



ORDINANCE NUMBER 35-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Daily Bread Ministries, Inc. located at 521 East Poinsett Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-063.00 containing approximately 0.95 +/- acres marked as Exhibit A.

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 classification of property located at 521 East Poinsett Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-063.00 containing approximately 0.95 +/- acres


attached hereto marked as Exhibit A shall be changed from C-2 (Commercial 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 Wryley Bettis

First Reading: September 24, 2019

Second and
Final Reading: October 8, 2019

Approved as to Form:

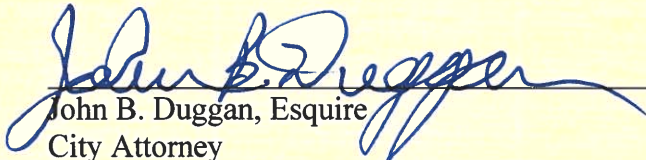

John B. Duggan, Esquire
City Attorney

EXHIBIT
A

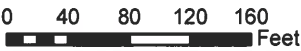


Subject Property
9-04-01-063.00
Acres: 0.95

- Streets
- ▭ Parcels
- ▭ City Limits



Ordinance 35-2019



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Daily Bread Ministries

Tiny Home Addition

.95 Acre +/- Mixed-Use Development (Design Review District)

521 E. Poinsett Street – Greer, SC

Statement of Intent

Community Development

The development planned for this 0.95 acre +/- tract along E. Poinsett Street will utilize the Design Review District (DRD) zoning classification. The development will consist of the existing soup kitchen, existing parking lot, existing stormwater management area, existing storage building, existing trash enclosure, and proposed detached single-family residential tiny homes.

Phasing and Density

The overall density of the project will not exceed (5) single-family tiny homes or roughly 5.26 units per acre. This does not include the existing soup kitchen or storage building. This project will not be phased.

Purpose

Daily Bread Ministries would like to develop a seldom-used portion of its current parking lot at the Greer Soup Kitchen by constructing tiny homes to help the homeless in the Greer community. This project would be an extension of Daily Bread Ministries existing STEP Program. STEP operates at 511 E. Poinsett Street and has four apartments that house four homeless families. Adults living in STEP housing are required to attend on-site classes that educate them in life skills and are coached to find jobs, transportation, and permanent housing to allow them to be self-sufficient. The proposed tiny home community would be for individuals or small-unit families for short term emergency housing, and longer-term housing for those who would like to enter the STEP Program. This would provide them with the same educational and life coaching opportunities to help them transition out of homelessness. There would be no rent or financial costs to the residents.

Homes and Materials

The tiny homes may have a mixture of sizes, but the standard size anticipated is 12'(W) X 16'(D). The minimum square footage per tiny home is anticipated to be 192 SF +/- with most ranging from 200 SF – 300 SF. Exterior building materials may consist of vinyl siding shake siding. Tiny homes will be constructed to meet IRC. Each home would have a toilet, shower, and sink. There would not be a stove. Interiors would be completely finished, with a single or bunk bed. If space allows, a small porch would be added to the front of each home.

Sewer/Water

There is an existing sanitary sewer main located in the roadway of E. Poinsett Street that is maintained by Greer Commission of Public Works. This sewer currently serves the existing Soup Kitchen and will be used to serve the tiny homes as well. Public water is available along E. Poinsett Street to serve the development, owned and operated by Greer Commission of Public Works. The new sewer and water services built within the community will be built to public standards.

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 5' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 25' minimum setback from E. Poinsett Street
- A fence may be added as a buffer to the remaining parking lot.

Sustainability

The two buildings operated by Daily Bread Ministries are The Greer Soup Kitchen and The STEP Program. Both buildings are well-built, attractive, and well-maintained. The proposed tiny home community would also be well-built, attractive, and well-maintained. Daily Bread Ministries has been in existence for 28 years and is well-organized with a board of directors that oversees all operations. Both the Soup Kitchen and the STEP Program have paid directors who oversee daily operations. Plans are for the tiny home community to have a live-in person to act as an on-site manager. This would be a responsible person who would be going through the STEP Program themselves. Regular inspections would be conducted of the houses and grounds. Residents would be required to keep their home and grounds immaculate. No drugs or alcohol use would be tolerated. Any misconduct would be dealt with swiftly. Smoking would not be allowed on the premises.

Funding

Daily Bread Ministries, a 501(c)(3) corporation, is funded solely by private donations. It receives no government funding. The tiny home project would be funded by contributions from individuals, businesses, churches, schools, etc.

Impact on the City of Greer

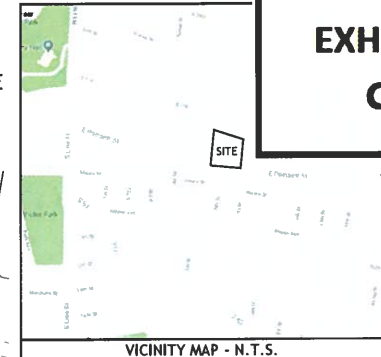
Homelessness is a growing problem in Greer. While this project would not solve homelessness in our city, it would reduce the situation by five or more people at a time. For the residents who graduate from the STEP Program, it would hopefully be a permanent solution to their homeless situation, thus changing what may be considered a problem into productive, self-sufficient citizens.

SITE DATA

TAX MAP NO.: 9-04-01-063.00
 TOTAL AREA: ±0.95-ACRES
 EXISTING ZONING: C-2 (CITY OF GREER)
 PROPOSED ZONING: DRD (CITY OF GREER)
 EXISTING PORTION: ±0.95 ACRES
 TINY HOME PORTION: ±0.07 ACRES
 5 UNITS (12' X 16')
 EXISTING PARKING: 41 SPACES (5 SPACES TO BE REMOVED FOR TINY HOMES)
 SETBACKS:
 E. POINSETT STREET: 25'
 EXTERIOR SETBACK: 5'

TINY HOME NOTE:
 ALL HOMES WILL BE ACCESSED VIA 12' PEDESTRIAN PATH AND WILL NOT HAVE ANY ASSOCIATED PARKING.

EXHIBIT C

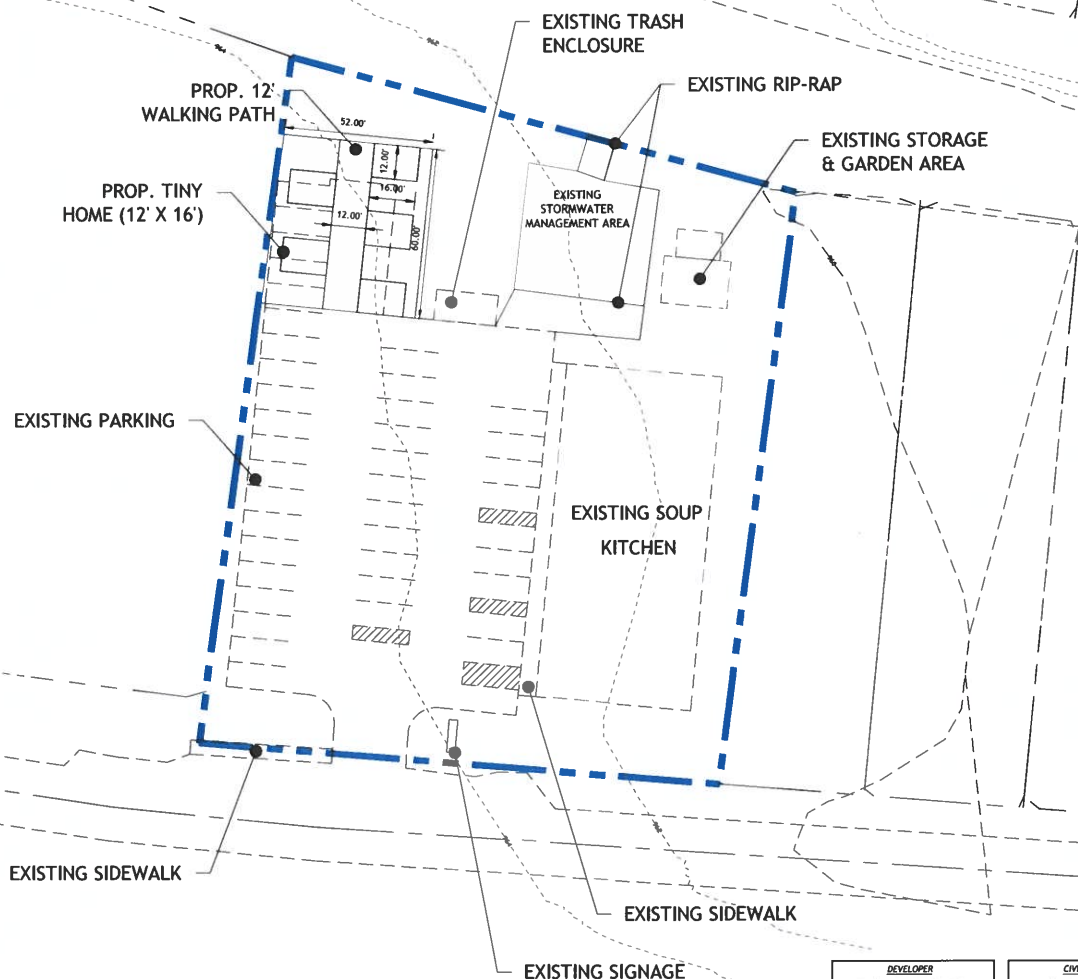


VICINITY MAP - N.T.S.

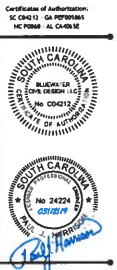
SITE PLAN LEGEND

- OPEN SPACE
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

DIMENSION NOTE:
 ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.



bluewater
 civil design
 718 Lowndes Hill Road • Greenville, SC 29615
 www.bluewatercivil.com • info@bluewatercivil.com



DAILY BREAD MINISTRIES
 Tiny Home Addition
 East Poinsett Street
 Greer, SC 29651

REV	DATE	BY	COMMENT
A	03/17/2019	Paul Harrison	Revised Per Permit Fee

PRELIMINARY DEVELOPMENT PLAN

PDP-1

DEVELOPER:
 COMPANY: DAILY BREAD MINISTRIES
 ADDRESS: 531 E. POINSETT STREET
 GREER, SC 29651
 PHONE: 864-360-4636
 CONTACT: CAMP PATRICK
 EMAIL: PATRICK@DGBM.COM

CIVIL ENGINEER:
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD
 GREENVILLE, SC 29615
 PHONE: 864-235-5068
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM





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

Date 5/31/19

Tax Map Number(s) C-2 9-04-01-063.00

Property Address(s) 521 EAST POINSETT ST.

Acreage of Properties ± 0.95 ACRES County SPARTANBURG
Soup Kitchen

Applicant Information

Name CHIP PATAT FOR DAILY BREAD MINISTRIES

Address 102 RUTS WOOD CIRCLE
GREER SC 29605

Contact Number 864-360-4836

Email PATAT41@GMAIL.COM

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

Name DAILY BREAD MINISTRIES

Address 521 EAST POINSETT ST
GREER SC 29605


Contact Number 864-360-4836

Email PATAT41@GMAIL.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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-2 to DRD - DESIGN REVIEW DISTRICT.

Existing Use: SOUP KITCHEN Proposed Use: SOUP KITCHEN & TINY HOMES FOR HOMELESS

Signature(s)  (CHIP PATAT)

All zoning classifications, permitted uses and fees are available at

OFFICE USE ONLY

Date Filed 5-31-19 Case No. RZ 2019-10

Meeting Date 7-22-19

See Reverse

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

DOCKET: RZ 2019-10

APPLICANT: Chip Patat (Daily Bread Ministries)

PROPERTY LOCATION: 521 E. Poinsett St

TAX MAP NUMBER: 9-04-01-063.00

EXISTING ZONING: C-2, Commercial

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.95 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community
and Greer Station Center

ANALYSIS: **RZ 2019-10**

RZ 2019-10 is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District, for continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes.

Surrounding land uses and zoning include:

North: Railroad Right of Way and R-M1, Multi-Family - Occupied
East: I-1, Industrial and C-2, Commercial - Blacklidge Emulsions
South: Railroad Right of Way and R-5, Garden or Patio Homes - Occupied
West: R-M1, Multi-Family and C-2, Commercial – Unoccupied Commercial

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments, currently existing, and potential location as well. The density range for these areas are 4.6+ unites per acre. The proposed development will be used in its current use as a soup kitchen and add up to 5 tiny homes that will be used for short-term emergency housing and long term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

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.

Staff feels that the proposed rezoning request would be out of character for this area and would violate the spirit of the zoning district. The majority of the properties fronting E. Poinsett between Line St and Mason St are zoned C-2, Commercial. The proposed development would not be an appropriate addition to the physical pattern of the district as the surrounding uses fronting E. Poinsett are zoned commercial and industrial. With these properties being zoned commercial, this corridor could potentially be redeveloped and a tiny home community would be out of character. There are also safety concerns

with the Railroad being directly along the rear property line. Currently there is not a fence at this location and it would potentially allow individuals to access the railroad.

Within the Statement of Intent (SOI), the applicant references their current STEP program and the requirements to attend on-site classes with coaching to find jobs and a permanent housing solution. One of the concerns is that within the Statement of Intent, the applicant states this will also be used for short-term emergency housing. On the Daily Bread Ministries website under the frequently asked questions, the question is asked "Why isn't Daily Bread Ministries doing something to shelter those who are perpetually homeless during times of inclement weather?" the response is the "Greer STEP is not intended to be a rescue shelter similar to the Salvation Army. Soup Kitchen clients warn us that rescue shelters need to be prepared to deal with drugs, alcohol, prostitution, and mental illness with proper security and on-site-trained counselors. The STEP is operated by volunteers, and is not equipped to deal with mental illness and substance abuse issues. The STEP focuses on situational poverty that can be permanently repaired in a short period of time." Studies have shown that mental illness and substance abuse is high amongst the homeless population. The National Alliance on Mental Illness, NAMI states that 46% of homeless adults live with severe mental illness and/or substance use disorders. The Statement of Intent does not address this issue other than to state they will not allow smoking, alcohol, or drugs on the site.

Based upon these concerns and a growing surge of commercial redevelopments in the Greer Area, this is not a compatible land use with the Comprehensive Plan and the requirements of the Zoning Ordinance for a DRD. In accordance with the guidelines set forth in these documents and after a detailed study of the area, Staff cannot support the proposed rezoning request.

STAFF RECOMMENDATION: Denial

ACTION: Mr. Wright made a motion to deny RZ 2019-10. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 1.