



ORDINANCE NUMBER 33-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEANNA ROGERS LOCATED AT 2924 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Deanna Rogers located at 2924 Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000101314 containing approximately 2.01 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owner has requested that the zoning classification of (his, her, their, its) property be changed from DRD (Design Review District) to R-12 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on June 22, 2020 which has recommended to Council that the zoning change be approved;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-12 (Single Family Residential District).

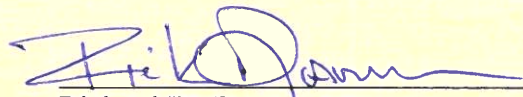
3. The proposed use is in keeping with the general character of the surrounding property.

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

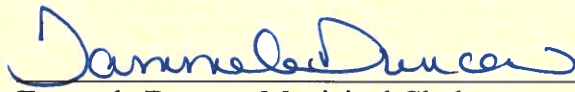
The zoning classification of property located at 2924 Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000101314 containing approximately 2.01 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review District) to R-12 (Single Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

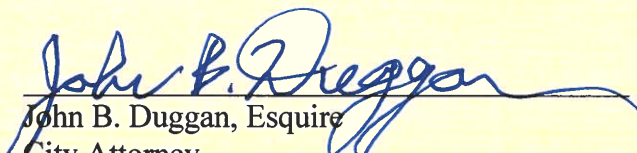

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: July 14, 2020

Second and
Final Reading: July 28, 2020

Approved as to Form:

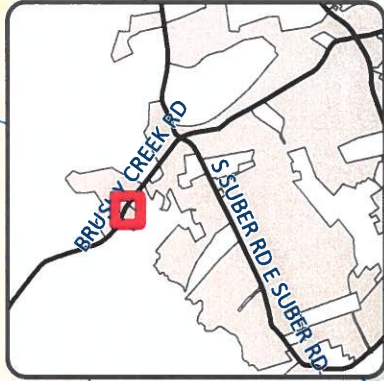

John B. Duggan, Esquire
City Attorney

CARROLLTON C.

EXHIBIT
A

BRUSHY CREEK RD

Subject Property
T035000101314
Acres: 2.01



Ordinance 33-2020



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 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.



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

Date 5 / 27 / 20

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

Tax Map Number(s) T0350001013, 14
Property Address(s) 2974 Brushy Creek Road
Acreage of Properties 2.01 County Greenville

Applicant Information

Name Deanna Rogers
 Address 409 Beckworth Dr.
Taylors SC 29687
 Contact Number 864-630-5497
 Email DRCLASSYKIDS@gmail.com

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

Name Deanna Rogers
 Address 409 Beckworth Dr
Taylors S.C. 29687
 Contact Number 864-630-5497
 Email DRCLASSPKIDS@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 DRD to R-12.

Existing Use: vacant land Proposed Use: Residential Home

Signature(s) [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

OFFICE USE ONLY

Date Filed _____ Case No. _____
 Meeting Date _____

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JUNE 22, 2020**

DOCKET: RZ 20-42

APPLICANT: Upstate Custom Builders – Deanna Rogers

PROPERTY LOCATION: 2924 Brushy Creek Rd

TAX MAP NUMBER: T035000101314

EXISTING ZONING: DRD, Design Review District

REQUEST: Rezone to R-12, Single Family Residential

SIZE: 2.01 acres

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

ANALYSIS: **RZ 20-42**

RZ 20-42 is a rezoning request for a parcel located at 2924 Brushy Creek Rd. The request is to rezone the parcel from DRD, Design Review District to R-12, Single Family Residential. The property was annexed and zoned to DRD, Design Review District back in 2016 for a subdivision development. The property has since been sold and the applicant is wishing to build a single-family residence on the property.

Surrounding land uses and zoning include:

North: Single-family (Greenville County)
East: R-S, Residential Suburban (Greenville County) - Vacant
South: DRD, Design Review District – Single Family Residence (City of Greer)
West: R-12, Single Family Residence – (City of Greer) – Paxton Meadows Subdivision

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 – Mr. Martin made a motion to approve RZ 20-42. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.