



ORDINANCE NUMBER 17-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEMETRIUS CHULKAS LOCATED AT 701 WEST 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 Demetrius Chulkas located at 701 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000500201 containing approximately .53 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owner desires to change the zoning classification of their property and has 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 701 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000500201 containing approximately .53 +/- 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: April 28, 2020

Second and
Final Reading: May 12, 2020

Approved as to Form:

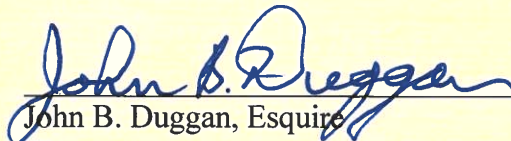
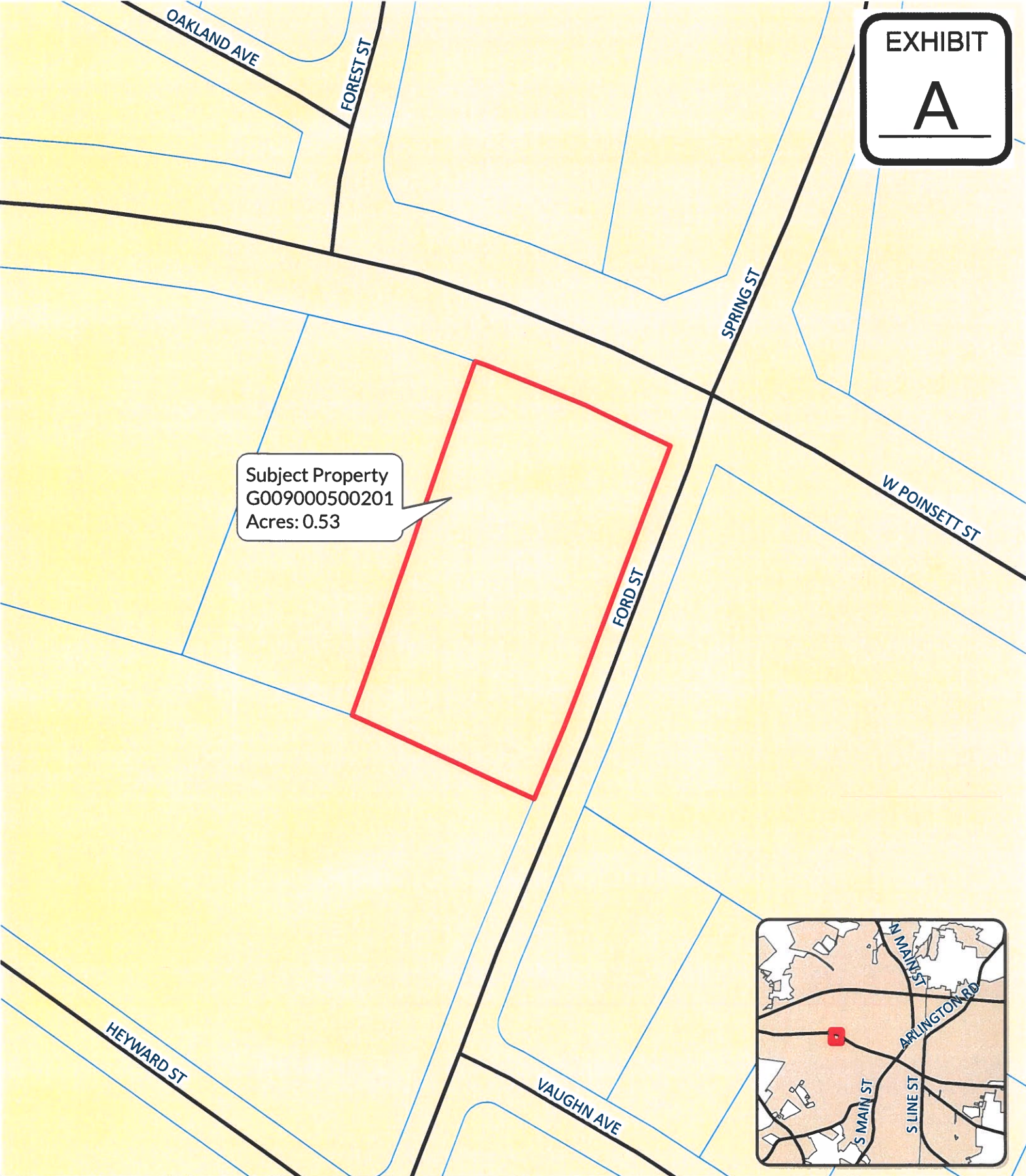
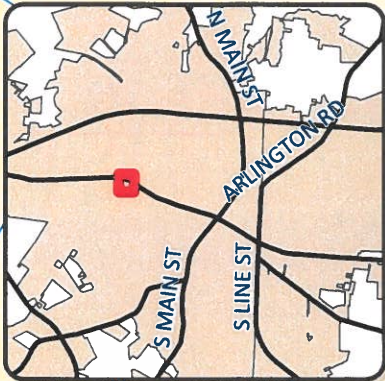

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Subject Property
G009000500201
Acres: 0.53



Ordinance 17-2020

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.

0 20 40 60 80 Feet

— Streets City Limits

▭ Parcels

Adamy's Place

*Mixed Use Property
Design Review District
701 W. Poinsett St.*

Statement of Intent
January 20, 2020

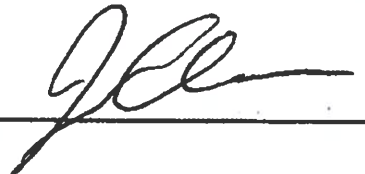
Mixed-Use Property. The planned renovation of 701 West Poinsett St. will utilize the Design Review District (DRD) zoning format. Approximately half of the downstairs will be commercial use. The rest of the downstairs as well as the upstairs will be for residential use. Both the first floor and the second will have a sprinkle system installed. In addition, the bathroom on ~~the~~ first floor will be renovated for handicap use.

Commercial Section. Walking through the front door, the immediate room entered as well as the room directly to the right will be office/retail.

Residential Section. The rest of the house will remain residential.

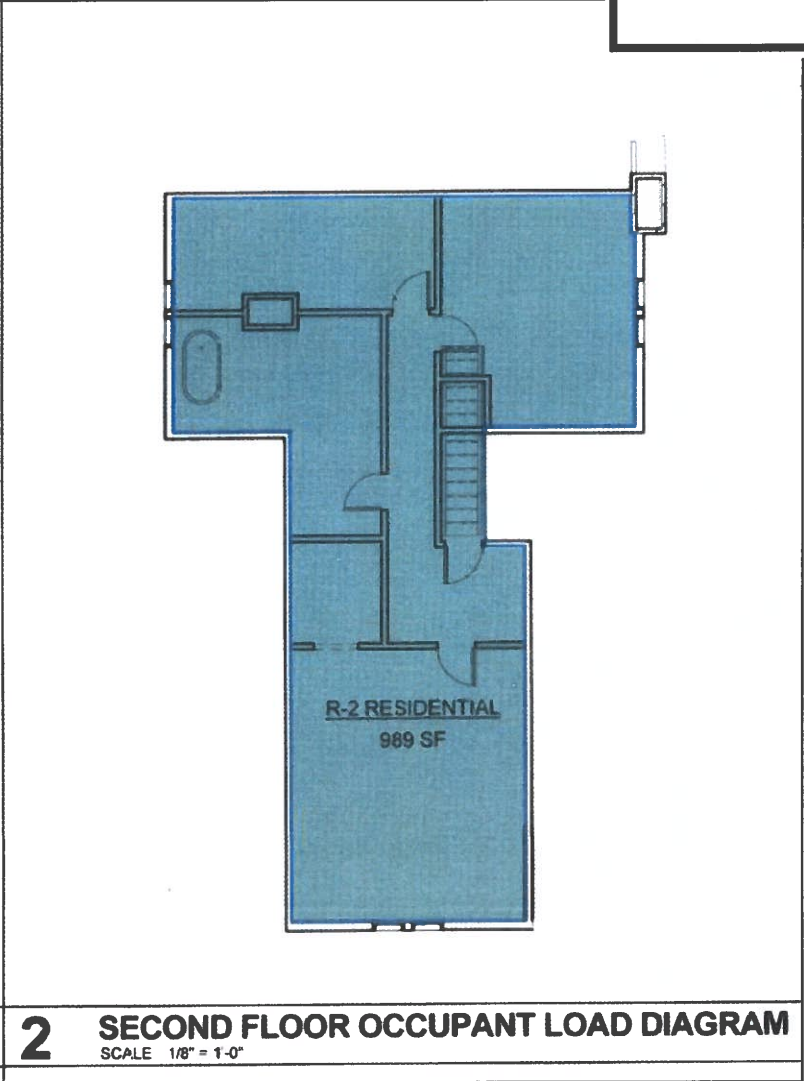
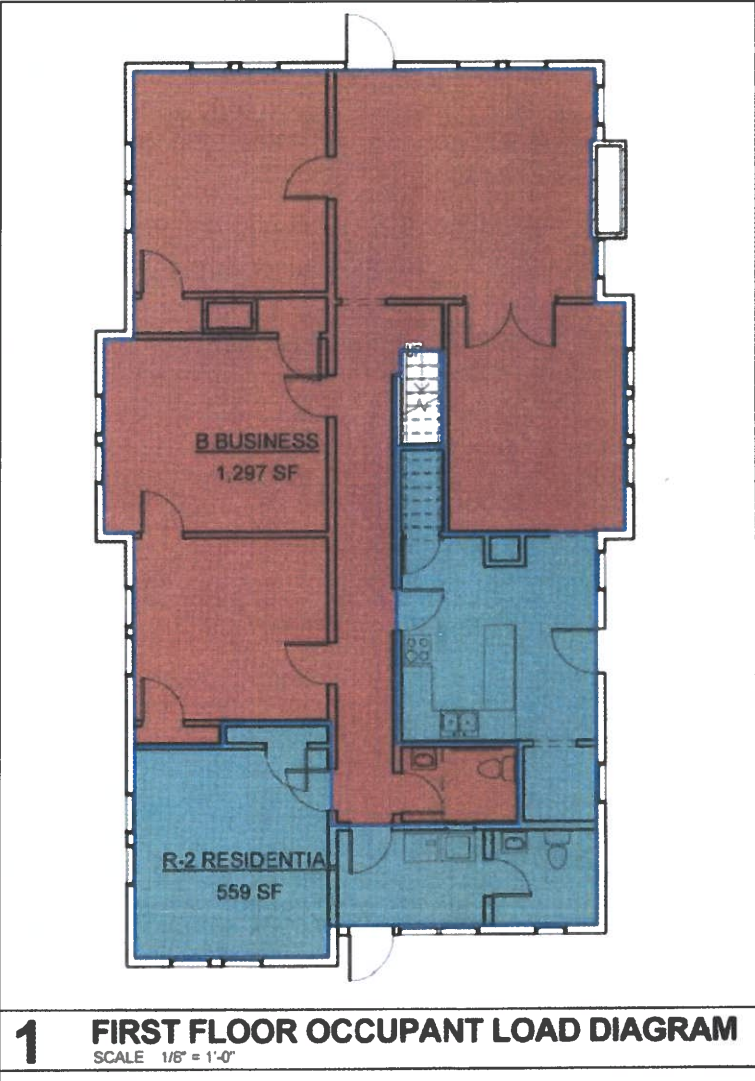
Adamy's Place. Don and Adamy have been in this current location for ten years and they hope to remain for ten more. They have been loved and admired by many friends and have established great relationships in this wonderful town of Greer.

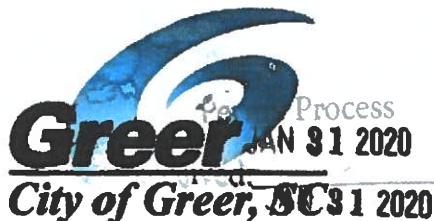
Jimmy Chulkas



EXHIBIT

C





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

Date 11/31/20

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

Tax Map Number(s) G 009000500201 ✓
Property Address(s) 701 West Poinsett St
Acreage of Properties ± 50 . 53 - GIS County Greenville ✓

Applicant Information

Name Demetrius (Jimmy) Chalkas
 Address 310 Phillips Rd
Greer SC 29650
 Contact Number (864) 915-9440
 Email jchalkas@charter.net

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

Name Demetrius Chalkas
 Address 310 Phillips Rd
Greer SC 29650
 Contact Number (864) 914 9440
 Email jchalkas@charter.net

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 Design Review District ✓

Existing Use: Retail / office Proposed Use: ~~Design Review District~~
Retail / office

Signature(s) [Signature]
Demetrius Chalkas

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

OFFICE USE ONLY

Date Filed 1-31-20 Case No. 722 2020-07
 Meeting Date 3-23-20

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

DOCKET: RZ 2020-07

APPLICANT: Jimmy Chulkas

PROPERTY LOCATION: 701 W. Poinsett St

TAX MAP NUMBER: G009000500201

EXISTING ZONING: C-2, Commercial

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.53 acres

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

ANALYSIS: **RZ 2020-07**

RZ 2020-07 is a rezoning request for a parcel located at 701 W. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District, to allow for a mixed-use of professional office/retail and residential. The applicant is requesting to convert some of the current space towards the rear of the building and on the second floor into a three-bedroom apartment.

Surrounding land uses and zoning include:

North: C-2, Commercial - Vacant
East: C-2, Commercial – The Clock Restaurant
South: R-M2, Multi-Family - Vacant
West: C-2, Commercial – The Palace Salon and Spa

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 properties 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 along a Neighborhood Corridor, these corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Posted traffic speeds in these corridors are slower for the sake of safety and convenience. The corridor width is about 125 feet from the centerline, 250 foot width in total. Land uses identified within the

neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The land use balance is about 70% residential and 30% nonresidential. 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.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve RZ 2020-07. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.