



Office Use Only:  
 Application# S 19-720 Fees Paid 250  
 Date Received 9/16/19 Accepted By BTW

**APPLICATION FOR SPECIAL EXCEPTION  
 CITY OF GREENVILLE, SOUTH CAROLINA**

**APPLICANT / PERMITTEE\*:** James White Enterprises, LLC  
 \* 

	Name	Title / Organization
<i>permit may be limited to this entity.</i> <u>James White, Member</u>		

APPLICANT'S REPRESENTATIVE: Jack Heckman, Esq. The Heckman Law Firm, PA  
 (Optional) 

	Name	Title / Organization
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MAILING ADDRESS: 409 Pettigru St., Greenville, SC 29601  
 PHONE: (864) 250-2889 EMAIL: heckmanlawfirm@att.net

**PROPERTY OWNER:** James White Enterprises, LLC  
 MAILING ADDRESS: 398 Old South Rd., Duncan, SC 29334  
 PHONE: (864) 494-3683 EMAIL: james@jameswhitelc.com

**PROPERTY INFORMATION**

STREET ADDRESS: 120 & 124 N. Leach St. & 11 & 13 Douthit St., Greenville, SC 29601  
 TAX PARCEL #: 0078.00-06-001.00, 002.00, 018.00 & 018.01 ACREAGE: > 1acre ZONING DESIGNATION: RM-2

**REQUEST**

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

**DESCRIPTION OF PROPOSED LAND USE:**

Applicant would like to continue the current use of the premises as mixed residential with office space. Property has been used in this matter since 2016.

**INSTRUCTIONS**

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

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 special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. 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.

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

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. 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.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

\_\_\_\_\_ 'Public Hearing' signs are acknowledged as received by the applicant



  
Applicant Signature

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. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

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 / REPRESENTATIVE SIGNATURE
9-18-19 _____	DATE
 _____	PROPERTY OWNER SIGNATURE
9-18-19 _____	DATE

**APPLICANT RESPONSE TO  
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

**(YOU MAY ATTACH A SEPARATE SHEET)**

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

The surrounding area includes property zoned as RDV, C-2 as well as RM-2. The area is diverse in use and in flux. Sec. 19-4-1.2 specifically allows for an office use exception for property zoned RM-2.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

The property complies with Sec. 19.4.3 for the office use exception. The office operates between the hours of 7:00 am and 7:00 pm and the gross floor area does not exceed 1000 square feet.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

Granting the Special Exception allows the property to be used as it has been since 2016. The premises are currently the best maintained in the area and the current use increases the value of surrounding properties.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

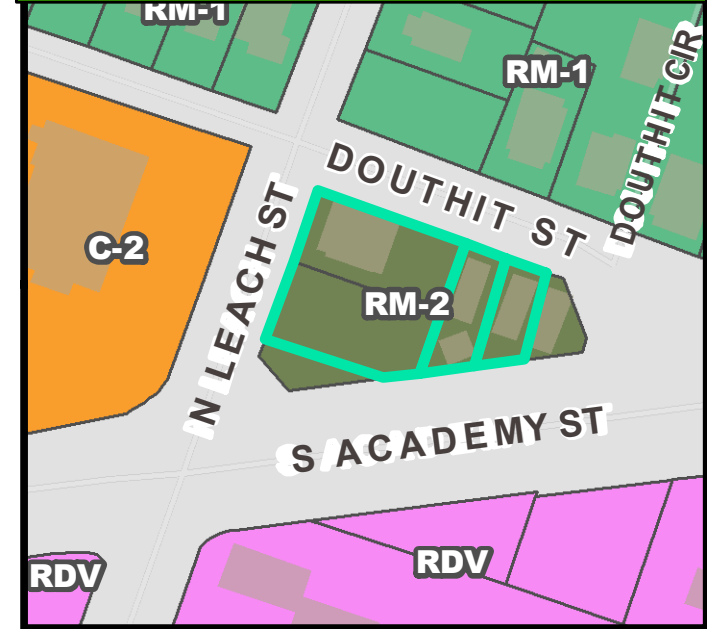
Granting the special exception will allow the owner to add off street parking reducing the impact to surrounding properties. The owner is a respected member of the community committed to the growth and improvement of the block and surrounding area.

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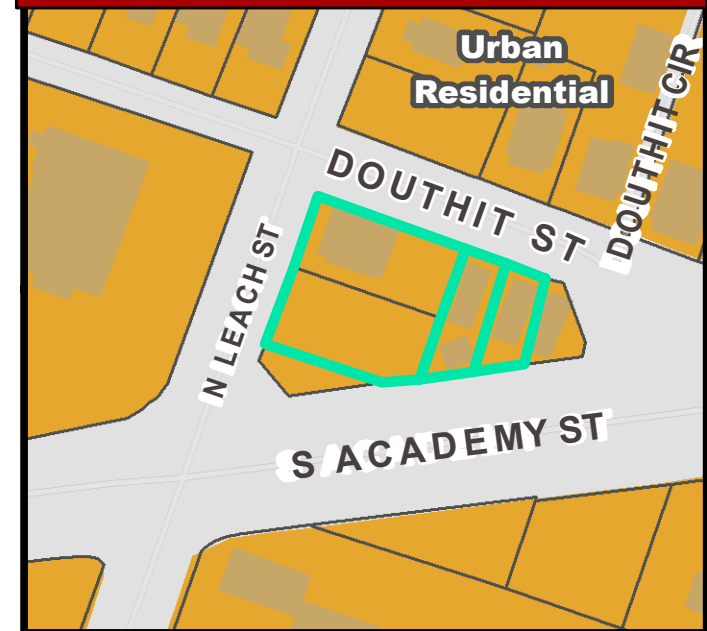
## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE



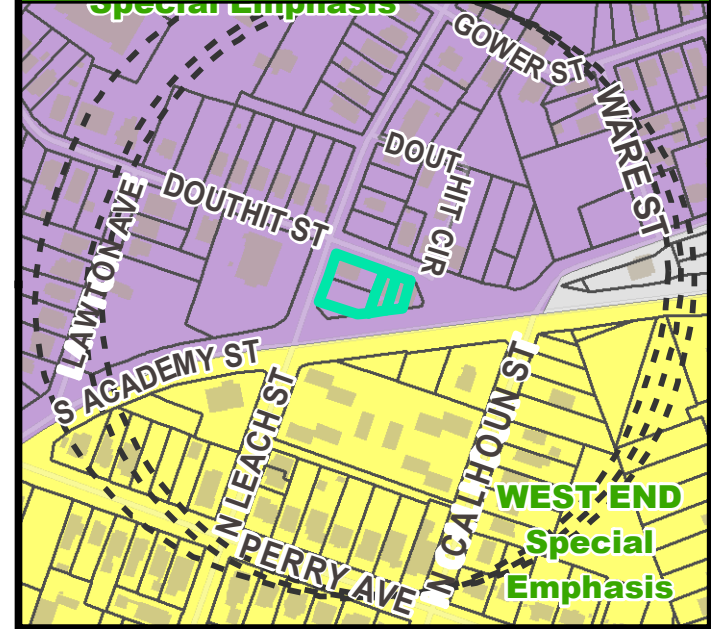


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## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS

