ORDINANCE NUMBER 19-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM DRD (DESIGN REVIEW DISTRICT) TO O-D (OFFICE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pandion Properties, LLC located at 306 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately .34 +/- acres marked as Exhibit A.

1. The owner desires to change the zoning classification of their property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to O-D (Office 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 306 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately .34 +/- acres attached hereto
marked as Exhibit A shall be changed from DRD (Design Review District) to O-D (Office 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: April 28, 2020

Second and Final Reading: May 12, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Tax Map Number(s)  G022001100100
Property Address(s)  306 W. Penscft St., Greer, SC 29650
Acreage of Properties  0.34  County Greenville

Applicant Information
Name  Kevin Reed
Address  200 W. Church St
Greer, SC 29650
Contact Number  864-515-7834
Email  kevin.reed@hotmaail.com

Property Owner Information
(if multiple owners, see back of sheet)
Name  Pandion Properties LLC
Address  206 W. Penscft St., Unit C
Greer, SC 29650
Contact Number  864-416-1145
Email

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 ___ to Commercial OD

Existing Use: Commercial Office  Proposed Use: Commercial Office

Signature(s) ____________________________  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 ____________________________

See Reverse (RZ 2019-11)
DOCKET: RZ 20-32
APPLICANT: Kevin Byrd
PROPERTY LOCATION: 306 W. Poinsett St
TAX MAP NUMBER: G022001101000
EXISTING ZONING: DRD, Design Review District
REQUEST: Rezone to O-D, Office District
SIZE: 0.34 acres
COMPREHENSIVE PLAN: Residential Land Use 2 Community along a Neighborhood Corridor

ANALYSIS:

RZ 20-32 is a rezoning request for a parcel located at 306 W. Poinsett St. The request is to rezone the parcel from DRD, Design Review District to O-D, Office District for office use. The applicant previously requested to rezone to DRD from O-D to allow for mixed-use; however the residential conversion portion of the project was cost-prohibitive and they are requesting to revert back to the previous zoning and land use.

Surrounding land uses and zoning include:

North: R-12, Residential District – Single-family Residential
East: C-2, Commercial – The Wood Mortuary
South: C-2, Commercial – Law office
West: O-D, Office District – Office

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 – Ms. Jones made a motion to approve RZ 20-32. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.