



**ORDINANCE NUMBER 37-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARGARITA HEWITT LOCATED AT 2920 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 Margarita Hewitt located at 2920 Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000101315 containing approximately 2.01 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of her 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.

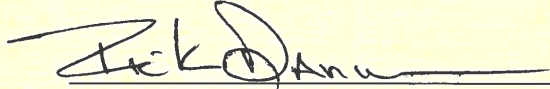
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 2920 Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number T035000101315 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 Jay Arrowood

First Reading: July 28, 2020

Second and  
Final Reading: August 11, 2020

Approved as to Form:

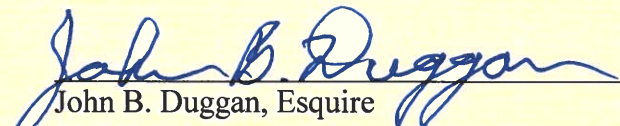
  
John B. Duggan, Esquire  
City Attorney

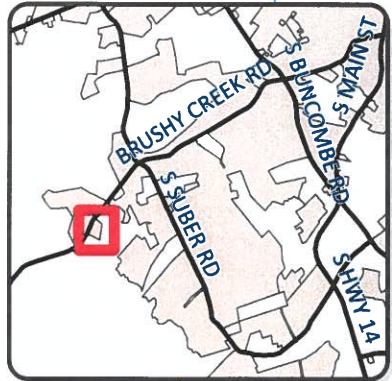


EXHIBIT  
**A**

CARROLLTON CI

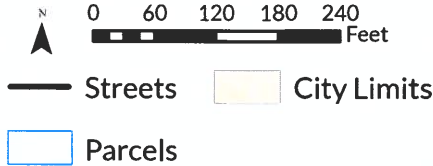
BRUSHY CREEK RD

Subject Property  
T035000101315  
Acres: 2.01



# Ordinance 37-2020

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.





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

Date 5/20/20

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

Tax Map Number(s) T0350001013, 15

Property Address(s) 2920 Brushy Creek Rd, Greer SC 29650

Acreage of Properties 2.01 County Greenville

**Applicant Information**

Name Margarita Hewitt  
 Address 105 Wilder Ct  
Greer SC 29650  
 Contact Number 864-349-6883  
 Email upstatecustombuilders@gmail.com

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

Name Upstate Custom Builders, LLC  
 Address 105 Wilder Ct  
Greer SC 29650  
 Contact Number 864-349-6883  
 Email upstatecustombuilders@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 X

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) Margarita Hewitt

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

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

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**DOCKET:** RZ 20-41

**APPLICANT:** Upstate Custom Builders – Margarita Hewitt

**PROPERTY LOCATION:** 2920 Brushy Creek Rd

**TAX MAP NUMBER:** T035000101315

**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 20-41**

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**RZ 20-41** is a rezoning request for a parcel located at 2920 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: DRD, Design Review District – Vacant (also requesting rezoning)  
East: R-S, Residential Suburban (Greenville County) - Vacant  
South: DRD, Design Review District – Single Family Residence (City of Greer),  
R-S, Residential Suburban (Greenville County) - Vacant  
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 20-41. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.