



Office Use Only:

Application# CU 19-758 Fees Paid 250
Date Received 10/3/19 Accepted By BTW

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

APPLICANT / PERMITTEE*: Patricia Steele VIP Pet Resorts Inc.
*Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Russell Von Zolt III Kennel Management Inc.
(Optional) Name Title / Organization

MAILING ADDRESS: ~~123~~ 123 College Street Greenville SC 29601

PHONE: (828) 620-8720 **EMAIL:** VIP Pet Resorts@gmail.com

PROPERTY OWNER: Buncombe Street United Methodist Church

MAILING ADDRESS: 200 Buncombe Street Greenville SC 29601

PHONE: (864) 270-0761 **EMAIL:** Frank.Hammond@colliers.com

PROPERTY INFORMATION

STREET ADDRESS: 123 College Street Greenville SC 29601

TAX PARCEL #: 0002000500300 **ACREAGE:** 0.291 **ZONING DESIGNATION:** C-4

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Indoor Dog Daycare and Kennel

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.

[Signature] APPLICANT SIGNATURE
10-08-2019 DATE
Buncombe Street United Methodist Church *[Signature]* PROPERTY OWNER SIGNATURE
10/8/19 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**.

Use is very similar to a veterinary clinic. Dogs being cared for inside of building with a designated relief area that will be fenced on property. The downtown area is currently under served for our service and this will help individuals that live in high density housing in the downtown area, so they have a place for their pets to go.

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.

Property has 13 designated parking spaces that will provide on average 8-10 more spaces necessary for our clients and staff at any one time. Fire hydrants with in 500 feet of property is four. Prior use of property was a cat cafe and previous client boarded 30-35 animals at any one time. Easy access to property from College Street + Buncombe.

* Attachment shows pet relief area.

VIP Pet Resorts Inc.

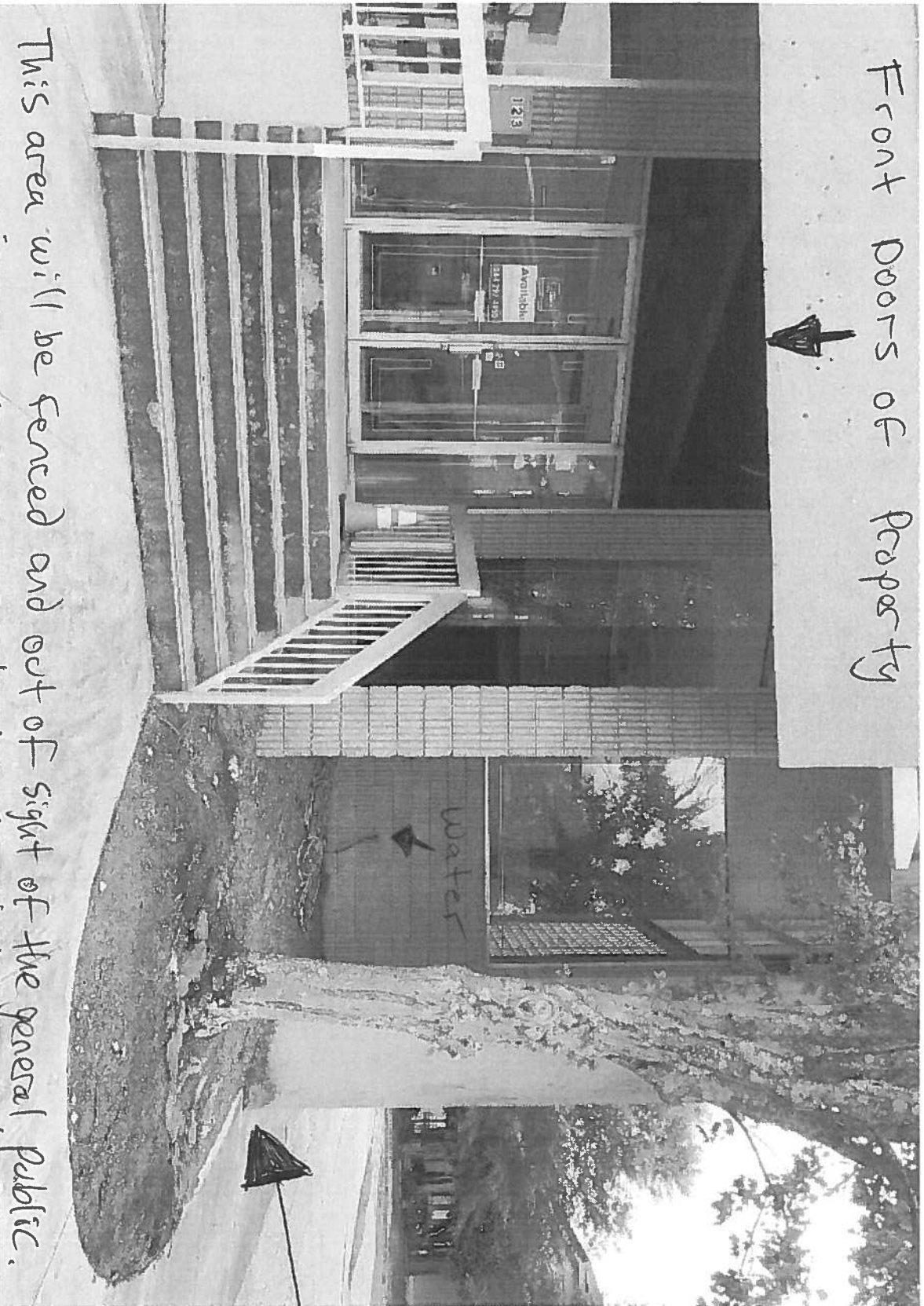
123 College Street Greenville SC 29661

Back IMG_9531.jpg

Find messages, documents, photos or people

Russell magnus

Front Doors of Property



This area will be fenced and out of sight of the general public.
Area includes water access to be able to disinfect.

Red - - - - - Area