



**ORDINANCE NUMBER 46-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by April Baur located at 305 Buncombe Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G004000103100 containing approximately .25 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of her property be changed from R-12 (Single Family Residential District) to RM-2 (Multi-Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on August 17, 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 RM-2 (Multi-Family Residential District).

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

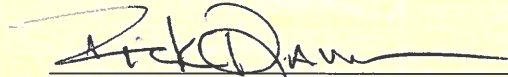
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 305 Buncombe Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G004000103100 containing approximately .25 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to RM-2 (Multi-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 Judy Albert

First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:

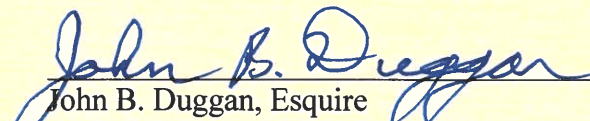
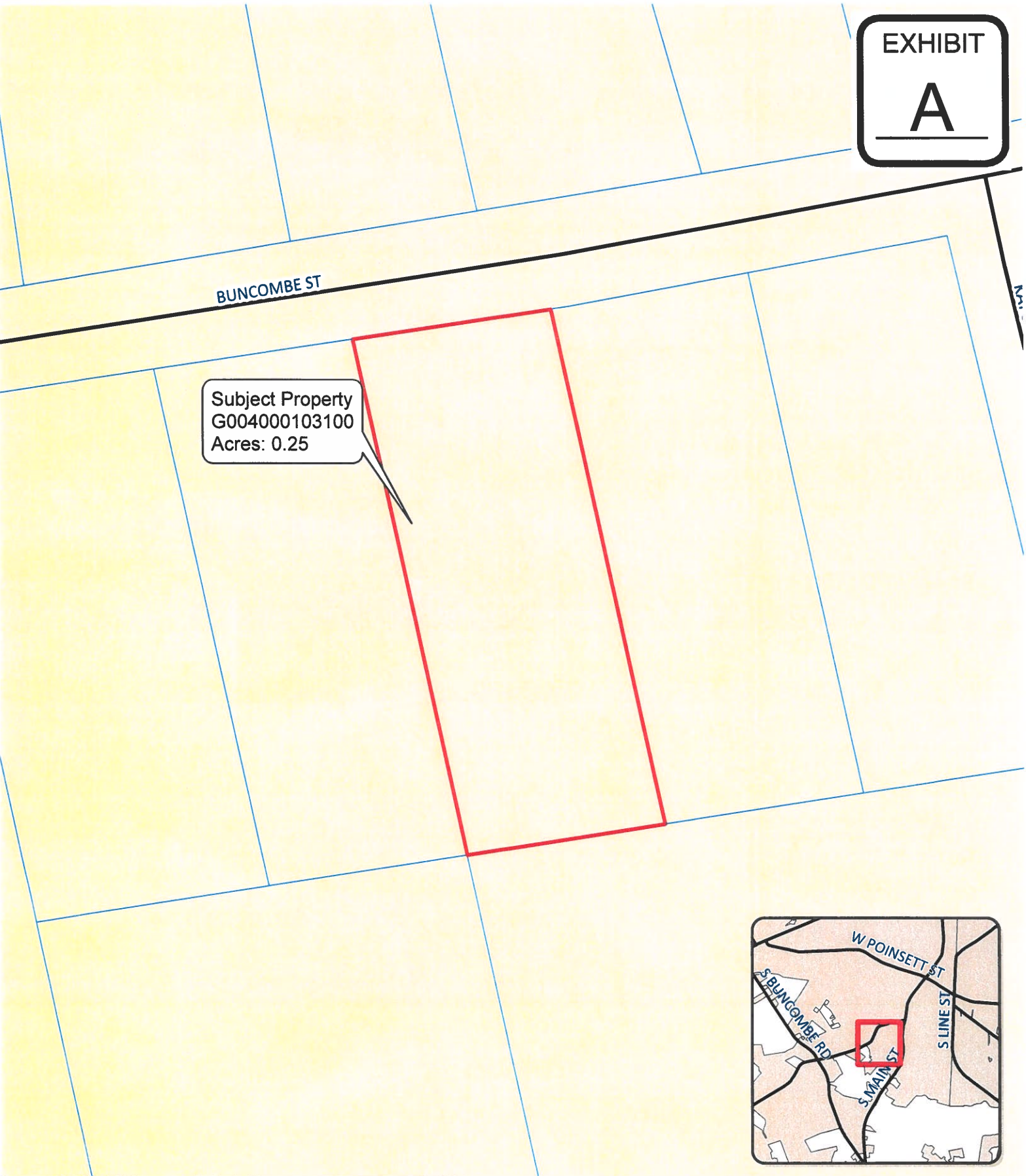
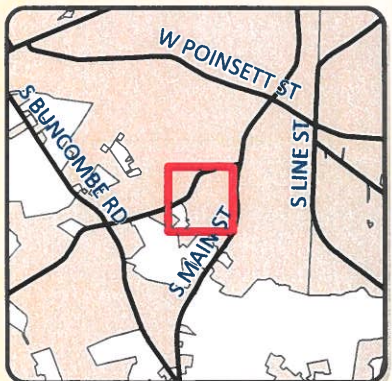
  
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**



Subject Property  
G004000103100  
Acres: 0.25



# Ordinance 46-2020



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 7/10/2020

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

Tax Map Number(s) G004000103100

Property Address(s) 305 Buncombe St. Greer, SC 29650

Acreeage of Properties .25 County Greenville

**Applicant Information**

Name April Baur

Address 422 Circle Drive  
Greer, SC 29650

Contact Number 864-266-2130

Email baurag@wofford.edu

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

Name April Baur

Address 422 Circle Drive  
Greer, SC 29650

Contact Number 864-266-2130

Email baurag@wofford.edu

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 R-12 to RM-2.

Existing Use: Duplex, rental (1 bedroom) Proposed Use: Duplex, rental (2 bedrooms)

Signature(s) April Baur

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, AUGUST 17, 2020**

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**DOCKET:** RZ 20-46

**APPLICANT:** April Baur

**PROPERTY LOCATION:** 305 Buncombe St

**TAX MAP NUMBER:** G004000103100

**EXISTING ZONING:** R-12, Single Family Residential

**REQUEST:** Rezone to R-M2, Multi-Family Residential

**SIZE:** 0.25 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community

**ANALYSIS:** **RZ 20-46**

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**RZ 20-46** is a rezoning request for a parcel located at 305 Buncombe St. The request is to rezone the parcel from R-12, Single Family Residential to R-M2, Multi-Family Residential. The property currently has a duplex and is considered legal non-conforming. They owner is wishing to expand on the duplex but is unable to meet the required rear setback for R-12 zoning.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential and R-M2, Multi-Family Residential - Occupied  
East: R-12, Single Family Residential – Occupied (Duplexes)  
South: R-12, Single Family Residential - Occupied  
West: R-12, Single Family Residential – Occupied

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. While the Future Land Use map refers to this area as Residential Land Use 2, with its proximity to downtown and the surrounding lot sizes the requested R-M2, Multi-Family Residential zoning is appropriate for this area.

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 20-46. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.**