



ORDINANCE NUMBER 21-2016

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY JOY AND DON FOSTER LOCATED ON PALMER 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 property owned by Joy and Don Foster located on Palmer Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000303100 containing approximately 0.14 acre portion combined with Greenville County Parcel Number G00200030500 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.

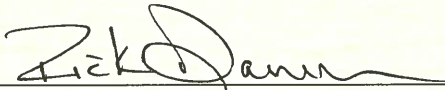
NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of the portion of property located on Palmer Street and more particularly identified by the attached City of Greer Map specifying Greenville

County Parcel Number G002000303100 containing approximately 0.14 acre portion combined with Greenville County Parcel Number G00200030500 attached hereto marked 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:

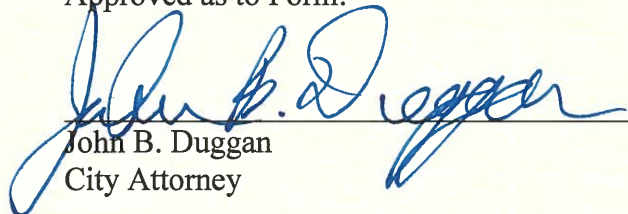

Tammela Duncan, Municipal Clerk

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

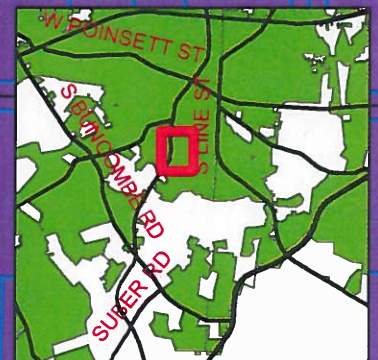
EXHIBIT

A

Subject Property
G002000303100
Acres: 0.14 portion combined with G002000305500

District

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



Ordinance 21-2016

0 75 150 225 300 Feet

BLUE RIDGE LAND SURVEYING, LLC

EXHIBIT

B

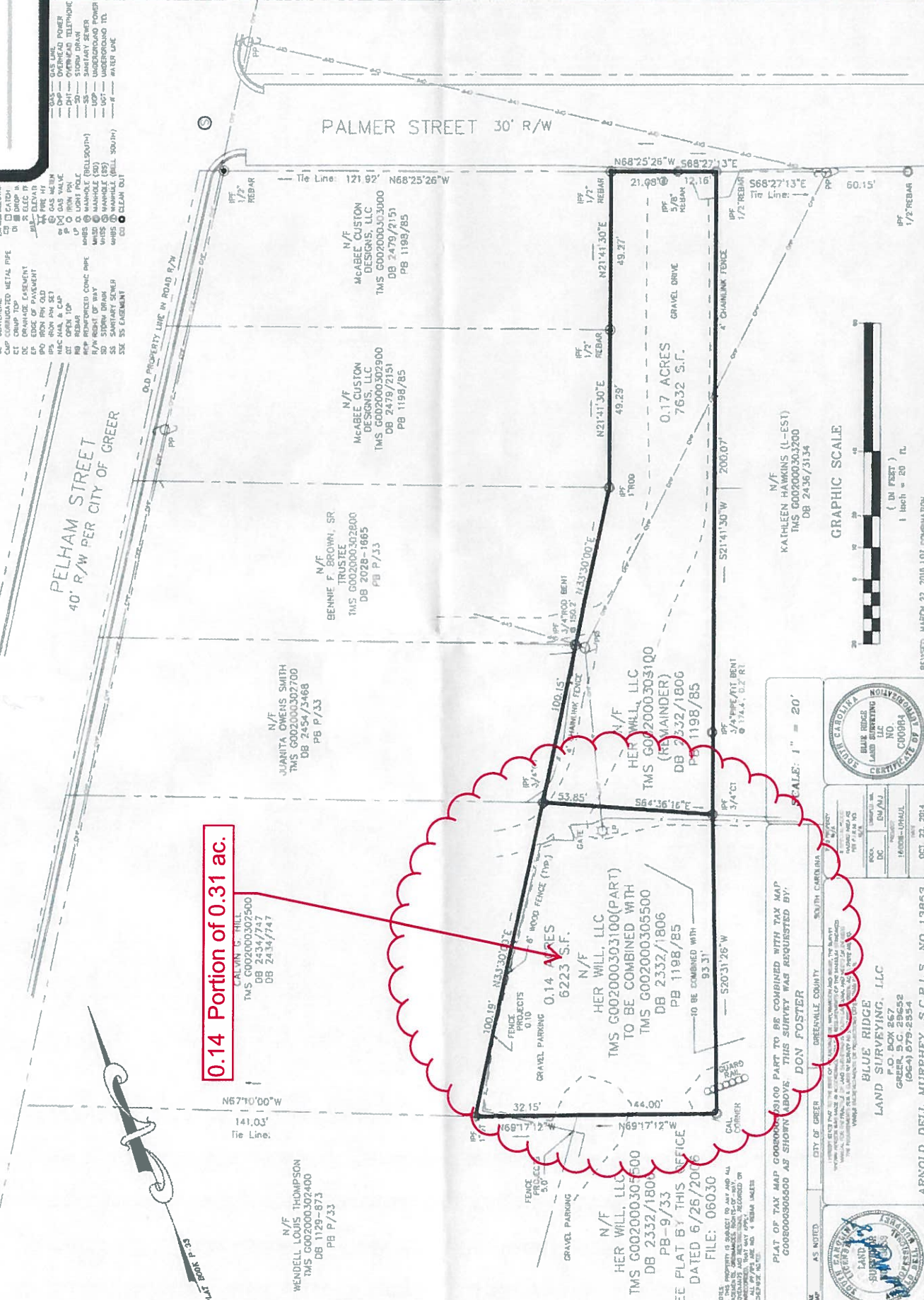
- LEGEND**
- BOUNDING LINE
 - CONCRETE
 - CORRUGATED METAL PIPE
 - CRIMP TOP
 - DRAINAGE CEMENT
 - ELECTRICAL
 - FENCE
 - FENCE LINE
 - FENCE POST
 - FENCE RAIL
 - FENCE WOOD BENT
 - GAS VALVE
 - OVERHEAD POWER
 - OVERHEAD TELEPHONE
 - POT
 - RAIN PIPE
 - SANITARY SEWER
 - S.S.
 - U.P.
 - UNDERGROUND POWER
 - UNDERGROUND TT.
 - WATER MAIN
 - WELLS

PELHAM STREET
40' R/W PER CITY OF GREER

PALMER STREET 30' R/W

0.14 Portion of 0.31 ac.

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 PROPERTY: EASEMENTS, ENCUMBRANCES, RECORDS, EJECTMENTS, INTERESTS, RIGHTS, RESTRICITIVE COVENANTS, SUBDIVISION RECORDS, OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT IN ACCORDANCE WITH CURRENT ZONING AND CURRENT TITLE SEARCH MAY BE RELEVANT TO THE PROPERTY.



REVISED: MARCH 22, 2016 LOT COMBINATION

SCALE: 1" = 20'

STATE OF SOUTH CAROLINA
BLUE RIDGE LAND SURVEYING, LLC
NO. 000894
CERTIFICATE OF QUALITY
DATE: OCT. 22, 2014

PLAT OF TAX MAP 000894-03100 PART TO BE COMBINED WITH TAX MAP 000894-0305500 AS SHOWN ABOVE. THIS SURVEY WAS REQUESTED BY: DON FOSTER

FILE: 06030

DATE: 6/26/2016

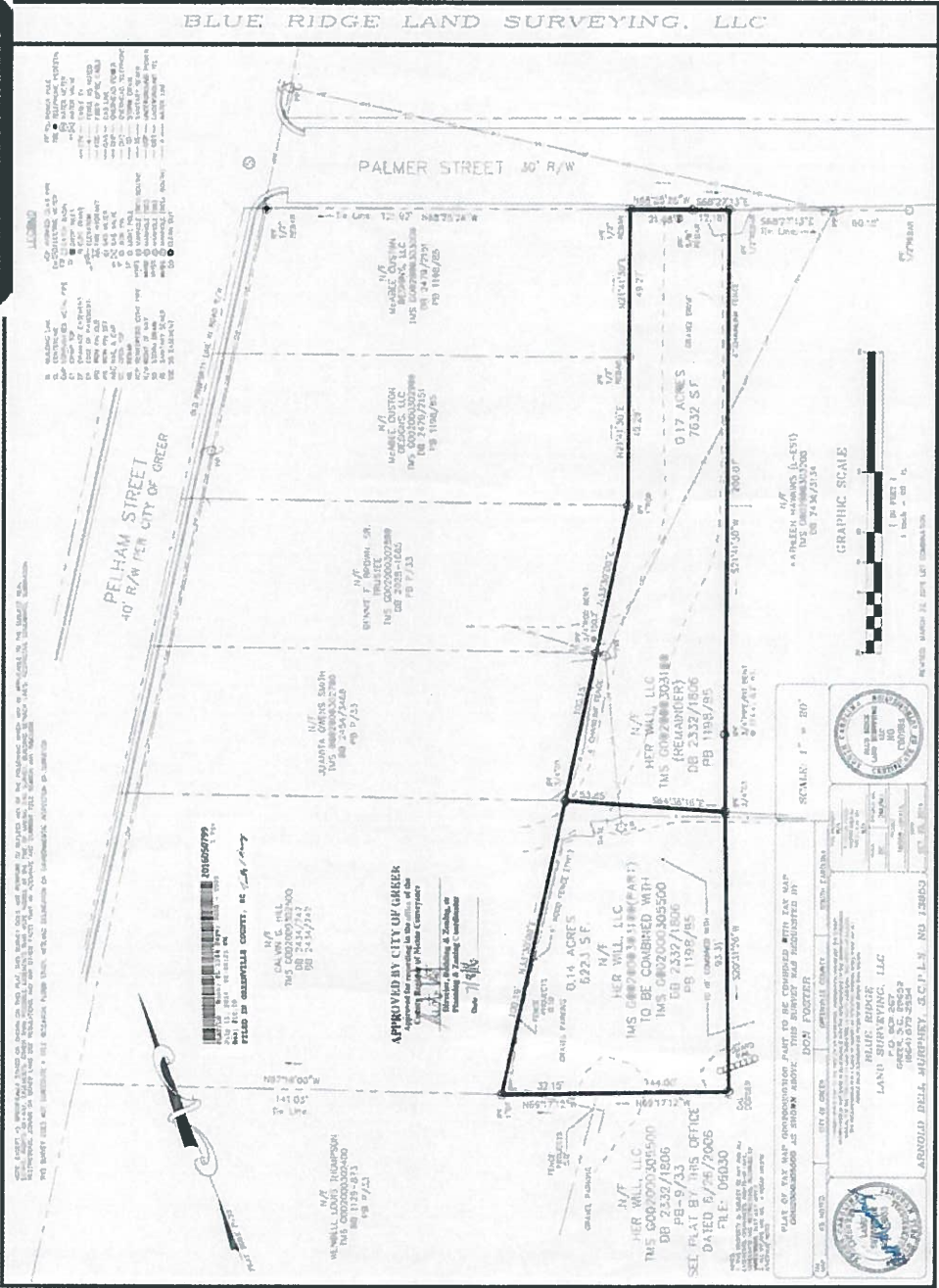
SEE PLAT BY THIS OFFICE

AS NOTED: DRENNELLS COUNTY, SOUTH CAROLINA

BLUE RIDGE LAND SURVEYING, LLC
P.O. BOX 267
GREER, S.C. 29652
(904) 879-2854

ARNOLD DELL MURPHEY, S.C.P.L.S. NO. 13963

**EXHIBIT
B 2**



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

DOCKET: RZ 2016-20

APPLICANT: Her Will LLC

PROPERTY LOCATION: Palmer Street

TAX MAP NUMBER: G002000303100 (Portion)

EXISTING ZONING: RM-1, Multifamily Residential

REQUEST: C-2, Commercial District

SIZE: .29 acres approximately

**COMPREHENSIVE PLAN
RECOMMENDATION:** Residential Land Use 3

ANALYSIS: RZ 2016-20

As mentioned in the staff report for **RZ 2016-19**, the intent of this rezoning request is to provide additional vehicular access as well as parking for the All Star Storage Business. This property is located on the northern section of the storage business operations. It currently is an unpaved access off of Palmer Street heading south into the All Storage Business location. The applicant only wants to rezone the southern portion of this strip which would be directly contiguous to the business property line to the east, and would only extend northward to the existing gated entrance to the business. Therefore this “commercial” strip would not extend all the way to Palmer Street. Staff believes that if the proposed C-2 zoning went to Palmer Street it would have a detrimental effect to the new and redevelopment residential activity going on as a part of a successful revitalization effort in the community. Surrounding land use and zoning include:

Single-family homes zoned R-7.5, Single-family residential, and RM-1, Multifamily to the north;
Single-family homes zoned RM-1, Multifamily Residential, to the east;
The All Star Storage Business zoned C-2, Commercial, to the south; and
Single-family homes zoned RM-1, Multifamily Residential, to the west.

Since this rezoning is only for the part of the property that extends no further north than the current northern boundary of the All Star Storage business, staff believes that this rezoning would have very minimal impact on the surrounding residential development.

STAFF RECOMMENDATION: APPROVAL

ACTION – RZ 2016-20

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