



City of Greenville

Notice of Administrative Decision for Application # CU 20-752

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

Property Address: 1011 E WASHINGTON ST (TMS#: 004500-01-01200)

Application: Conditional Use Permit to establish a “Medical facility” use, PAVILLON, in the C-1, Neighborhood Commercial District

Decision: **Approved with Conditions**

Conditions:

- 1) Hours of operation shall be limited to the hours between 7:00am and 9:00pm.
- 2) The use is limited to the floor area of the existing structure and shall not be expanded in any way.
- 3) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 11/19/20 the Applicant, Bob Hennen **dba "PAVILLON"**; 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 “Medical facility” in the C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on December 8, 2020.

Findings:

- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, *Use Specific Standards*.
- The infrastructure capacity is adequate to serve the conditional use.

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.



Kristopher Kurjiaka
Senior Development Planner

12/30/2020
Date



Office Use Only:

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

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

APPLICANT / PERMITTEE*: Kent Spear, CFO, Pavillon

**Operator of the proposed use; permit may be limited to this entity.*
Name Title / Organization

APPLICANT'S REPRESENTATIVE: Bob Hennen, Outpatient Services Manager, Pavillon

(Optional) Name Title / Organization

MAILING ADDRESS: 241 Pavillon Place, Mill Spring, NC 28756

PHONE: 828-694-2300 EMAIL: kents@pavillon.org

PROPERTY OWNER: 1011 Washington Street, LLC

MAILING ADDRESS: 121 Tindal Avenue, Greenville, SC 29605

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

PROPERTY INFORMATION

STREET ADDRESS: 1011 East Washington Street, Greenville, SC 29601

TAX PARCEL #: 0045000101200 ACREAGE: 0.29 ZONING DESIGNATION: C-1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

See attached.

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>Justin A. Green</u>	APPLICANT SIGNATURE
<u>11/13/2020</u>	DATE
<u>JW</u>	PROPERTY OWNER SIGNATURE
<u>11/16/20</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**.

See attached.

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.

Description of Proposed Land Use:

1011 East Washington Street is a .29-acre lot with a 2 story, 2940 square foot building which was built as a residence many years ago. It is located in the Pettigru Historic District. There are 11 spaces for parking in the rear of the property and accessed from alley and a newly constructed driveway from Boyce Avenue. For the last several years the property was used as professional offices for lawyers.

The current tenant, Pavillon Greenville Outpatient Services, is a not for profit/charitable organization which provides counseling services for substance use disorder and is licensed by the State of South Carolina through DHEC. Of note is that all persons attending groups and counseling are doing so on a voluntary basis. Their hours of operation are 8:30 am to 9 pm, Monday through Friday.

The property is currently zoned C-1 and since the Pavillon's use is considered a Health Care Facility (Medical Facility, other than a hospital) per Section 19-4.3.2(E) of the City of Greenville's Zoning Code, a Conditional Use Permit is needed to operate their business.

Pavillon has been operating in Greenville for nearly 10 years, located off of Pelham Road in an office complex. Pavillon believes the 1011 East Washington Street location will be beneficial in their continued efforts to assist people in successful recovery. The company's mission is "to bring hope, healing, and lasting recovery to individuals and families who suffer from alcoholism, drug addictions, and related disorders".

Section 19-4.3.2 (E) requires compliance with the following two items to qualify for a conditional use permit:

- 1) The use shall not exceed a gross floor area of 2000 square feet.

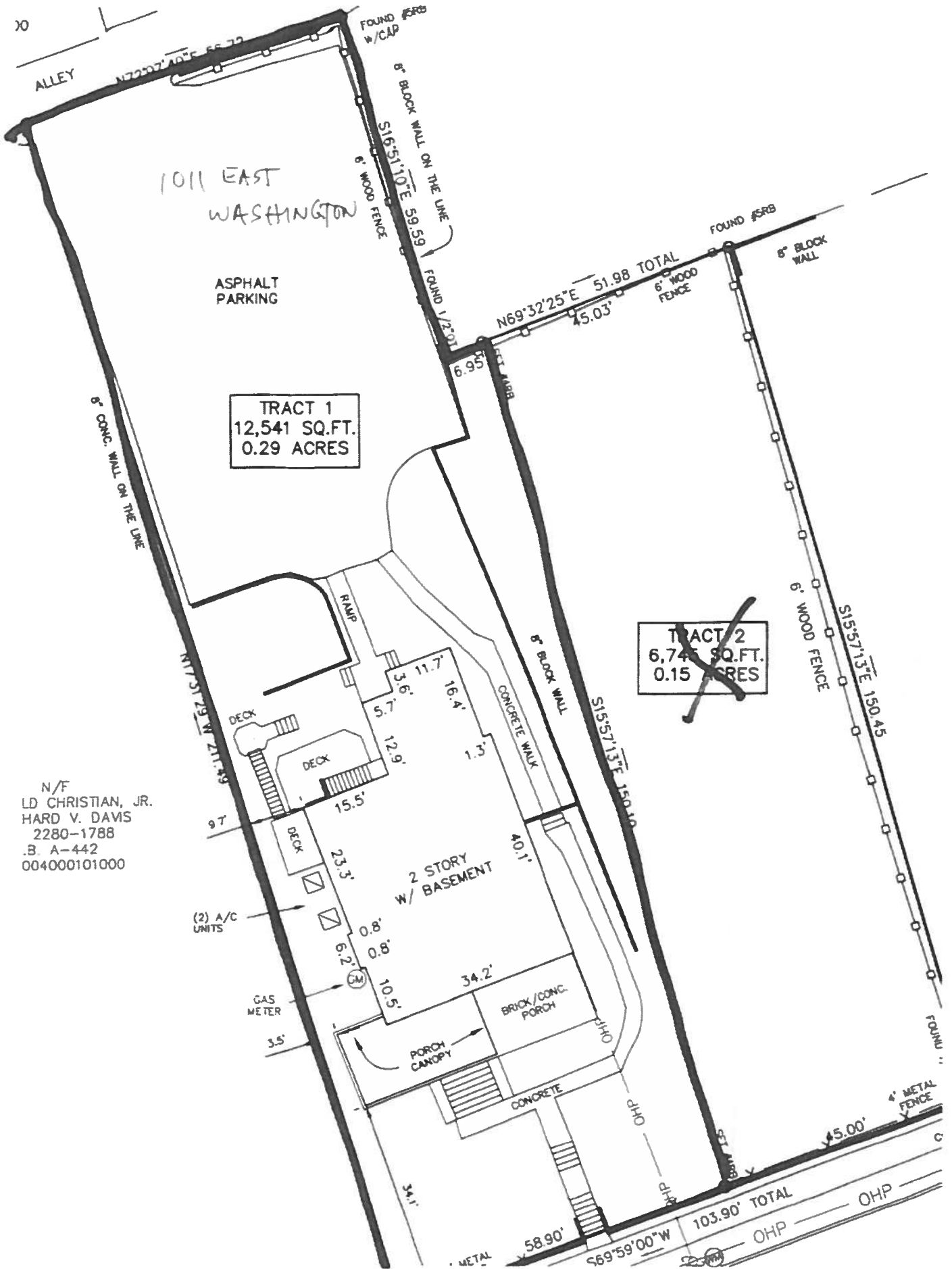
While the entire building is 2940 square feet in size, much of it is square footage dedicated to a large kitchen and full bathrooms due to its residential heritage. Pavillon will not use more than 1750 square feet for outpatient counseling services. The balance of the building, other than the residential portions noted above, is private and support offices.

- 2) Hours of operation shall be limited to the hours between 7 am and 9 pm.

Pavillon Greenville Outpatient Services hours are between 8:30 am and 9 pm, Monday through Friday only.

The use Pavillon is planning (outpatient counseling services), will not adversely impact the infrastructure capacity currently in place and existing capacities are adequate for the following reasons:

- 1) The building and parking are existing and no additions to the building or parking will be made.
- 2) The building and parking have been previously used as law offices without an adverse impact on the infrastructure.
- 3) Pavillon's use will not be more intense than previous uses of the property.
- 4) The owner of this site also owns the contiguous property to the east which is a newly constructed 3000 square foot legal office building located at 3 Boyce Ave. In developing the new building the owner created a drive way from Boyce Avenue to access the Pavillon site. This improved access to the site since its previous access was limited to the city owned alley at the rear of the property. This improved accessibility for emergency, fire, and police vehicles.



1011 EAST
WASHINGTON

ASPHALT
PARKING

TRACT 1
12,541 SQ.FT.
0.29 ACRES

~~TRACT 2
6,745 SQ.FT.
0.15 ACRES~~

N/F
LD CHRISTIAN, JR.
HARD V. DAVIS
2280-1788
.B. A-442
004000101000

2 STORY
W/ BASEMENT

BRICK/CONC.
PORCH

PORCH
CANOPY

(2) A/C
UNITS

GAS
METER

METAL

METAL
FENCE

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

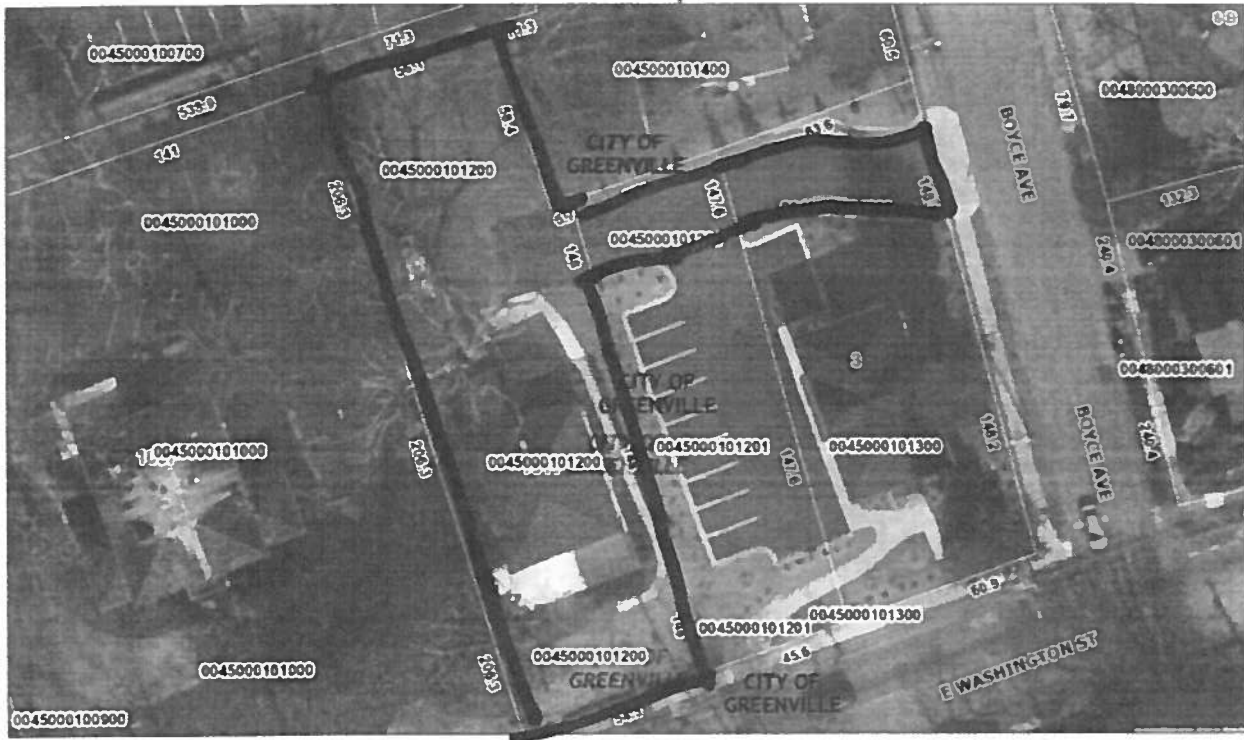
OHP

OHP

OHP

OHP

Greenville County, SC



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no level responsibility for the information contained in this map.

Map Scale
1 inch = 40 feet
11/11/2020

New driveway to:
1011 EAST WASHINGTON ST.
from Boyce Avenue