



ORDINANCE NUMBER 32-2016

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HABITAT FOR HUMANITY OF GREENVILLE COUNTY SC INC. LOCATED ON KING STREET, EAST FAIRVIEW AVENUE AND MOSS STREET FROM RM-2 (RESIDENTIAL - MULTI FAMILY) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Habitat for Humanity of Greenville County SC Inc. located on King Street, East Fairview Avenue and Moss Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-061.00 containing approximately 0.829 acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on October 17, 2016.
2. To accomplish the desired change in use in the most effective manner, the zoning classification 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 the property located on King Street, East Fairview Avenue and Moss Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-061.00 containing approximately 0.829 acres attached hereto marked as Exhibit A shall be changed from RM-2 (Residential - Multi Family) to DRD (Design Review District).

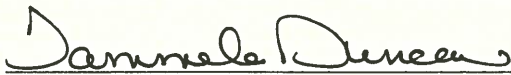
This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



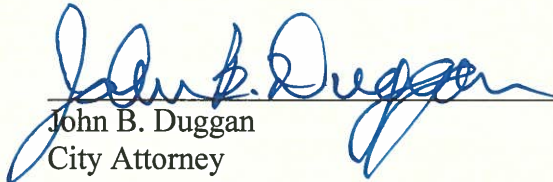
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: November 8, 2016

Second and
Final Reading: November 22, 2016

Approved as to Form:



John B. Duggan
City Attorney

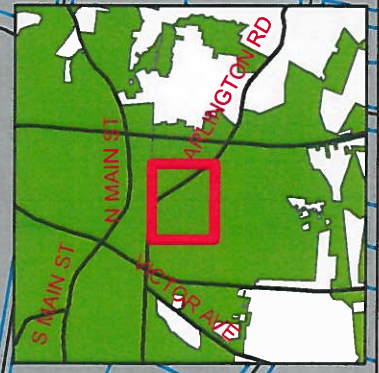
EXHIBIT

A

Subject Parcel
9-03-13-061.00
Acres: 0.829

District

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



Ordinance 32-2016



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.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 17, 2016**

DOCKET: DRD 2016-32

APPLICANT: Habitat for Humanity of Greenville County SC Inc

PROPERTY LOCATION: King Street, East Fairview Street, and Moss Street

TAX MAP NUMBER: 9-03-13-061.00 (Spartanburg County)

EXISTING ZONING: R-M2, Multifamily Residential District

REQUEST: DRD, Design Review District

SIZE: .829 acres

COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 3

ANALYSIS: DRD 2016-32

DRD 2016-32 is a rezoning request for property located at the intersections King Street, East Fairview Street, and Moss Street. This triangular piece of property is presently zoned R-M2, Multifamily Residential and is requesting the DRD, Design Review District zoning classification. The applicant, Habitat for Humanity of Greenville County is proposing a five single-family home development on the property. Surrounding land use and zoning include:

An automobile repair and servicing business zoned C-2, Commercial District, to the north;
A motor freight transportation operation zoned C-2, Commercial District, to the east;
Single-family residences zoned R-M1, Multifamily Residential, to the south; and
Single-family residences zoned R-M1, Multifamily Residential, to the west.

Section 6:16.1 of the Greer Zoning Ordinance states that the planning staff when considering the appropriateness of the DRD Zoning District shall determine the proposed development:

- A. Will not violate the spirit of the zoning district;
- B. Will be compatible with existing development in the area;
- C. Will be a desirable addition to the physical pattern of the neighborhood;
- D. Will not create a burden on existing streets;
- E. Will not create any adverse impacts; and
- F. Will blend in with the architectural character of the area.

Staff has reviewed the information submitted by the applicant and believes that all of the conditions above have been met.

Section 6:16.2 of the Greer Zoning Ordinance identifies the various site plan submittal requirements for a DRD development. Staff has reviewed the information submitted by the applicant and found it to be very comprehensive in nature and meet the criteria identified to be included in the site plan submittal.

If this rezoning is approved, the applicant would have to come back to the Greer Planning Commission with a final development plan with much more detailed information about the site plan submittal development issues.

Staff believes that the proposed development is compatible with the neighborhood character and meets the goals of infill development and providing affordable housing outlined in the City's Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL

ACTION – DRD 2016-32

Motion made by Mr. Hopper to approve, seconded by Ms. Traenkle
Motion carried 4-1