



Office Use Only:

Application# CU 20-158 Fees Paid 250
Date Received 3/5/20 Accepted By BTW

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

APPLICANT / PERMITTEE*: Llyn Strong Llyn Strong, FNE, Owner
*Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Lil Glenn 1300 E. Washington St. Owner
(Optional) Name Title / Organization

MAILING ADDRESS: 25 Rowley St, Greenville, SC 29602
PHONE: 8644140331 EMAIL: lil@lilglenn.com

PROPERTY OWNER: 1300 E. Washington St., 29601
MAILING ADDRESS: 25 Rowley St, Greenville, SC
PHONE: 8644140331 EMAIL: lil@lilglenn.com 29601

PROPERTY INFORMATION

STREET ADDRESS: 1322 E. Washington St. Unit C1
TAX PARCEL # 0048000701103 ACREAGE: .05 ZONING DESIGNATION: C1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

retail jewelry shop and custom made jewelry and jewelry repair.

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.

Lil Blen APPLICANT SIGNATURE
3/5/20 DATE
Lil Blen MOR for 1300 East Washington, LLC PROPERTY OWNER SIGNATURE
3/5/20 DATE

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

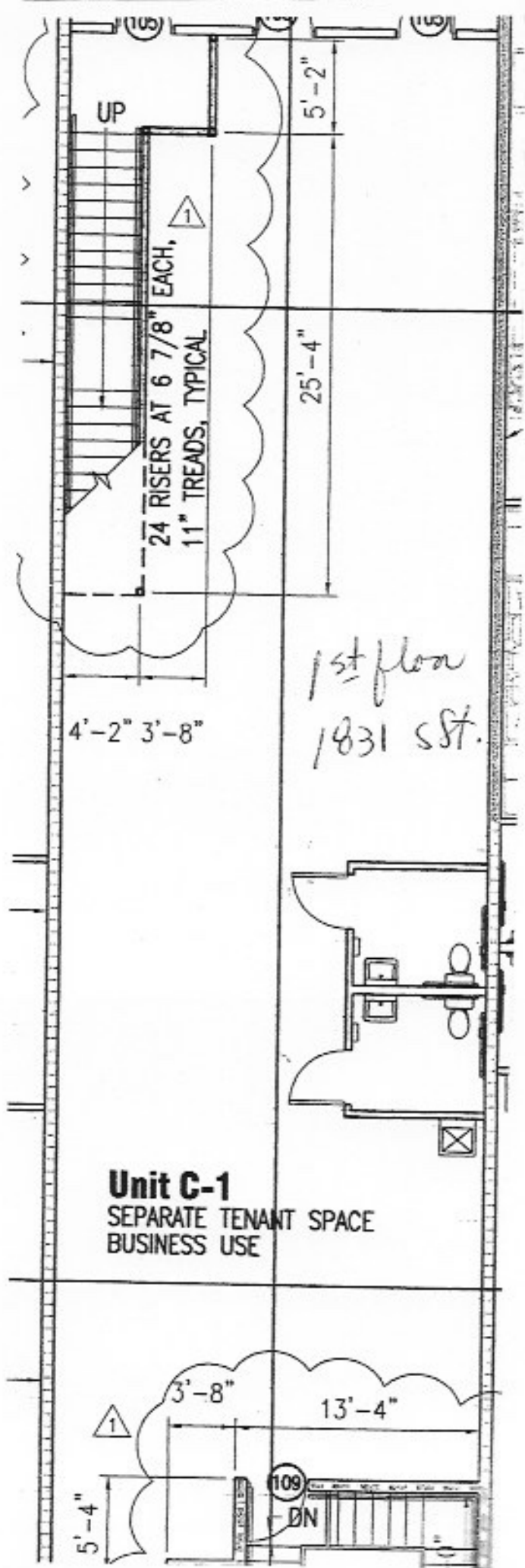
(You may attach a separate sheet)

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**. *Shop opened from 9:00-5:00*

Hlyn Strong studio/gallery complies with retail general use for size and use. 700-800 square feet for retail

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.

Laurens Rd intersects with E. Washington which is 4 lanes. Parking, egress and ingress approved by City in and during past 20 years. Built in 2001.



1st floor
1831 S St.

Unit C-1
SEPARATE TENANT SPACE
BUSINESS USE