



ORDINANCE NUMBER 15-2012

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOY AND DON FOSTER LOCATED ON PALMER STREET FROM RM-1 (RESIDENTIAL, MULTI-FAMILY) TO C-2 (COMMERCIAL).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Joy and Don Foster located on Palmer Street and more clearly identified by the attached Greenville County Tax Map as Parcel Number G002000305500 containing approximately 0.7 acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on April 16, 2012.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-2 (Commercial).
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 Palmer Street and more particularly identified by the attached Greenville County Tax Map as Parcel Number

G002000305500 containing approximately 0.7 acres attached hereto as Exhibit A shall be changed from RM-1 (Residential, Multi-Family) to C-2 (Commercial).

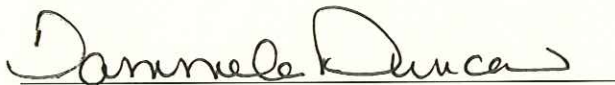
This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



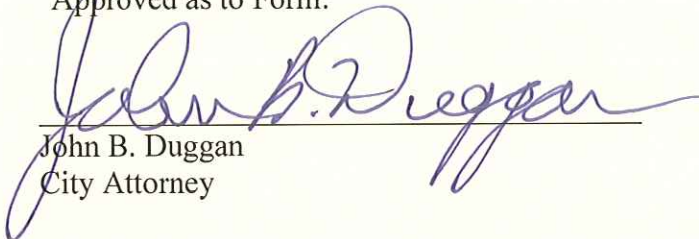
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: May 8, 2012

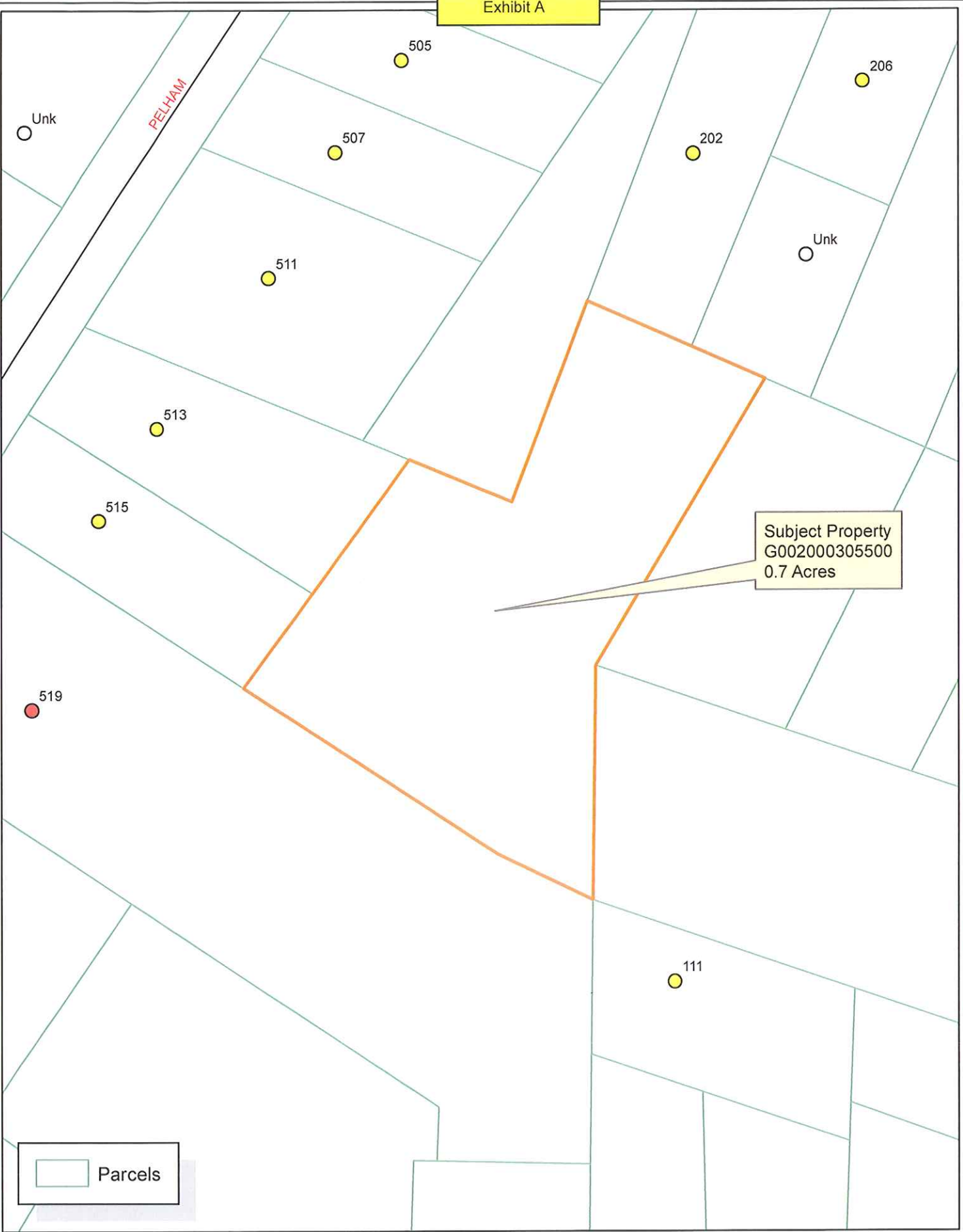
Second and
Final Reading: May 22, 2012

Approved as to Form:



John B. Duggan
City Attorney

Exhibit A



Subject Property
 G002000305500
 0.7 Acres

Parcels



RZ 2012-07



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.

DOCKET: RZ 2012-07
APPLICANT: Don and Joy Foster
PROPERTY LOCATION: Palmer Street
EXISTING ZONING: RM-1, Multi-Family Residential
REQUEST: C-2, Commercial
SIZE: .7 acres
COMPREHENSIVE PLAN: Residential Land Use 3
RECOMMENDATION:

ANALYSIS:

RZ 2012-07

RZ 2012-07 is a rezoning request for a property located off of Palmer Street. The request is to change the zoning from RM-1 to C-2. The property is currently vacant. Surrounding land use and zoning include:

- Single-Family Residential zoned RM-1 to the north;
- Single-Family Residential zoned RM-1 to the east;
- Storage Facility zoned C-2 to the south;
- Single-Family Residential zoned RM-1 to the west.

There is a mixture of residential and non-residential uses in the area. The subject property has no road frontage or access. The site is surrounded by established single-family residences to north, east, and west. The property falls within the Residential Land Use 3 designation on the Greer Future Land Use Map. This designation calls for higher density residential development. There are several C-2 uses located south of the property, including a storage facility located directly south of the subject site. The majority of C-2 uses located in the surrounding area are fronting on S. Main Street or Pelham Street.

Staff believes that there are a number of uses permitted in the C-2 classification that would be a detriment to the surrounding residential area. Due to the Future Land Use Map designation as well as the fact that the site has no access nor road frontage, staff recommends denial of the C-2 request.

STAFF RECOMMENDATION: DENIAL

Mr. and Mrs. Don Foster, owners of the property were present. Mr. Foster is a member of the Planning Commission, therefore, he recused himself from the case. Mrs. Joy Foster presented the information to the Commission.

- Parcel is unsuitable for its current residential zoning
- Southern portion of the land will be graded for parking of stored vehicles
- Ample traffic access is available via double-wide entrance off Pelham Street
- Fencing will be installed to separate from neighbors
- Neighbors have signed letters in favor of the request
- Intent is to combine this parcel with existing All Star Storage property to the south

Discussion followed.

- Type of fencing - cannot be just a 6 ft. fence....would need to be a berm with shrubbery, etc. according to the Zoning Ordinance (between residential and commercial properties)
- Access to the property....available off of Pelham Street
- Neighbors in agreement

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

Motion was made by Mr. Burton to approve the zoning request stating the property does not border a main highway or intersection and there is not a specific reason not to allow for the rezoning, and also there were no opposition from the neighbors or from the public. The motion was seconded by Ms. Jones.

Motion to approve 4-2, with Mr. Foster and Mr. Martin abstaining due to conflict of interest.