



ORDINANCE NUMBER 23-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY WC VENTURES LLC LOCATED AT 300 TRYON STREET FROM R-12 (RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by WC Ventures, LLC located at 300 Tryon Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G019000109900 containing approximately 0.15 +/- 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 a portion of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 18, 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 a portion of property located at 300 Tryon Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G019000109900 containing approximately 0.15 +/- acres

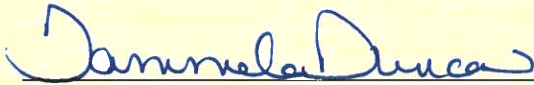
attached hereto marked as Exhibit A shall be changed from R-12 (Residential District) to DRD (Design Review District).

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 Judy Albert

First Reading: May 26, 2020

Second and
Final Reading: June 9, 2020

Approved as to Form:

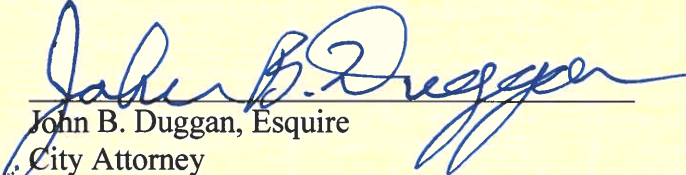
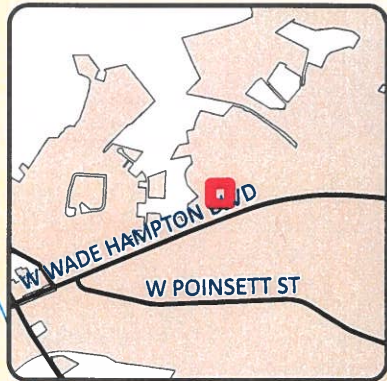
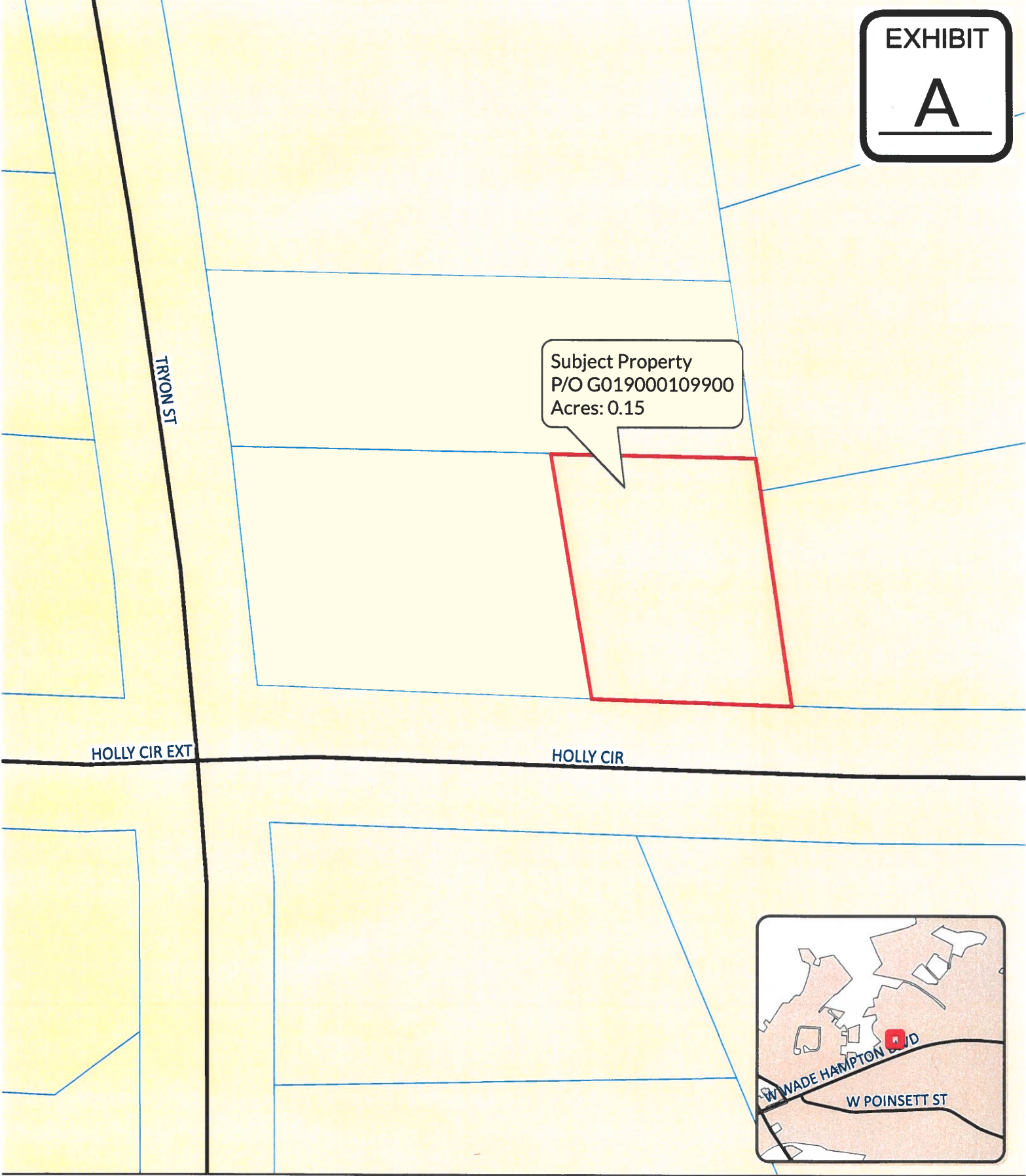

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Ordinance 23-2020

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 10 20 30 40 Feet

Streets City Limits

Parcels

STATEMENT OF INTENT

SUBDIVIDE PARCEL G0109000109900 INTO 2 LOTS AND REZONE SMALLER PARCEL TO DRD TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL DWELLING.

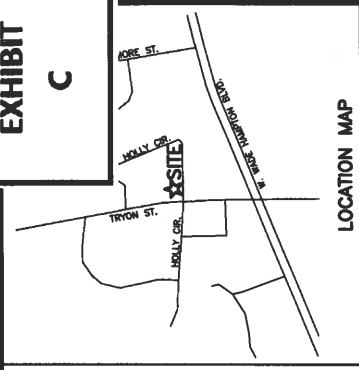
THE SHOTGUN STYLE HOME WILL BE 32'7" BY 73'7 ½" IF CONSTRUCTED AS SHOWN IN THE CURRENT PLAN. THE OPTION TO ADD SINGLE CAR GARAGE IS BEING REQUESTED AS WELL, THIS WOULD ADD 5' FEET AT MOST TO THE LENGTH.

THE REQUESTED SETBACKS FOR THIS PROJECT ARE 5' ON THE REAR, 7' ON THE SIDE, AND 10' ON FRONT

BUILDING MATERIALS WILL BE EITHER FIBER CEMENT BOARD OR VINYL SIDING DUTCH LAP WITH SHAKE ACCENT IN THE GABLE

THIS IS BEING BUILT AS A SPEC HOUSE FOR SALE AND WILL MEET OR EXCEED THE SURROUNDING PROPERTIES MARKET VALUE PER SQUARE FOOT.

EXHIBIT C



SURVEY FOR
WC VENTURES, LLC
 CITY OF GREER
GREENVILLE COUNTY, S.C.

SCALE 1"=30'
 0 30 60 90
 APRIL 7, 2020

GOOCH & ASSOCIATES, P.A. - SURVEYORS
 P.O. BOX 587
 SPARTANBURG, S.C. 29304
 PHONE 864 - 582-1708

HOLLY CIRCLE

PARCEL G019000109900 IS ALL OF LOT 64 AND A PORTION OF LOT 63 ON SURVEY FOR "MRS. GEANIE CALDWELL" BY H. L. DONAHOO, DATED OCTOBER 24/25, 1949. SURVEY RECORDED IN GREENVILLE COUNTY PLAT BOOK X PAGE 1. FOR MORE ACCURATE LEGAL DESCRIPTION SEE DEED BOOK 1084-845.

LOT A, CONTAINING 0.28 ACRES, BEING A PORTION OF PARCEL G019000109900.

LOT B, CONTAINING 0.15 ACRES, BEING A PORTION OF PARCEL G019000109900.

20WJ0403

I HEREBY STATE TO : WC VENTURES, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THEIR ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. AREA IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD. ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

S.C. REG. NO. 8808

SUHR
 G019000115000
 PLAT BOOK 1018-5



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

Date 4/23/2020

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

Tax Map Number(s) G019000109900
Property Address(s) 300 Tryon St
Acreage of Properties .43 County Greenville

Applicant Information	
Name	<u>WE Ventures LLC (Michael Wright)</u>
Address	<u>305 N. Miller St Greer SC 29650</u>
Contact Number	<u>864 630 1216</u>
Email	<u>Mike@Flipwright.com</u>

Property Owner Information <i>(If multiple owners, see back of sheet)</i>	
Name	<u>Same</u>
Address	_____
Contact Number	_____
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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R12 to DRD.

Existing Use: Residential Proposed Use: Residential

Signature(s) [Signature]

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

OFFICE USE ONLY	
Date Filed _____	Case No. _____
Meeting Date _____	

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 18, 2020**

DOCKET: RZ 20-36

APPLICANT: WC Ventures, LLC

PROPERTY LOCATION: 300 Tryon Street

TAX MAP NUMBER: P/O G019000109900

EXISTING ZONING: R-12, Single-Family Residential

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.15 Acres

COMPREHENSIVE PLAN: Residential Land Use 2 in a Transit-oriented Corridor

ANALYSIS: RZ 20-36

RZ 20-36 is a request to rezone a portion of a parcel located at the corner of Tryon St and Holly Cr. The request is to zone the property from R-12, Residential District to DRD, Design Review District. The zoning will allow for the property to be subdivided with a smaller than traditional lot size and construct a single-family dwelling with optional one-car garage.

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: R-12, Single-Family Residential
East: R-12, Single-Family Residential
South: R-12, Single-Family Residential and C-3, Highway Commercial District
West: R-12, Single-Family Residential

The land use map in the Comprehensive Plan defines the adjacent property as Residential Land Use 2. This Community category is generally where most residential subdivisions located across the city may be found. The density range of these areas is between 2.6 to 4.5 units per acre.

Additionally, the property is located in a Transit-Oriented Corridor. These corridors normally link employment centers with urban areas. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and non-residential development.

The proposed use is in keeping with the existing neighborhood and with its proximity to a TOD Corridor and Wade Hampton, a smaller lot size/higher density is appropriate. In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve RZ 20-36. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.