



ORDINANCE NUMBER 57-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY RAY AND SONS INVESTMENTS LOCATED ON FORREST STREET FROM R-12 (SINGLE FAMILY 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 Ray and Sons Investments located on Forrest Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G014000506200 containing approximately 0.266 +/- acres marked as Exhibit A.

1. The owners have requested that the zoning classification of its property be changed from R-12 (Single Family Residential District) to DRD (Design Review District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on September 21, 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 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 property located on Forrest Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel

Number G014000506200 containing approximately 0.266 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family 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 Jay Arrowood

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

Approved as to Form:

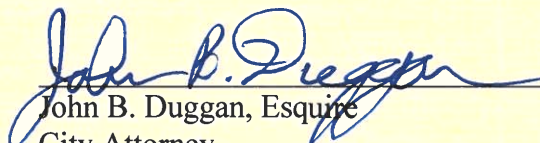
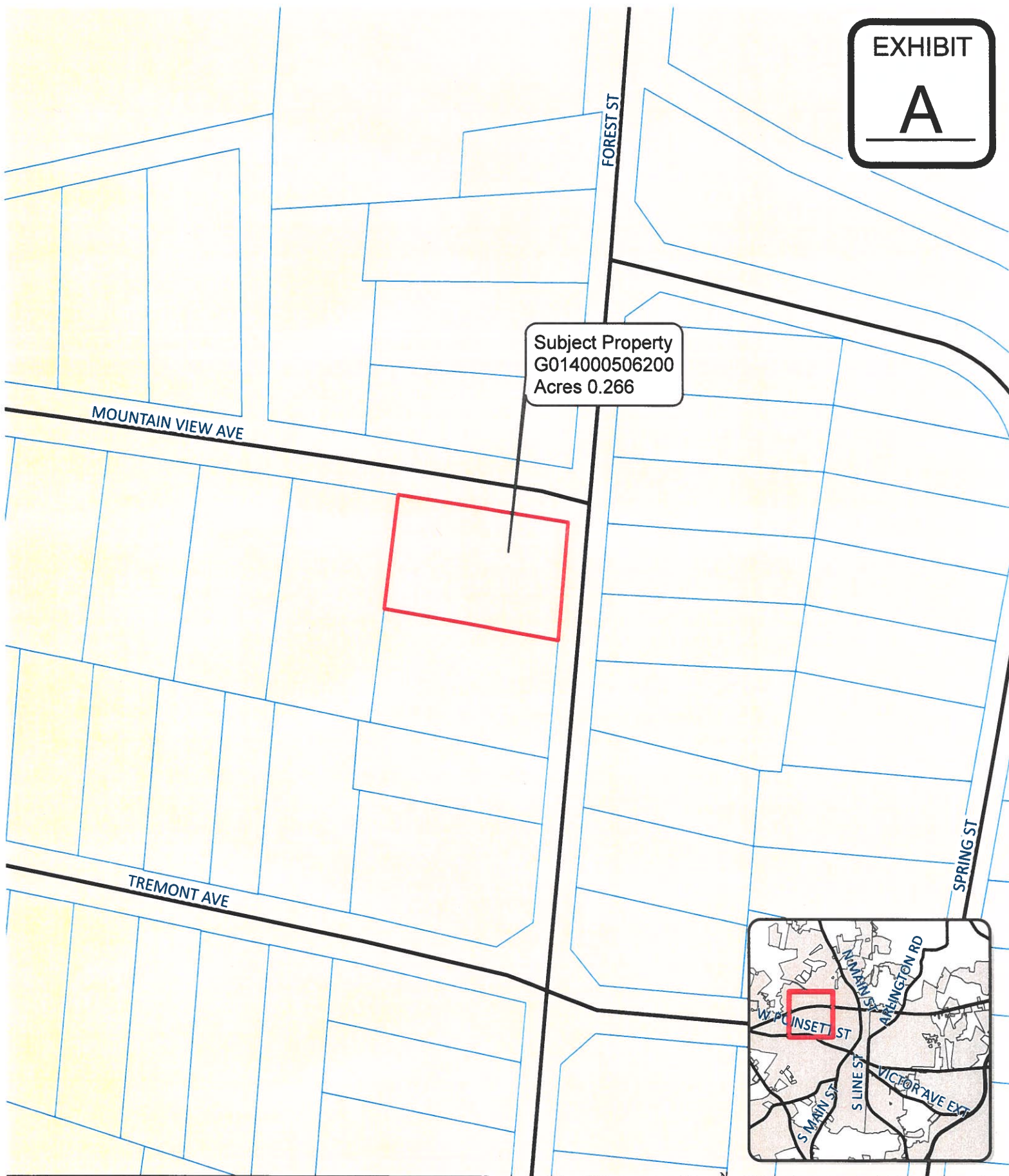
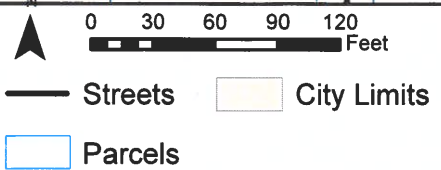

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Subject Property
G014000506200
Acres 0.266

Ordinance 57-2020



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.

Ray & Sons Investments, LLC
Po Box 1486
Greer, SC 29652
(864) 346-6571

Building & Development Standards
City of Greer
201 E. Poinsett St
Greer, SC 29651

Re: Proposed Development
Forest St and Mountain View Ave

To Whom It May Concern:

I submit for review the following project to be developed on the corner of Forest St and Mountain View Ave, in Greer. The tax map number is G0140005062.00. My intent is to construct two single family homes, with three bedrooms and two baths, on this lot, to be split in half. Please refer to the below information and submitted site plan.

Square Footages

Both homes to have 1212 heated square feet.
Porches on each to be 148 square feet

Exterior Finishes

Concrete driveway
Vinyl Siding
Architectural Roofing
Slab Foundation
Solid Vinyl Windows with Insulated Glass

Landscaping

Shrubs
Grass

Zoning

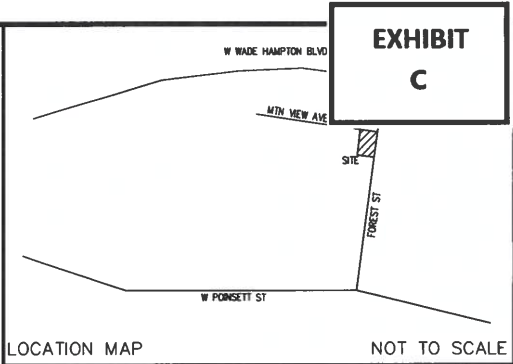
The current zoning for this proposed development is R-12. I am requesting a rezoning of this property to DRD to allow for this property to be split. Please let me know if there is any further information needed.

Respectfully Submitted,
Ray Kandoll, owner of Ray and Sons Investments, LLC



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

RL BUILDING LINE CL CENTERLINE CMP CORRUGATED METAL PIPE CT CURB TOP DE DRAINAGE EASEMENT EP EDGE OF PAVEMENT IPO IRON PIN OLD- \odot IPS IRON PIN SET- \odot N&C NAIL & CAP OT OPEN TOP RB REBAR RCP REINFORCED CONC PIPE R/W RIGHT OF WAY SD STORM DRAIN SS SANITARY SEWER SSE SS EASEMENT	LEGEND CTV CABLE TV PEDESTAL TEL TELEPHONE PEDESTAL EM ELECTRIC METER CB CATCH BASIN DI DROP INLET ELEC ELEC TRANS ELEV ELEVATION FH FIRE HYDRANT GM GAS METER GV GAS VALVE LP LIGHT POLE PP POWER POLE QY QTY AND/OR SMH SD MANHOLE SSMH SS MANHOLE T&H TELEPHONE MANHOLE CO CLEAN OUT	TC/BC TOP/BOTTOM CURB TW/BW TOP/BOTTOM WALL VCP VITRIFIED CLAY PIPE WM WATER METER W&V WATER VALVE CTV CABLE TV FENCE FENCE LINE FOC FIBER OPTIC CABLE GAS GAS LINE OHP OVERHEAD POWER OHT OVERHEAD TELEPHONE SD STORM DRAIN SS SANITARY SEWER UGP UNDERGROUND POWER UGT UNDERGROUND TEL WL WATER LINE
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LOCATION MAP NOT TO SCALE

CERTIFICATE OF ACCURACY
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

DATE _____ MACK L. CHAPMAN, JR., P.L.S.
 10034
 S.C. REGISTRATION NO

REF DEED: DB 2528, PG 2462
 REF PLAT: PB WW, PG 287

N/F
 STELLA J POOLE
 DB 1628-1417
 PB 31P-51
 TM# G014000506000

N/F
 JESSICA M GILLILAND
 DB 2527-4227
 PB WW-287
 TM# G014000506100



SURVEY FOR
RAY AND SONS INVESTMENTS, LLC

SCALE 1" = 20'	PROPERTY ADDRESS FOREST ST	TAX PIN G014000506200
DATE 6/23/20	FIELD CREW BM/EM/AK	DRAWN BY GCC

SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
 PH: (864)271-0498
 www.sitedesign-inc.com



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

Date 8/05/2020

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

Tax Map Number(s) 6014000506200

Property Address(s) Forest St GREER

Acreage of Properties 0.266 County _____

<u>Applicant Information</u>	
Name	<u>RAY KANDOLL</u>
Address	<u>PO Box 1486 GREER, SC 29652</u>
Contact Number	<u>864-346-6571</u>
Email	<u>rkbuilder@mail.com</u>

<u>Property Owner Information</u> <i>(If multiple owners, see back of sheet)</i>	
Name	<u>RAY B SOMS INVESTMENTS</u>
Address	<u>PO Box 1486 GREER, SC 29652</u>
Contact Number	<u>864-346-6571</u>
Email	<u>rkbuilder@mail.com</u>

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 R-12 to DRD.

Existing Use: _____ Proposed Use: _____

Signature(s) [Handwritten Signature]

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

<u>OFFICE USE ONLY</u>	
Date Filed _____	Case No. _____
Meeting Date _____	

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020**

DOCKET: RZ 20-50

APPLICANT: Ray Kandoll

PROPERTY LOCATION: **Corner of Forest St and Mountain View Ave**

TAX MAP NUMBER: G014000506200

EXISTING ZONING: R-12, Single-family Residential

REQUEST: **Rezone to DRD, Design Review District**

SIZE: 0.31 Acres

COMPREHENSIVE PLAN: Residential Land Use 3 in a Transit-oriented Corridor

ANALYSIS: **RZ 20-50**

RZ 20-50 is a request to rezone a parcel located at the corner of Forest St and Mountain View Ave. The request is to rezone 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 resulting in two lots with the potential for one single-family dwelling on each lot.

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-7.5, Single-Family Residential
West: R-12, Single-Family Residential

The land use map in the Comprehensive Plan defines the property as Residential Land Use 3. This Community category is the location of higher density residential development, primarily multi-family developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + 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: The commission discussed with the applicant the square footage and make up of each of the homes. The applicant stated that each home would be a minimum of 1,200 sqft, 3 bedrooms, 2 bathrooms with a combination of exterior features such as vinyl and stone with a starting price of \$180,000

Mr. Wright made a motion to approve the rezoning request and Mr. Lavender seconded the motion. The motion was approved 6-0.