



**ORDINANCE NUMBER 19-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM DRD (DESIGN REVIEW DISTRICT) TO O-D (OFFICE 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 .34 +/- acres marked as Exhibit A.

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 O-D (Office District).

3. The proposed use is in keeping with the general character of the surrounding property.

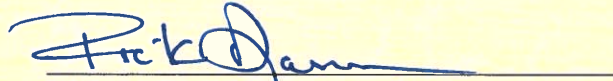
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 306 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately .34 +/- acres attached hereto


marked as Exhibit A shall be changed from DRD (Design Review District) to O-D (Office 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:

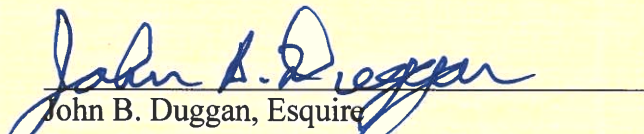
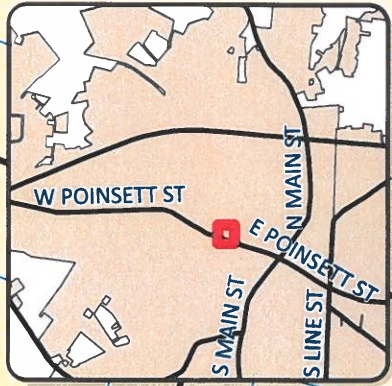
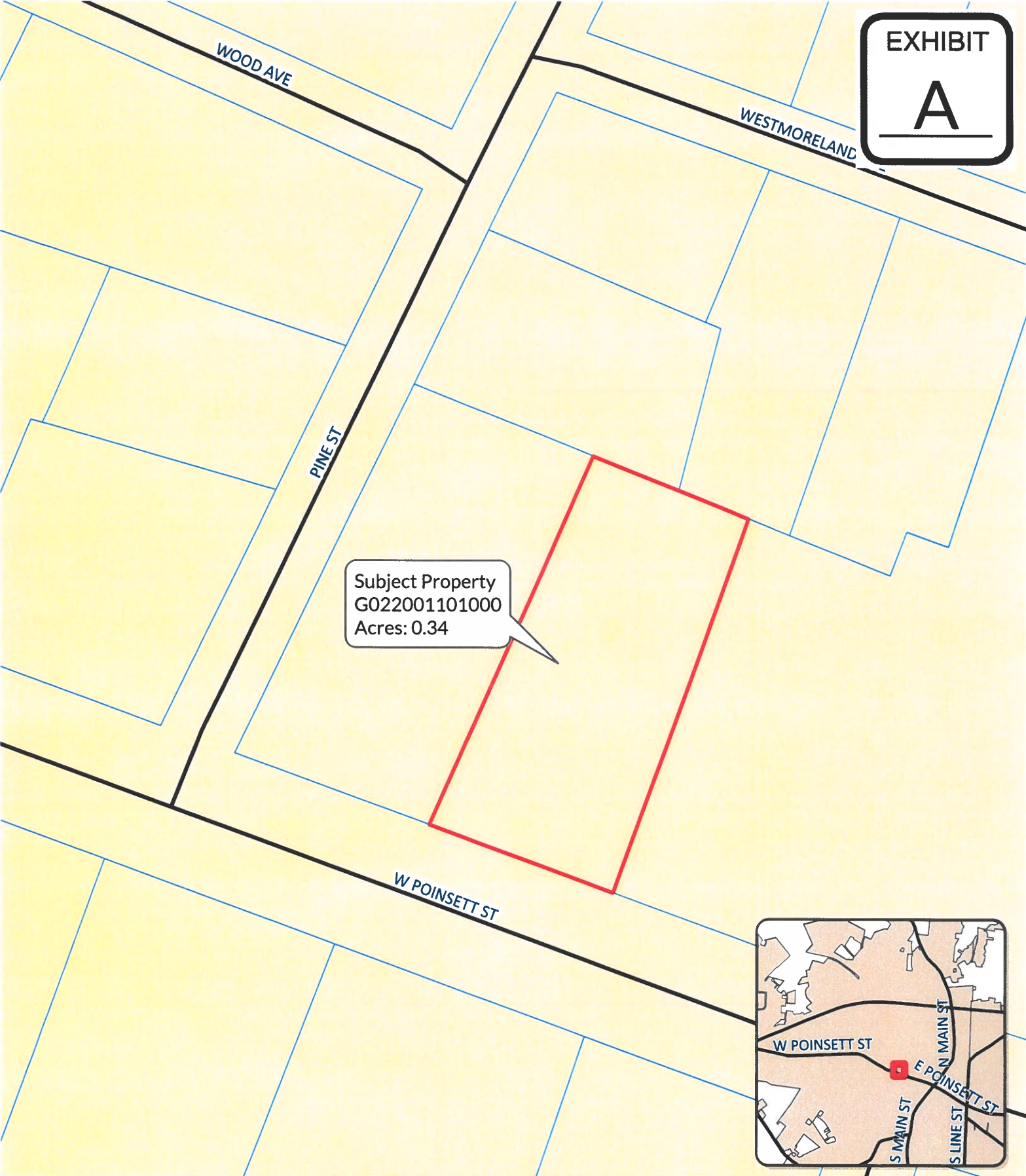
  
John B. Duggan, Esquire  
City Attorney



EXHIBIT  
**A**



# Ordinance 19-2020

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



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

Permit Process  
Received: FEB 28 2020 28.46 Date 2/28/2020  
Sent: \_\_\_\_\_

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

Tax Map Number(s) G022001101000  
Property Address(s) 306 W. Pansett Street, Greer, SC 29650  
Acreage of Properties 0.34 County Greenville

**Applicant Information**  
Name Kevin Byrd  
Address 200 W. Church St  
Greer SC 29650  
Contact Number 864-525-7834  
Email Kevin.Byrd@hotmail.com

**Property Owner Information**  
*(If multiple owners, see back of sheet)*  
Name Pandion Properties LLC  
Address 306 W. Pansett St, Unit C  
Greer SC 29650  
Contact Number 864-416-1115  
Email \_\_\_\_\_

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 Design Review District to Commercial OD.

Existing Use: Commercial Office Proposed Use: Commercial Office

Signature(s) [Handwritten Signature]

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

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

**OFFICE USE ONLY**  
Date Filed \_\_\_\_\_ Case No. \_\_\_\_\_  
Meeting Date \_\_\_\_\_

See Reverse (RZ 2019-11)



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

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**DOCKET:** RZ 20-32

**APPLICANT:** Kevin Byrd

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

**TAX MAP NUMBER:** G022001101000

**EXISTING ZONING:** DRD, Design Review District

**REQUEST:** Rezone to O-D, Office District

**SIZE:** 0.34 acres

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

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**ANALYSIS:** **RZ 20-32**

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RZ 20-32 is a rezoning request for a parcel located at 306 W. Poinsett St. The request is to rezone the parcel from DRD, Design Review District to O-D, Office District for office use. The applicant previously requested to rezone to DRD from O-D to allow for mixed-use; however the residential conversion portion of the project was cost-prohibitive and they are requesting to revert back to the previous zoning and land use.

Surrounding land uses and zoning include:

North: R-12, Residential District – Single-family Residential  
East: C-2, Commercial – The Wood Mortuary  
South: C-2, Commercial – Law office  
West: O-D, Office District – Office

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.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION – Ms. Jones made a motion to approve RZ 20-32. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.**