ORDINANCE NUMBER 31-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN 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 certain properties owned by Renew Properties, LLC and K & L Investments, Inc. located at 117 and 119 Brown Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000600900 and G003000600800 containing approximately 0.36 +/- acres marked as Exhibit A, the statement of intent attached hereto marked as Exhibit B, and the plat attached hereto marked as Exhibit C.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.

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 classifications of properties located at 117 and 119 Brown Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000600900 and G003000600800 containing approximately 0.36 +/- 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: August 27, 2019

Second and Final Reading: September 10, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney
August 9, 2019

Building & Development Standards
City of Greer
301 E. Poinsett Street
Greer, SC 29651

Re: Proposed Development
Brown St., Greer

Mrs. McCormick,

I submit for review the following proposed project to be developed on Brown Street, Greer, SC. The project will consist of one single family residence. The residence will be a single level home consisting of three bedrooms, two bathrooms, kitchen, living room, and dining room. Please refer to the below information and submitted site plan for further details.

Exterior Finishes
- Vinyl Siding
- Architectural Roofing
- Solid Vinyl Windows w/ Insulated Glass
- Slab Foundation

Interior Finishes
- Carpet, LVT, & Vinyl Flooring
- Painted Cabinetry w/ Formica Countertops
- Appliances- Range, Range Hood, Dishwasher, Disposal, Built In Microwave

Landscaping
- Shrubs
- Grass

Zoning
- The current zoning for the proposed development is R-7.5. I am requesting a rezoning of this property to DRD to allow for required density for the proposed development.

Please let me know if there is any further information needed.

Respectfully submitted,

Michael Montgomery, Owner of Renew Properties, LLC
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date __7-16-19__

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

Tax Map Number(s) G003000600900, G003000600800

Property Address(s) 117-119 Brown Street, Greer

Acreage of Properties __0.36__ County __Greenville__

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Applicant Information

Name: Renew Properties, LLC
Address: 471 Tramrod Trail
           Travelers Rest, SC 29690
Contact Number: 864-325-9941
Email: micka@montgomeryrealtysc.com

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

Name: Renew Properties, LLC
Address: 471 Tramrod Trail
           Travelers Rest, SC 29690
Contact Number: 864-325-9941
Email: micka@montgomeryrealtysc.com

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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: __Single Family__ Proposed Use: __Single Family__

Signature(s) __Michael Montgomery__

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

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OFFICE USE ONLY

Date Filed __7-16-19__ Case No. __17-2019-12__
Meeting Date __8-19-19__

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See Reverse
Complete the section below if multiple property owners

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<tr>
<th>Name</th>
<th>K+L Investment, Inc.</th>
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<tr>
<td>Address</td>
<td>2376 Roger Mountain Rd</td>
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<td></td>
<td>Simpsonville, SC 29681</td>
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<tr>
<td>Contact Number</td>
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<td>Signature</td>
<td>James Patterson</td>
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DOCKET: RZ 2019-12
APPLICANT: Micky Montgomery – Renew Properties, LLC
PROPERTY LOCATION: 117 & 119 Brown St
TAX MAP NUMBER: G003000600800 & G003000600900
EXISTING ZONING: R-12, Single Family Residential
REQUEST: Rezone to DRD, Design Review District
SIZE: 0.36 acres
COMPREHENSIVE PLAN: Residential Land Use 2 Community near a Neighborhood Corridor

ANALYSIS: RZ 2019-12

RZ 2019-12 is a rezoning request for two parcels located at 117 and 119 Brown St. The request is to rezone the parcels from R-12, Single Family Residential to DRD, Design Review District. The purpose of the request is to subdivide the two parcels into three for a future residence.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential - Occupied
East: R-12, Single Family Residential - Occupied
South: R-12, Single Family Residential - Occupied
West: R-12, Single Family Residential - Occupied

The land use map in the Comprehensive Plan defines these properties as Residential Land Use 2 Community near a Neighborhood Corridor. This Community category is generally, where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridors are equivalent to uses allowed in the medium and higher residential zoning classifications.

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.

The applicant’s project will not harm the spirit of the zoning district, as the majority of the lots in the area do not meet the requirement for R-12, Single Family Residential. The lots in this area range from 5,000 sqft to 13,000 sqft with a few over an acre. With this property being near the core of downtown, which is the best location for higher density uses, this would not have an adverse impact on the neighborhood. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. In accordance with the guidelines set forth in this plan and after a detailed study of the area,
Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Martin made a motion to approve RZ 2019-12. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.