



ORDINANCE NUMBER 16-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CHESTER AND MARGARET SMITH LOCATED AT 203 EAST FAIRVIEW AVENUE FROM RM-1 (RESIDENTIAL MULTI FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Chester and Margaret Smith located at 203 East Fairview Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G029000501000 containing approximately .43 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

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 April 20, 2020.
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 203 East Fairview Avenue more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G029000501000 containing approximately .43 +/- acres attached hereto marked as Exhibit A shall be changed from I-1 (Industrial District) to DRD (Design Review District).

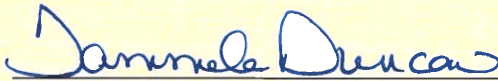
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



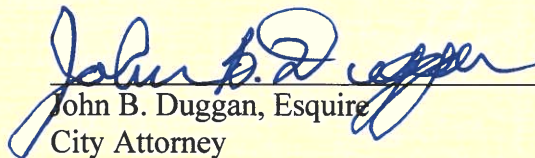
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Lee Dumas

First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

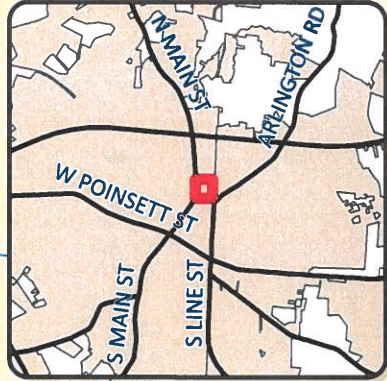
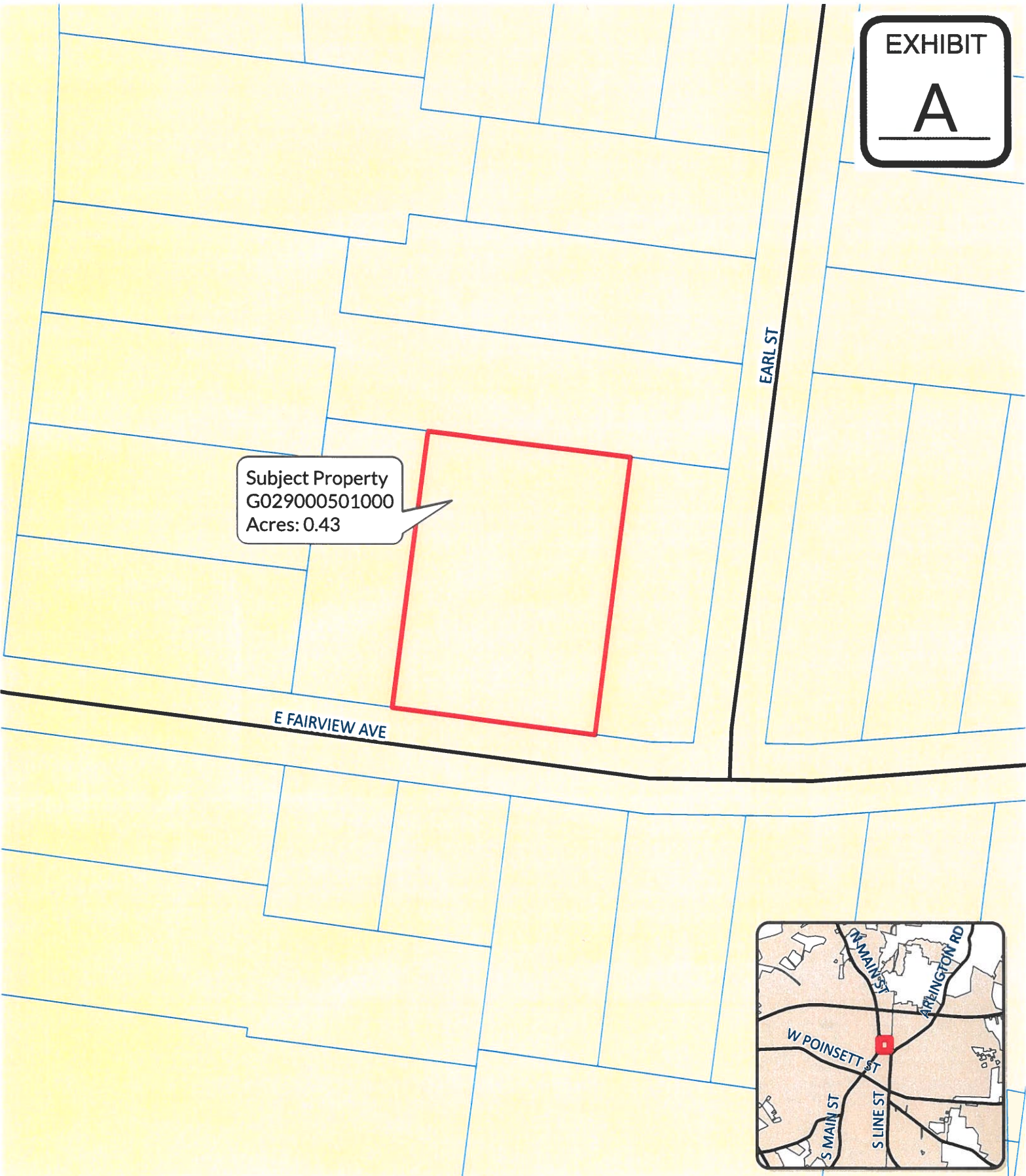
Approved as to Form:



John B. Duggan, Esquire
City Attorney

EXHIBIT
A

Subject Property
G029000501000
Acres: 0.43



Ordinance 16-2020

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 SC State Plane Coordinate System using the 1983 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.



February 28, 2020

Subject: Revised Statement of Intent for Rezoning

Location: 203 E. Fairview Ave. Greer

To Whom It May Concern:

We are requesting to revise the zoning designation to Design Review District at 203 E. Fairview Ave. Greer. Currently the accessory structure on the property is a single car, detached garage with a finished studio, zoned for a Duplex. We propose to renovate this accessory to become a livable in-law suite. This accessory unit will be finished with vinyl siding (as it already is), 30-year architectural shingles & a slab on grade foundation. The existing driveway and parking area will stay as is, and will continue to be shared between the primary and accessory dwellings. The height of the accessory unit will match existing height, a single-story structure. Shutters to be installed on the front to compliment primary dwelling.

This property will not be further subdivided. The owner will reside in either the primary or accessory dwelling. The property owner will coordinate with City staff and CPW to ensure adequate facilities are in place to serve an accessory dwelling unit. The accessory dwelling unit will have a separate electric meter. The accessory dwelling will complement the primary structure, architecturally and aesthetically. The left side of ADU is slightly less than 5' in some areas. All setbacks to remain including 20' front setback, and 5' on sides and rear. This will be constructed as a rated fire wall to code. Site plan provided with setbacks labeled. Square footage of accessory dwelling will total 807sqft, after the 301 sqft of new addition.

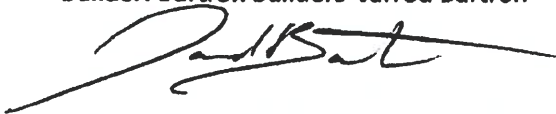
We have submitted a Zoning Amendment application along with this statement of intent. Should any other information be needed to approve the rezoning request, please feel free to reach out to the owner or the builder.

Thank you,



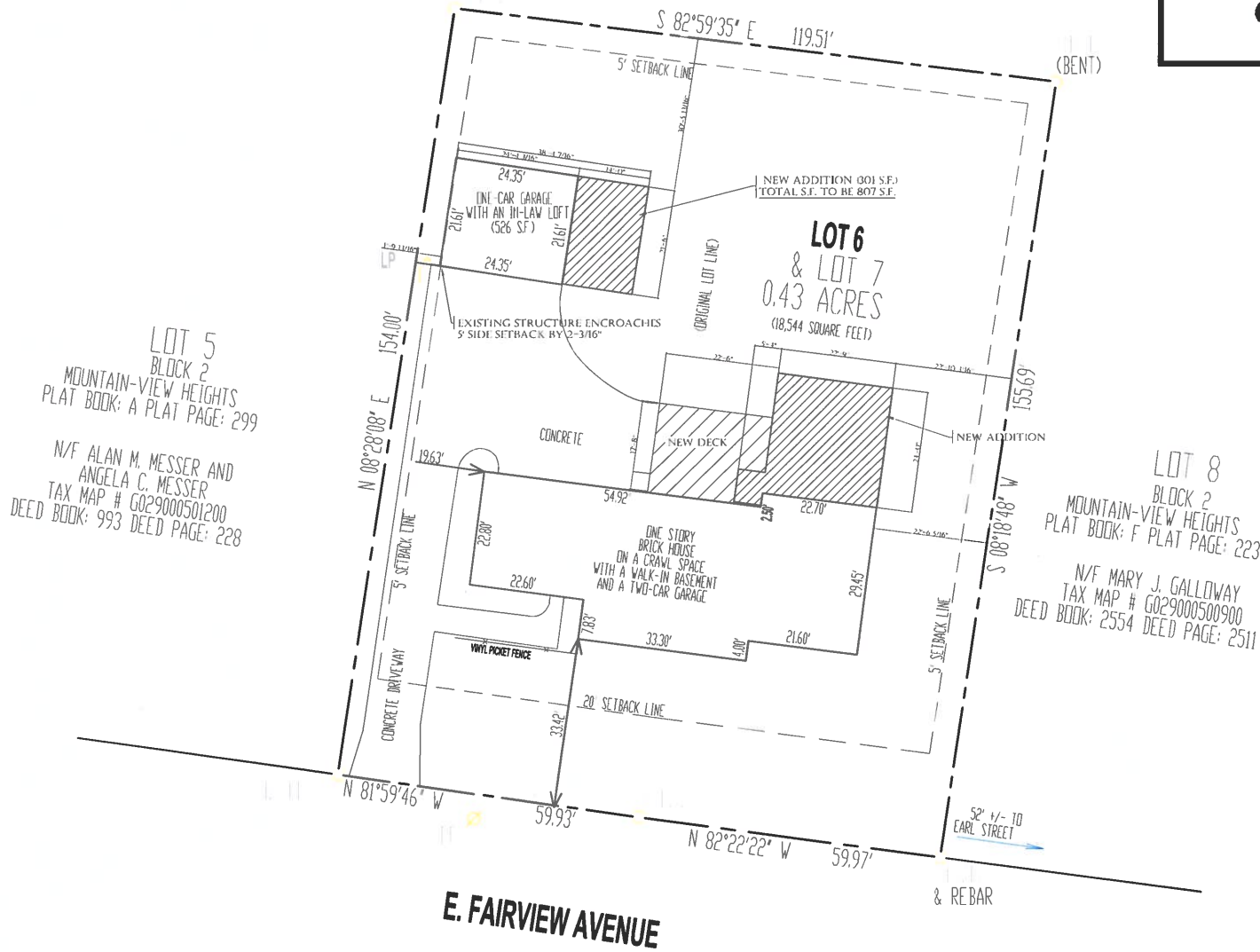
Owner: Beth Smith

Builder: Bartron Builders- Jarrod Bartron



330 A EAST WAREHOUSE CT, TAYLORS, SC 29687
P 864 444 7343 | F 864 268 6099

**EXHIBIT
C**



SITE PLAN
SCALE: 1"=10'-0"

REVISIONS

K.R.D. DESIGNS L.L.C.
KENNETH R. DEYOUNG
BIRMINGHAM, SOUTH CAROLINA
EMAIL: PLANBYKID@GMAIL.COM
(864)419-1054

K.R.D. DESIGNS L.L.C.

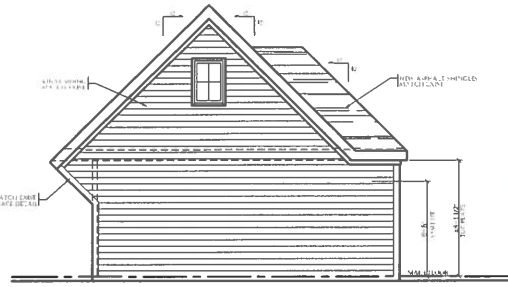
ALTERATIONS & ADDITIONS
FOR
CHET & BETH SMITH
203 EAST FAIRVIEW AVE.
GREER, SOUTH CAROLINA

OF SHEETS
5

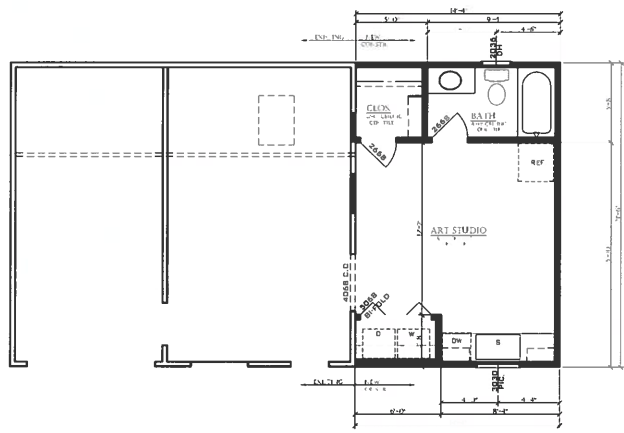
KRD DESIGNS LLC, SHALL BE CONSIDERED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN AND ENJOY ALL RESERVED, STATUTORY AND COPYRIGHTS TO SAID PROJECT MATERIALS. THE PROJECT MATERIALS WERE INTENDED FOR, AND CONTRACTED ONLY FOR THE ONE TIME USE OF THIS PROJECT. ALL DRAWINGS SHALL REMAIN THE EXCLUSIVE PROPERTY OF KRD DESIGNS LLC. ANY USE, COPYING, MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN PAID TO KRD DESIGNS LLC FOR SAID USE, AND SUBSEQUENT RELEASES HAVE BEEN OBTAINED. KRD DESIGNS LLC SHALL HAVE CUSTODY OF THE ORIGINAL DESIGN SKETCHES AS THE AUTHOR OF SAID DOCUMENTS.









FRONT ELEV.
SCALE: 1/4"=1'-0"

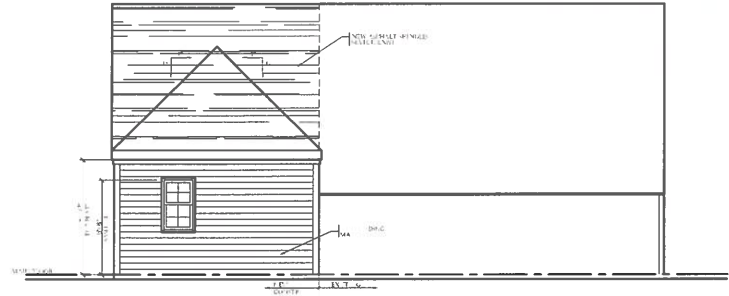


RIGHT SIDE ELEV.
SCALE: 1/4"=1'-0"

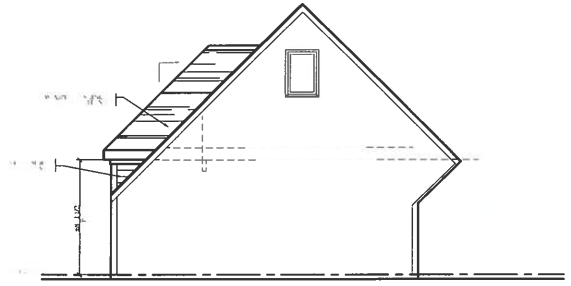


MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

- MATERIAL SYMBOLS**
-  NEW STUD WALL
 -  FACE BRICK
 -  STONE VENEER
 -  CEMENT BLOCK
 -  POURED IN PLACE CONC
 -  WALL TO BE DEMOLISHED



REAR ELEV.
SCALE: 1/4"=1'-0"



LEFT SIDE ELEV.
SCALE: 1/4"=1'-0"

REVISIONS

K.R.D. DESIGNS L.L.C.
KENNETH R. DEYOING
BIRDSVILLE, SOUTH CAROLINA
EMAIL: PLANBYKRD@GMAIL.COM
(864)419-1054

K.R.D. DESIGNS L.L.C.

GARAGE ALTERATIONS & ADDITIONS
FOR
CHET & BETH SMITH
203 EAST FAIRVIEW AVE.
GREER, SOUTH CAROLINA

SHEET
1
OF SHEETS



Permit Process

Received:

JAN 29 2020

@4:02p
@4:02p

Sent:

JAN 29 2020

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

Date 1-24-2020

(Fees for this application are based on a sliding scale - See Fee Schedule) **\$1500 DED.**

Tax Map Number(s) G029000501000

Property Address(s) 203 E. Fairview Ave. Greer, SC 29651

Acres of Properties 0.43 County _____

Applicant Information

Name Bartron Builders

Address 840 Little Texas Rd
Travelers Rest, SC 29690

Contact Number 864-444-7343

Email info@bartronbuilders.com

Property Owner Information ?

(If multiple owners, see back of sheet)

Name Beth + Chet Smith

Address 203 E. Fairview Ave.
Greer, SC 29651

Contact Number 864-444-8080

Email beth@chetandbethsmith.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 Duplex to Design Review District.

Existing Use: detached single car garage Proposed Use: In-Law Suite

Signature(s) [Signature]
Margaret E (Beth) Smith

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed 1-29-20 Case No. RZ 2020-06

Meeting Date 3-23-20

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, APRIL 20, 2020**

DOCKET: RZ 2020-06

APPLICANT: Bartron Builders

PROPERTY LOCATION: 203 E. Fairview Ave

TAX MAP NUMBER: G029000501000

EXISTING ZONING: RM-1, Residential Multi-family

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.43 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community

ANALYSIS: **RZ 2020-06**

RZ 2020-06 is a rezoning request for a parcel located at 203 E. Fairview Ave. The request is to rezone the property from RM-1, Residential Multi-family to DRD, Design Review District, to allow for a detached accessory dwelling unit (ADU). The Zoning Ordinance allows for dwelling, two-family use in the RM-1 zoning district; however the definition implies the dwelling units must be attached. The applicant is requesting to convert a portion of an existing detached garage plus a small addition to livable space.

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.

Surrounding land uses and zoning include:

North: RM-1, Residential Multi-family – Vacant
East: RM-1, Residential Multi-family – Single-family residential
South: RM-1, Residential Multi-family – Single-family residential and
C-2, Commercial - Vacant
West: RM-1, Residential Multi-family

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community, which is defined as a location for higher density residential development, primarily multi-family developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre.

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.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve RZ 2020-06. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.