



**ORDINANCE NUMBER 30-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pandion Properties, LLC located at 306 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately 0.38 +/- acres marked as Exhibit A, the statement of intent attached hereto marked as Exhibit B, and the plat attached hereto marked as Exhibit C1 and C2.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

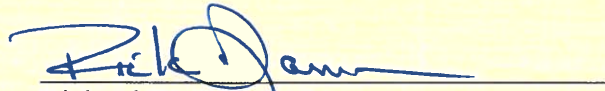
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classifications of property located at 306 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately 0.38 +/- acres attached


hereto marked as Exhibit A shall be changed from OD (Office District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: August 27, 2019

Second and  
Final Reading: September 10, 2019

Approved as to Form:

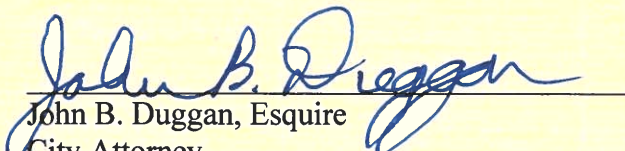
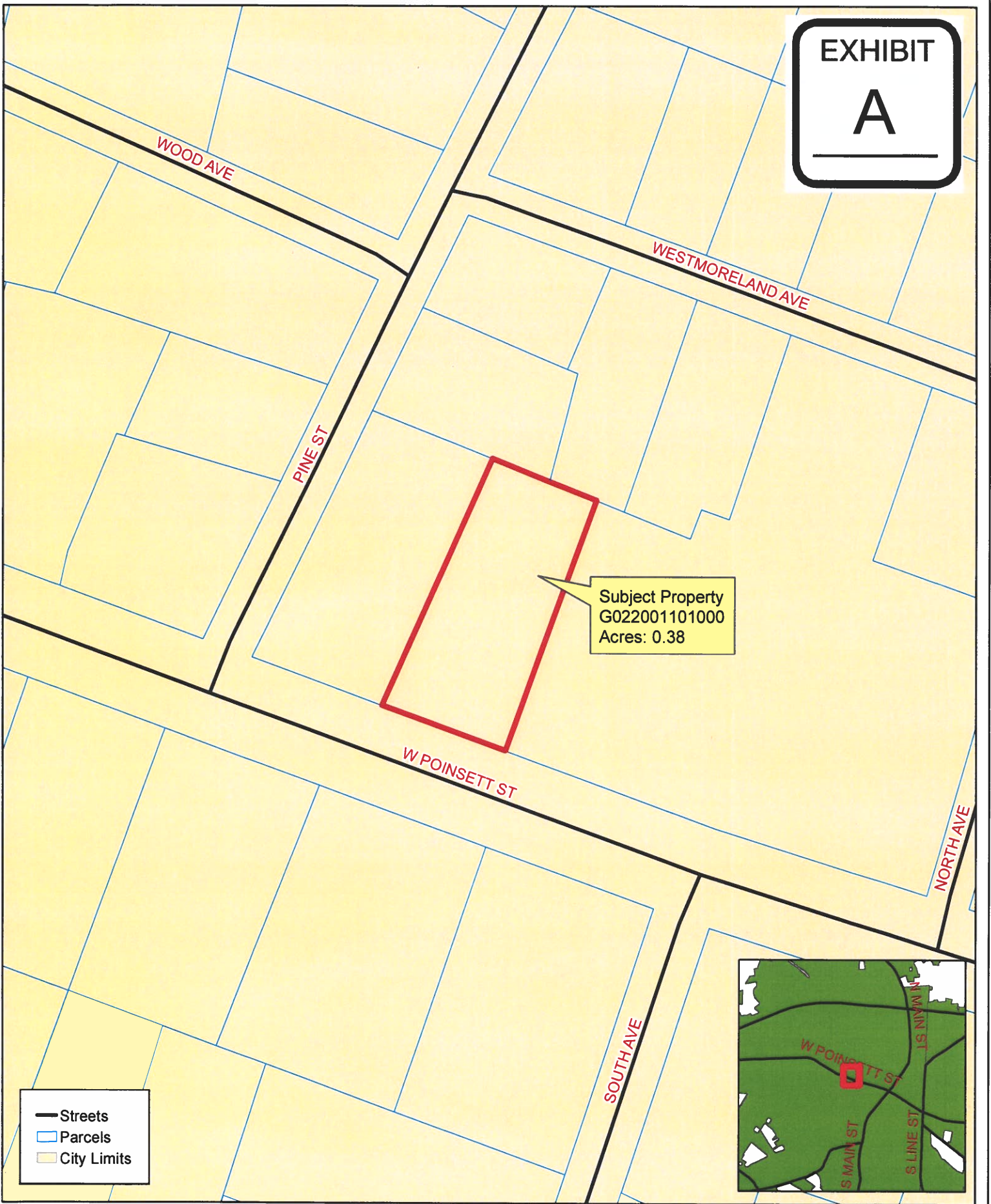
  
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
A



# Oma Haus

**Mixed Use Property  
Design Review District  
306 W. Poinsett St., City of Greer**

***Statement of Intent***  
**July 12, 2019**

**Mixed-Use Property.** The planned renovation and interior construction of 306 West Poinsett St. will utilize the Design Review District (DRD) zoning format to blend old and new, carving a small apartment suite out of the existing commercial office space. The current structure of the building will remain intact as a duplex design, leaving Side B as a full commercial office suite and converting Side A to a residential apartment (front) and separated office space (rear). All construction will be in accordance with building codes and permitting. See preliminary drawings.

**Residential Section.** Taking part of this building back to it's original purpose, the added apartment suite will include a newly renovated kitchen and bathroom. A bedroom will be converted from the existing kitchen in Side A and a bathroom will utilize the space currently taken by an existing basement staircase. Portions of non-structural walls will be opened up for the common areas. The existing fireplace and front brick porch will add character and southern charm to the quaint space.

**Commercial Section.** The rear portion of Side A will remain largely unchanged. The side entrance will open up to a more inviting common space that will incorporate access to the existing bathroom and a newly added kitchenette. The hallway closet will be removed to allow the expansion of this common entryway. A wall will be added to separate the living area in the front of Side A from the office space in the rear of Side A, allowing privacy and security to both areas.

The second floor will remain part of the commercial space, accessed from the hallway in the rear of side A. There will be no changes to the floor plan of the upstairs, though cosmetic changes may occur in the form of new flooring and paint. Side B will also receive no changes during this process and will remain entirely commercial office space.

**"Oma Haus" (Grandma's House).** When we purchased this property in 2018, the building had been largely untouched for years and Side B had unfortunately been neglected. Side A had an existing tenant at the time, with a lease ending soon.

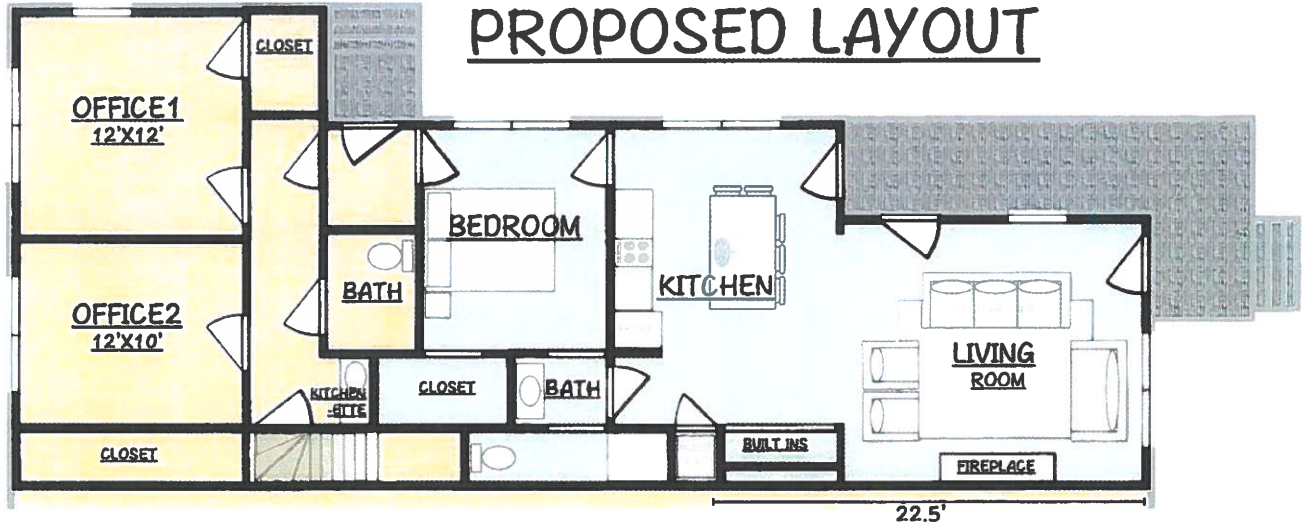
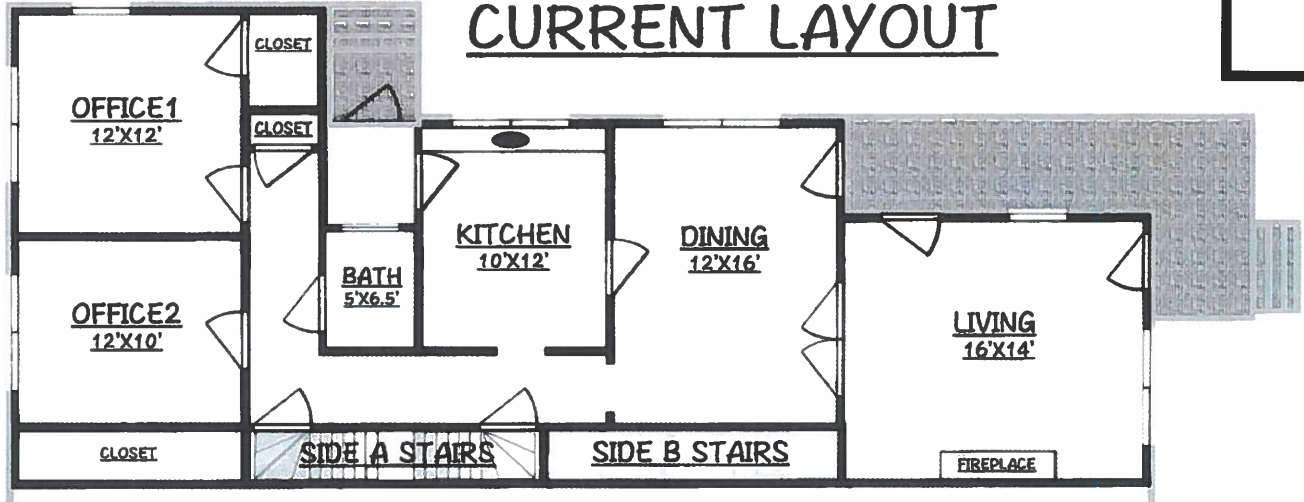
While my wife and I fixed up Side B on our own and found new commercial tenants, we always envisioned changes for Side A. We are a small family, living in Greer, just a few blocks away on West Church Street, and we have a young son. Our son has no grandparents or extended family in the area as I am from Baltimore, MD and my wife is from Charleston, SC. What we saw in this property was an amazing opportunity to create a space for both sets of Grandparents to enjoy when they come to visit.

We love living in Greer and we love having our family come to visit us. We hope to renovate this property so that multiple generations of our family will be able to come together and enjoy it for many years to come.

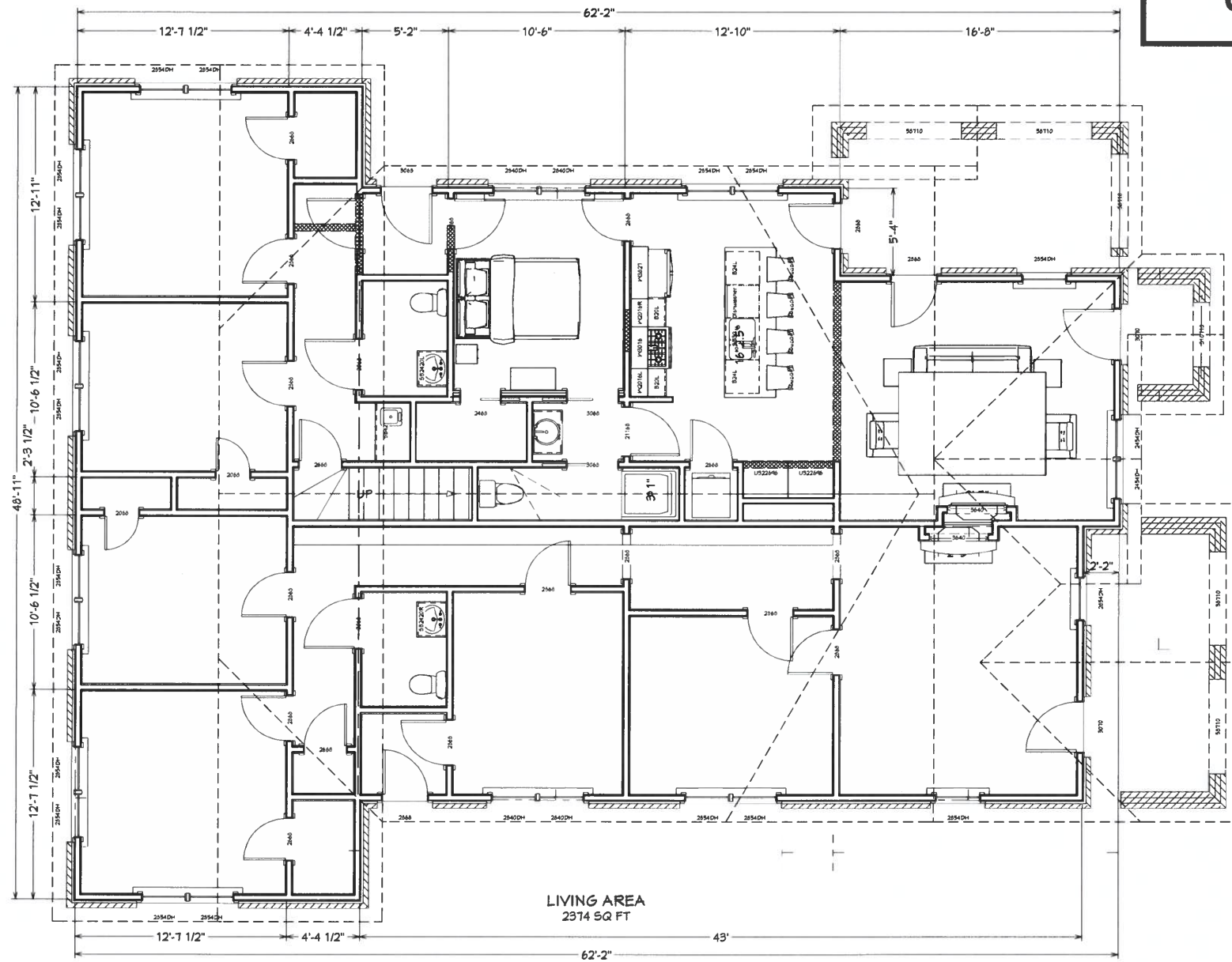
Kevin Byrd



**EXHIBIT  
C-1**



 **COMMERCIAL**     **RESIDENTIAL**





**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 7/14/19

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G022001101000

Property Address(s) 306 West Poinsett St. Greer, SC 29650

Acreage of Properties 0.38 County Greenville

**Applicant Information**

Name Kevin Byrd

Address 200 W. Church Street, Greer, SC 29650

Contact Number 864-416-1145

Email kevin.byrd@hotmail.com

**Property Owner Information**  
*(If multiple owners, see back of sheet)*

Name Pandion Properties LLC.

Address 200 W. Church Street, Greer, SC 29650

Contact Number 864-416-1145

Email kevin.byrd@hotmail.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes \_\_\_ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Commercial to Design Review District.

Existing Use: Commercial Only Proposed Use: Mixed Use, Commercial/Residential

Signature(s) 

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed 7-15-19 Case No. 22 2019

Meeting Date 8-19-19

See Reverse

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 19, 2019**

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**DOCKET:** RZ 2019-11

**APPLICANT:** Kevin Byrd

**PROPERTY LOCATION:** 306 W. Poinsett St

**TAX MAP NUMBER:** G022001101000

**EXISTING ZONING:** O-D, Office District

**REQUEST:** Rezone to DRD, Design Review District

**SIZE:** 0.38 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community along a Neighborhood Corridor

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**ANALYSIS:** **RZ 2019-11**

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**RZ 2019-11** is a rezoning request for a parcel located at 306 W. Poinsett St. The request is to rezone the parcel from O-D, Office District, to DRD, Design Review District, to allow for a mixed-use of professional offices and residential. The applicant is requesting to convert some of the current office space on one side on the building into a one-bedroom apartment.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential - Occupied  
East: C-2, Commercial – Woods Mortuary  
South: C-2, Commercial and R-12, Single Family Residential – Grek Law Group and Occupied Residences  
West: O-D, Office District – The Carolina Law Group

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 2 Community, which is where a large majority of the community residential areas will have this category. This property is located along a Neighborhood Corridor, which is residential in form and function but allows for some limited non-residential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in medium and higher residential zoning classification, O-D, and C-2. The land use balance is about 70% residential and 30% non-residential.

**When considering the requested DRD zoning, staff should determine the following:**

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

The majority of the property located along W. Poinsett Street from Wade Hampton Blvd to N. Miller St is a mix of residential and commercial uses. The zoning ordinance does not allow for mixed-use in our traditional zoning districts. This property is also located within the Highway Transitional Overlay District, which was setup to preserve, protect, and enhance the unique visual, historic, and cultural experiences along W. Poinsett St. The exterior of the building will not be changing and all of the work



will take place on the interior, not changing the current character for of the area. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before interior demolition and rebuilding can commence.

**STAFF RECOMMENDATION: Approval**

**ACTION – Ms. Jones made a motion to approve RZ 2019-11. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.**