



**City of Greenville**

**Notice of Administrative Decision for Application # CU 21-205**

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

**Property Address:** 1622 E NORTH ST 5 (TMS#: 019200-02-00600)

**Application:** Conditional Use Permit to establish an office use, MICROBIAL EXPRESS, in a C-1, Neighborhood Commercial District.

**Decision:** Approved with Conditions

**Conditions:**

- 1) Hours of operation shall be limited to the hours between 7 a.m. and 9 p.m.
- 2) The use is limited to the floor area of the existing structure and shall not be expanded.
- 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 3/15/21 the Applicant, Brock Stevens **dba "MICROBIAL EXPRESS"**; 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 an office us in the C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on March 19, 2021.

**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.

Matthew D. Lonnerstater, AICP  
Development Planner

April 5<sup>th</sup>, 2021

Date



**Office Use Only:**

Application# CU 21-205 Fees Paid \$ 250  
Date Received 3-15-21 Accepted By MOL

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

**APPLICANT / PERMITTEE\*:** MICROBIAL EXPRESS LABS

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

**APPLICANT'S REPRESENTATIVE:** BROCK STEVENS PRESIDENT / OWNER  
(Optional) Name Title / Organization

MAILING ADDRESS: 13 HIAWATHA DR. GREENVILLE, SC 29615

PHONE: 864-420-9884 EMAIL: BROCKSTEVENS75 @ GMAIL.COM

**PROPERTY OWNER:** 1622 EAST NORTH ST, LLC

MAILING ADDRESS: 101 E. WASHINGTON ST, STE 400 GREENVILLE SC 29601

PHONE: 864-640-0335 EMAIL: NICKSMITH @ NAIFARLEFURMAN.COM

**PROPERTY INFORMATION**

STREET ADDRESS: 1622 E. NORTH ST SUITE 5 GREENVILLE SC 29607

TAX PARCEL #: 0192000200600 ACREAGE: .894 ZONING DESIGNATION: C-1

**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:

MICROBIOLOGY LAB OFFICE

**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


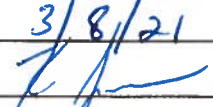
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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
3/8/21	DATE
	PROPERTY OWNER SIGNATURE
3-8-21	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**.

USAGE WILL GENERATE VERY LITTLE TRAFFIC AND WILL BE A COMPLIMENT TO THE SURROUNDING NEIGHBORHOOD AND BUSINESS COMMUNITY.

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.

THE USE IS IN 829 SF WITH ONLY 2 EMPLOYEES WHICH WILL HAVE A MINIMAL IMPACT.