form

Business Name Jamesons Lounge License# 202000130

Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 318.56
- 2. Multiply this number by 2% x 637.12 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 637.12 637

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PO Box 11706  
Rock Hill, SC 29731-1706

Signature [Handwritten Signature] Title owner Date 10/09/2020

We appreciate your business.

9/10/20



Reporting Month July

20

City of Rock Hill  
Hospitality Tax  
Reporting Form

Business Name Jamesons Lounge License# 202000130  
Account # 2784700

To calculate the 2% Food & Beverage Tax, please use the formula below:

- 1. Total of all revenue for all foods and beverages prepared for immediate consumption \$ 0
- 2. Multiply this number by 2% x 0 .02
- 3. Penalty 5% per month if applicable \$ 0
- 4. The result is the amount to be remitted to the City of Rock Hill \$ 0

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Rock Hill, SC 29731-1706

Signature M. V. R. Title owner Date 10/09/2020

We appreciate your business.