



City of Greenville
Notice of Administrative Decision for Application # CU 22-123

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 1011 LOWNDES HILL RD A (TMS#: 028200-01-00405)
1011 LOWNDES HILL RD B (TMS#: 028200-01-00405)
1011 LOWNDES HILL RD C (TMS#: 028200-01-00405)

Application: Conditional Use Permit to operate a *Manufacturing, light* use in a C-3, regional commercial district.

Decision: Approved

By application filed 2/14/22 the Applicant, McAlister Design & Automation dba "MCALISTER DESIGN INC.;" requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; and Section 19-4.3.3, *Use Specific Standards*, of the Greenville City Code to operate a light manufacturing use in a C-3, regional commercial district. Notice was mailed to property owners within 300 feet of the subject property on February 22, 2022.

Findings:

- The use is consistent with listed permissible uses in Section 19-3.2.2, *Establishment of zoning districts and specific purposes*, (J) C-3, *Regional commercial district*; "light manufacturing uses may be allowed" in a C-3, regional commercial district.
- The use is not subjected to any policies, guidelines or regulations that would be articulated in Section 19-4.3, *Use Specific Standards*.
- The use is consistent with the 'Future Land Use' map in the City of Greenville's GVL 2040 Comprehensive Plan; subject property is located in an area designated as 'Community Mixed-Use' in the GVL 2040 Comprehensive Plan. This designation allows for "a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial" within its appointed areas.

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.

Jordan P. Harris
Associate Planner

03/10/2022
Date



Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____

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

APPLICANT / PERMITTEE: McAlister Design and Automation, LLC.

**Operator of the proposed use;
permit may be limited to this entity.*

Name	Title / Organization
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APPLICANT'S REPRESENTATIVE: Shannon Freeman HR Manager
(Optional) Name Title / Organization

MAILING ADDRESS: 22 Woods Lake Rd. Greenville, SC 29607

PHONE: 864-232-8325 EMAIL: SFreeman@mcalisterdesign.com

PROPERTY OWNER: Leslie Properties

MAILING ADDRESS: 126 Millport Circle-Suite 200 Greenville, SC 29607

PHONE: 864-233-6391 EMAIL: ronshaw@shawresourcesinc.com

PROPERTY INFORMATION

STREET ADDRESS: 1011 C Lowndes Hill Rd. Greenville, SC 29607

TAX PARCEL #: 0282000100405 ACREAGE: .807 ZONING DESIGNATION: C-3

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Manufacturing and Production-Light manufacturing general use.

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.

<u>Shannon Freeman</u>	APPLICANT SIGNATURE
<u>2/7/22</u>	DATE
<u>Donna - Leslie Properties</u>	PROPERTY OWNER SIGNATURE
<u>2/7/2022</u>	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**.

McAlister Design and Automation, LLC complies to the policies, standards and ordinances of 19-4.3.3 Commercial uses.

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.

All infrastructure listed is at the adequate capacity for conditional use. We are under 40 employee's, have an emergency exit plan and have frequent inspection with Greenville Fire.

