



ORDINANCE NUMBER 20-2016

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY JOY AND DON FOSTER LOCATED AT 721 A SOUTH MAIN STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain portion of property owned by Joy and Don Foster located at 721 A South Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000302101 containing approximately .01 acre attached hereto marked as Exhibit A and the attached plat marked as exhibit B.

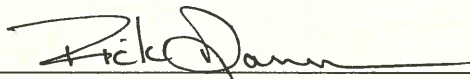
1. The owners desire to change the zoning classification of the portion of property and have shown the need for such use to the Greer Planning Commission at a public hearing held on June 20, 2016.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-2 (Commercial 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 the portion of property located at 721 A South Main Street and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000302101 containing approximately .01 acre attached hereto as Exhibit A shall be changed from RM-1 (Residential Multi-Family District) to C-2 (Commercial District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

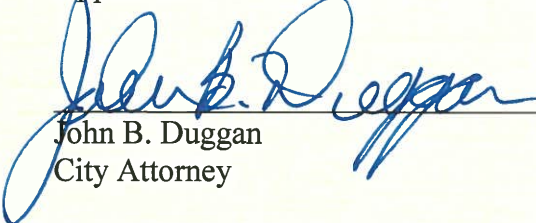

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: July 12, 2016

Second and
Final Reading: July 26, 2016

Approved as to Form:


John B. Duggan
City Attorney








EXHIBIT

A

Subject Parcel
G002000302101 (portion)
Acres: 0.01



District

-  1
-  2
-  3
-  4
-  5
-  6
-  Parcels
-  Streets

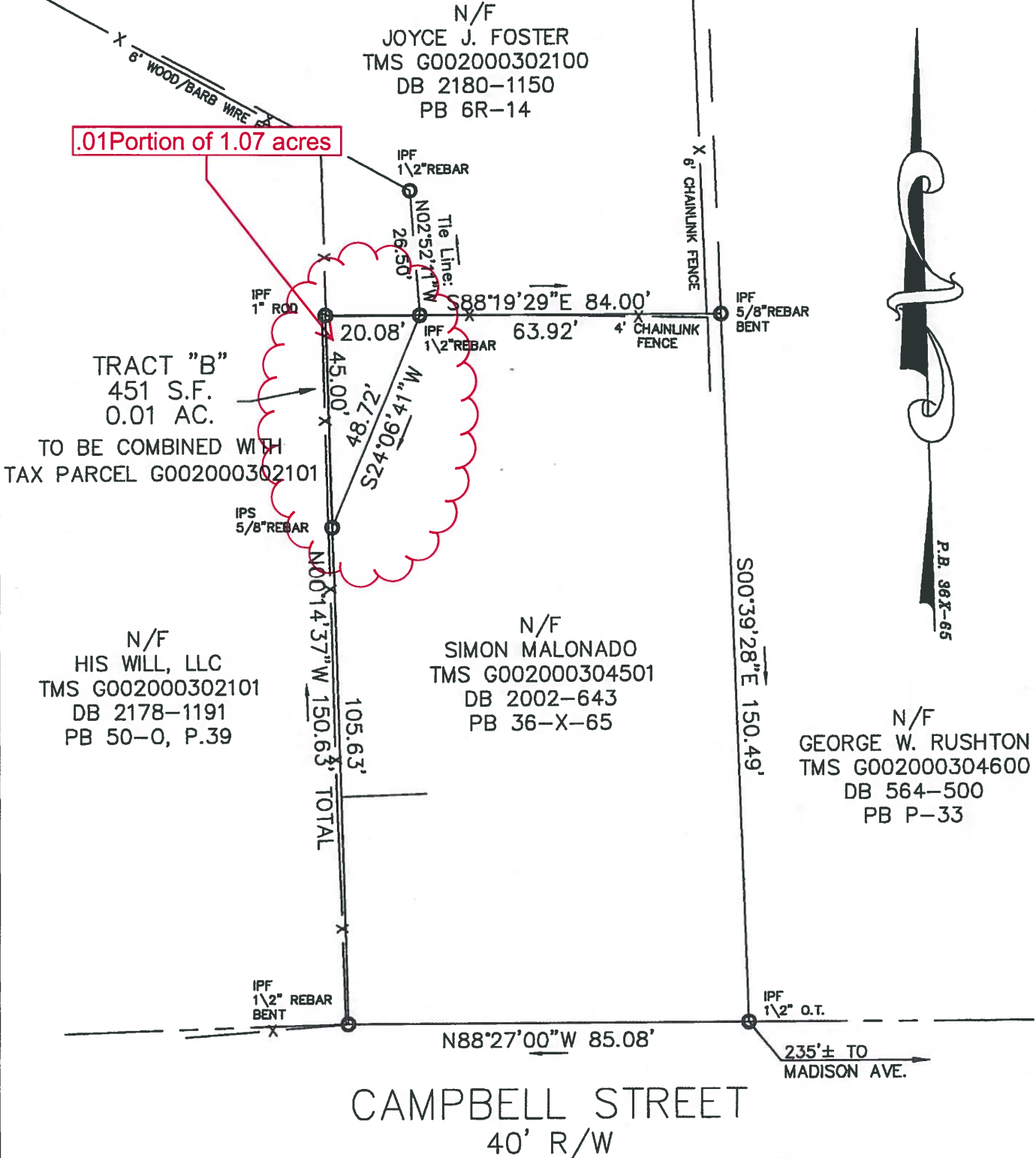
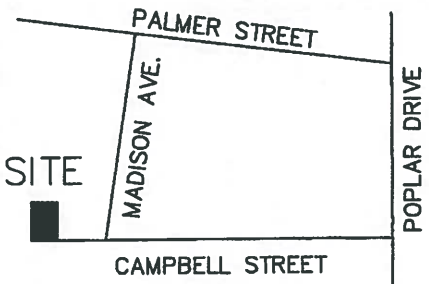


Ordinance 20-2016



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 South Carolina State Plane Coordinate System using the 1983 adjustment of the 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.

EXHIBIT
B



NOTES:
 1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ORDINANCES, RIGHTS-OF-WAY, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY.
 2. ALL IPF/IPs ARE NO. 4 REBAR UNLESS OTHERWISE NOTED.

1) RZ 2016-19 721 A South Main Street
Brian Martin and Don Foster Recuse and move to audience

Her Will LLC

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JUNE 20, 2016**

DOCKET:	RZ 2016-19
APPLICANT:	Her Will LLC
PROPERTY LOCATION:	721 A South Main Street
TAX MAP NUMBER:	G002000302101 (portion)
EXISTING ZONING:	RM-1, Multifamily Residential
REQUEST:	C-2, Commercial District
SIZE:	.01 acres approximately
COMPREHENSIVE PLAN RECOMMENDATION:	Residential Land Use 3 and located along a Community Corridor
ANALYSIS:	RZ 2016-19

RZ 2016-19 and **RZ 2016-20** are two zoning requests submitted by the All Star Storage business for the purposes of expanding their current operations to allow for better vehicle access and parking. **RZ 2016-19** is located on the southeastern portion of their property. Surrounding land use and zoning include:

Part of the All Star Storage facilities zoned C-2, Commercial to the north;
Single-family homes located along Campbell Avenue zoned RM-1, Multifamily, to the east;
A U Haul truck rental operation zoned C-2, Commercial, to the south; and
Vacant land which is part of the Maple Creek Estates development, and single-family development zoned RM-1, Multifamily Residential, to the west.

The proposed rezoning will have minimal impact if any on the single-family area to the east. The rezoning is consistent with the Community Corridor Land Use designation which allows for a mixture of a higher density residential development and commercial and office development pattern.

STAFF RECOMMENDATION: APPROVAL

ACTION – RZ 2016-19

Motion made by Mr. Montgomery to approve, seconded by Ms. Traenkle
Motion carried 4-0