



ORDINANCE NUMBER 41-2012

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY THE CITY OF GREER LOCATED AT 301 EAST POINSETT STREET FROM I-1 (INDUSTRIAL) TO C-1 (CENTRAL BUSINESS DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by the City of Greer located at 301 East Poinsett Street and more clearly identified by the attached Greenville County Tax Map as Parcel Number G029001000800 containing approximately 1 lot 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 November 19, 2012.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-1 (Central Business 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 at 301 East Poinsett Street and more particularly identified by the attached Greenville County Tax Map as Parcel

Number G029001000800 containing approximately 1 lot attached hereto as Exhibit A shall be changed from I-1 (Industrial) to C-1 (Central Business District).

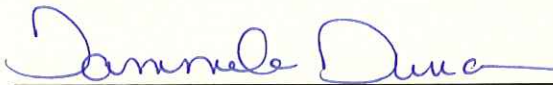
This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



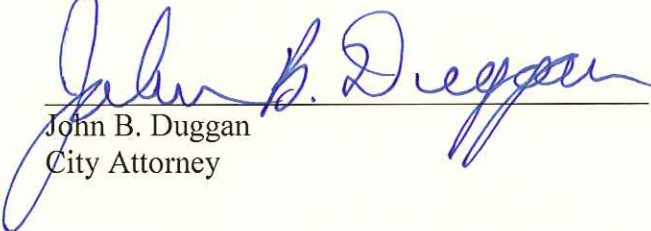
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: November 27, 2012

Second and
Final Reading: December 11, 2012

Approved as to Form:



John B. Duggan
City Attorney

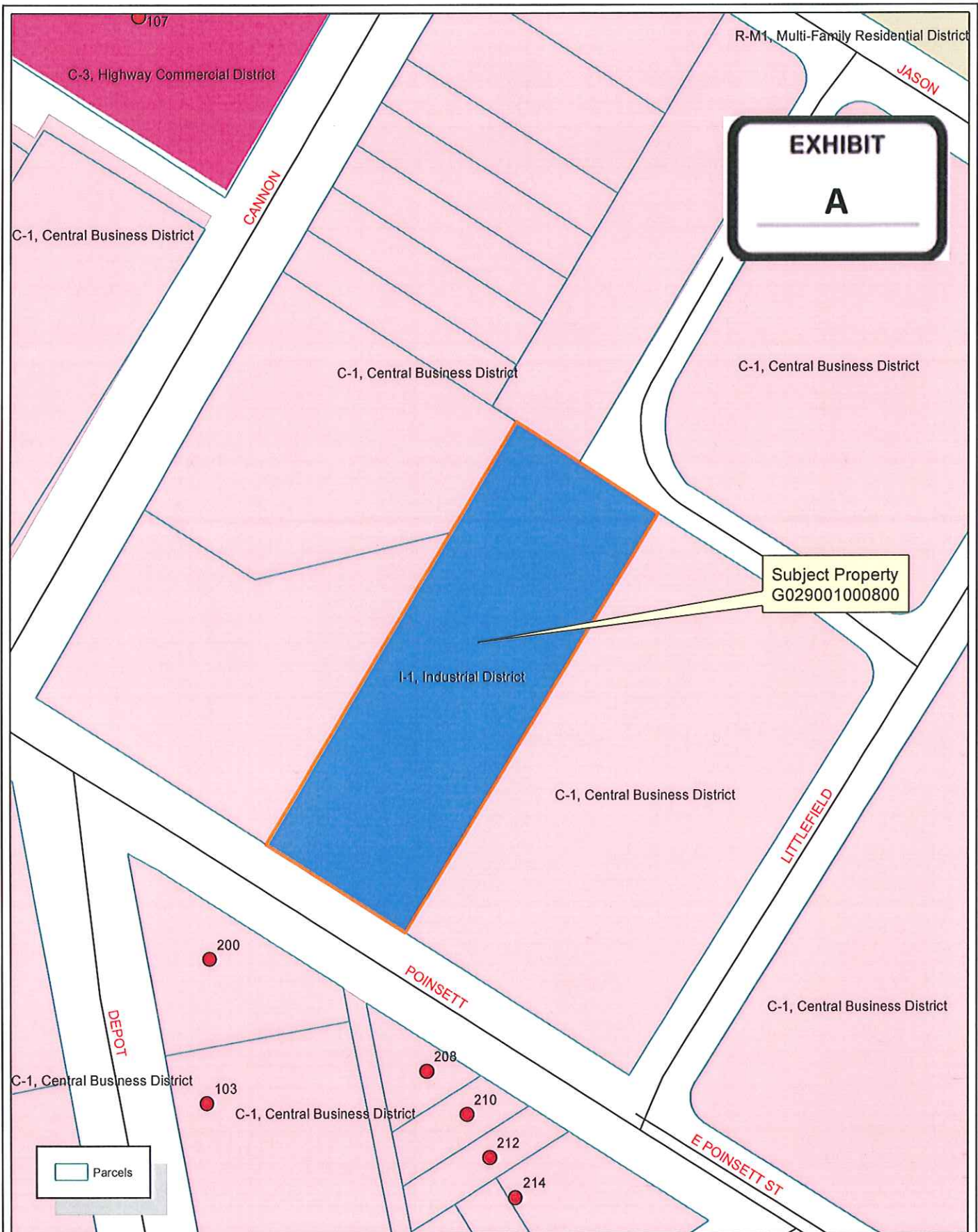


EXHIBIT
A

Subject Property
G029001000800

Parcels



RZ 2012-23



Created 11/06/2012 by City of Greer GIS

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CONSIDERATION OF APPLICATIONS

By the Planning Commission

DOCKET: RZ 2012-23
APPLICANT: City of Greer
PROPERTY LOCATION: 301 E. Poinsett Street
EXISTING ZONING: I-1, Industrial District
REQUEST: C-1, Central Business District

SIZE: 0.47 acres
COMPREHENSIVE PLAN: Greer Station (Central Business District)
RECOMMENDATION:

ANALYSIS:

RZ 2012-23

RZ 2012-23 is a rezoning request for property located along E. Poinsett Street in downtown Greer. The request is to change the zoning from I-1, Industrial to C-1, Central Business District. The property is currently a part of Greer City Park. Surrounding land uses and zoning include:

- Greer City Park zoned C-1, Central Business District, to the north;
- Greer City Park and City Hall zoned C-1, Central Business District, to the east;
- Commercial Services (Hair Salons) zoned C-1, Central Business District, to the south;
- Offices and Vacant Commercial buildings zoned C-1, Central Business District, to the west.

The subject property is surrounded by a mixture of commercial, civic, and recreational uses, including Greer City Hall and City Park, as well as multiple office, retail, and general service establishments. The property lies within the Greer Station Center designation on the Greer Future Land Use Map. According to the *One Future One Greer 2010 Comprehensive Plan*, the Greer Station Center designation calls for a mixture of residential and non-residential uses within this "unique regional center," and encourages access to cultural, entertainment, and civic functions, in addition to providing a pedestrian-friendly environment.

Based on the recommendations set forth in the Greer comprehensive plan as well as on the Greer Future Land Use Map, staff believes that the existing I-1, Industrial zoning designation is no longer appropriate for this property. In recent years, the City of Greer has encouraged redevelopment of its historic downtown central business district, and has invested public resources in this redevelopment, most notably with the development of the new Greer City Hall and City Park located on and around the subject property. Staff is also of the opinion that the proposed rezoning would bring the current use (Greer City Park) into conformance with the City of Greer Zoning Ordinance, as governmental and civic uses are permitted by right under the C-1, Central Business District designation. Due to these reasons, staff recommends approval of the request to rezone parcel G029001000800 from I-1, Industrial, to C-1, Central Business District.

STAFF RECOMMENDATION: APPROVAL

Mr. Glenn Pace represented the City of Greer.

Mr. Pace presented the information and staff's recommendations for the case.

Discussion followed.

- Property was in the original incorporation in 1876
- Zoning was adopted in 1953 and established as C-1
- Rezoned to I-1 in 1980

No one spoke in favor or in opposition of the request.

Motion was made by Mr. Jones to approve the request, seconded by Ms. Jones.

Motion to approve 6-0.