ORDINANCE NUMBER 21-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CURTIS C. HIPP LOCATED ON VICTOR AVENUE FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Curtis C. Hipp located on Victor Avenue and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-00-023.00 containing approximately 10.82 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C and the Elevation marked as Exhibit D.

1. The owner desires to change the zoning classification of his 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 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 Victor Avenue more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-00-023.00 containing approximately 10.82 +/- acres attached hereto
marked as Exhibit A shall be changed from RM-1 (Residential Multi-Family 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 Wayne Griffin

First Reading: April 28, 2020

Second and Final Reading: May 12, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney
Subject Property
9-04-00-023.00
Acres: 10.82

Ordinance 21-2020

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.

Created 4/20/2020 by City of Greer GIS
High Cotton Townes
±10.60-Acre Residential Development (Design Review District)
Victor Avenue Extension – Greer, SC

Statement of Intent
April 9, 2020

Community Development
The development planned for this +/-10.60-acre tract along Victor Avenue Extension will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential homes. The roads within the community will be built to private standards and turned over to the Homeowner’s Association (HOA) once completed. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common area (open space) to be owned and maintained by a newly formed Homeowner’s Association (HOA).

The existing topography & terrain will be utilized to maximize the common area. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our entrance off Victor Avenue Extension. The stormwater management pond will be installed along the northern border of the development to address stormwater runoff and water quality treatment for the community.

Phasing & Density
The overall density of the project will not exceed (90) single-family townhome units or roughly 8.50 units per acre. The project will not be phased. If the development proceeds as expected, build-out will be complete within approximately 3 years.

Homes & Materials
The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per home is anticipated to be +/- 1,200 SF with most ranging from 1,350 SF – 1,850 SF. There is no maximum townhome unit size. Exterior building materials may consist of vinyl siding, shake siding, Hardie Board, brick, and/or stone. Any vinyl siding shall be a higher quality material. Exteriors will contain a minimum of (2) material combinations. Stone or brick accents will be installed to the water table façade as illustrated on the building elevation exhibit(s). Maximum effort will be made by the homebuilder to upgrade the visual appearance of townhome façades along internal roads. Examples of enhancements are carriage-style garage doors and other items to add architectural interest (see building elevations).

Amenities & Landscaping
The proposed development will include approximately 4.00 acres of common area with maximum efforts to preserve existing vegetation along the exterior property boundaries. The development will also contain associated guest parking for residents. Our entrance drive
located off Victor Avenue Extension will be heavily landscaped and contain an entrance monument for the neighborhood. Exterior sidewalks will be provided along Victor Avenue Extension frontage. The stormwater management pond(s) may be dry or wet depending on water sources once we get into the design phase. Fences and/or landscaping around the pond(s) will comply with current regulations.

The developer will have active and passive common areas which may consist of one or more of the following amenities: fire pit, bark park, and/or community walking trails within the community. Interior sidewalks will be provided throughout the development.

**Sewer/Water**
There is an existing sanitary sewer main located along the western side of the property that is maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Victor Avenue Extension to serve the development, owned and maintained by Greer Commission of Public Works. The new sewer and water mains built within the community will be built to public standards and turned over to Greer Commission of Public Works.

**Setbacks/Buffers**
All the proposed setbacks for this project are as follows:
- 18’ minimum setback from all internal roads (measured from private R/W)
- 25’ minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 30’ minimum setback from Victor Avenue Extension (measured from R/W)

**Other Public Improvements & Facility Impact**
All roads and storm features will be constructed to meet applicable design standards and turned over to the Homeowner’s Association (HOA). The common area, stormwater ponds, and entrance features will be owned and maintained by the established Homeowner’s Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 02/26/2020

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

Tax Map Number(s) 9-04-00-023.00

Property Address(s) Victor Avenue @ 26th Street

Acreage of Properties +/- 10.82 acres County Spartanburg

Pursuant to Section 6-25-1145 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-M1 to DRD, Design Review District.

Existing Use: Farms-General Proposed Use: Residential Development
(Single-Family Townhome)

Signature(s) Curtis C Hipp

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
DOCKET: RZ 20-35

APPLICANT: RP&L, LLC

PROPERTY LOCATION: Victor Ave at 26th St

TAX MAP NUMBER: 9-04-00-023.00

EXISTING ZONING: RM-1, Residential Multi-family District

REQUEST: Rezone to DRD, Design Review District

SIZE: 10.82 acres

COMPREHENSIVE PLAN: Residential Land Use 3

ANALYSIS:

RZ 20-35 is a rezoning request for one parcel located on Victor Ave near the intersection with 26th St. The request is to rezone the property from RM-1, Multi-family Residential to DRD, Design Review District to allow up to 90 townhomes ranging from 1,200-1,850 sf with an expected build-out within three years. Exterior building materials may include vinyl or shake siding, Hardie board, brick and/or stone. There will be approximately four acres of open space with active and passive areas.

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, Residential District (City of Greer) – Single-family residential use (duplex)
East: Unzoned Spartanburg County – Vacant
South: RM-1, Residential Multi-family (City of Greer) – Armory
West: RM-1, Residential Multi-family (City of Greer) – Victor Village Apartments, single-family residential and vacant

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre.

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 – Ms. Jones made a motion to approve RZ 20-35. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.