



The City of Greenville, South Carolina
Public Notice

To: Property Owners, Owners of property located within 300 feet of the following Applications, and Neighborhood Association Representatives
From: Planning & Development Division
Subject: Conditional Use Applications for Administrative Review
Date: August 24, 2018

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

- A. CU 18-744.** Application by Boyce Street, LLC for a Conditional Use Permit to operate an office at **1 Boyce Av, 3 Boyce Av & 1015 E Washington St**, in a C-1, Neighborhood Commercial District (TM# 004500-01-01300 & 004500-01-01201)
- B. CU 18-746.** Application by Daniel Norman dba "City Center Counseling Ministries" for a Conditional Use Permit to establish an office use at **1627 E North St**, in a C-1, Neighborhood Commercial District (TM# 019000-02-01000)

You are invited to review documents relating to the applications on file in the Planning and Development office on the 6th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. Some documents may also be reviewed online at www.greenvillesc.gov/1182/Conditional-Use-Submissions. For assistance, call the office at 864.467.4476.

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

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

Fax: 864.467.4510
Email: planning@greenvillesc.gov

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

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

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



Office Use Only:

Application# CU 18-744 Fees Paid 250
Date Received 8/22/18 Accepted By JAG/BW

APPLICATION FOR CONDITIONAL USE
CITY OF GREENVILLE, SOUTH CAROLINA

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

APPLICANT'S REPRESENTATIVE: Dan Simmons Manager
(Optional) Name Title Organization

MAILING ADDRESS: 121 Tindal Avenue Greenville SC 29605

PHONE: 772-473-4393 EMAIL: simmons1970@att.net
Boyce Street, LLC 121 Tindal Ave, Greenville SC 29605

PROPERTY OWNER: Pelzer 1021, LLC 1011 E. Washington St. Greenville, SC

MAILING ADDRESS: (above)

PHONE: 772-473-4393 EMAIL: simmons1970@att.net

PROPERTY INFORMATION

STREET ADDRESS: 3 Boyce Street and 1015 E. Washington Street

TAX PARCEL #: 00 450 - 01 - 01300 ACREAGE: .363 ZONING DESIGNATION: C-1
00 450 - 01 - 01201

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

The construction of a 3000 square foot, 2 story office building with on site parking.

INSTRUCTIONS

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

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

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

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

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

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

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

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

_____	APPLICANT SIGNATURE
8-21-18	DATE
Boyce Street, LLC	PROPERTY OWNER SIGNATURE
_____	DATE
8-21-18	DATE

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

(You may attach a separate sheet)

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

See Attached "A"

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

See Attached "B"

A.

The proposal complies with Section 19-3.2 C-1 Neighborhood Commercial District in that "the District is intended to provide convenience shopping areas and professional offices in which the daily needs of the surrounding neighborhood can be satisfied"

The proposal complies with Section 19-4.3.2(D)(2) in that "the hours of operation shall be limited to the hours between 7 am and 7 pm."

The proposal does not comply with Section 19-4.3.2(A)(1) in that the proposed gross floor area is 3000 square feet not 1000 square feet.

B. All infrastructure appears to have adequate capacity to serve the proposed use. Water, sewer, schools, parks, police, fire and emergency services will be impacted less by the proposed use since it will be office instead of residential.

Roads may experience more traffic as a result of the proposed use as opposed to a single family residence but less than a multi-family residential use.

Parking with the proposed use will be improved markedly in that it will be on the property and not on the street as it currently exists.

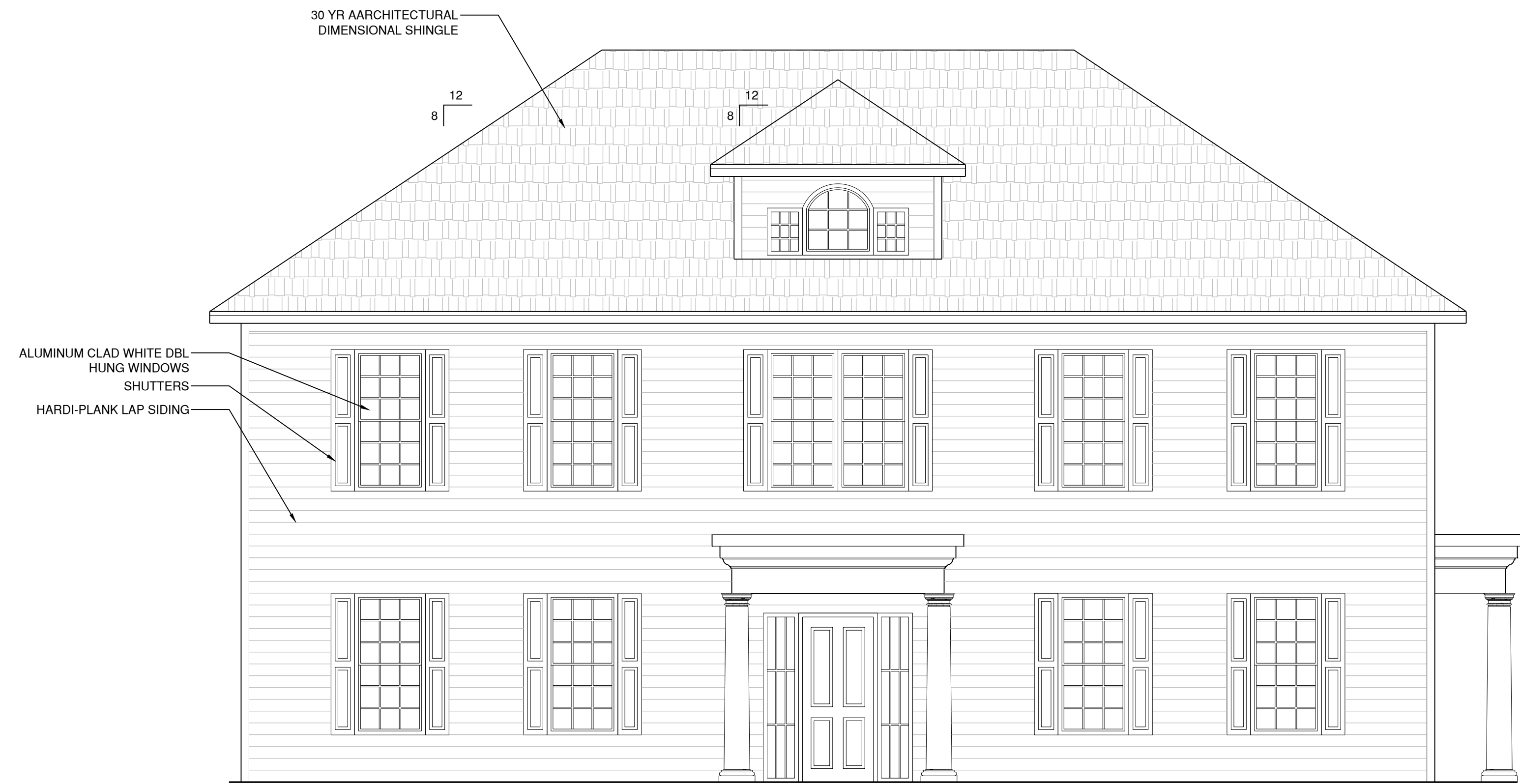
**Revision
Submitted May 2018**



719 Lowndes Hill Rd.
Greenville SC 29607
864.242.2190
Fax 242.2199



A1 SOUTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



A2 WEST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



A4 EAST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



A3 NORTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

ISSUED FOR
DESIGN REVIEW 5OCT17
DESIGN REVIEW 15 MAY 18

NEW OFFICE BUILDING
1011 E WASHINGTON ST
GREENVILLE SC

A2.0
ELEVATIONS

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