



**ORDINANCE NUMBER 14-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GEORGE AND ELENI TROUBETARIS LOCATED AT 14189 EAST WADE HAMPTON BOULEVARD FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by George and Eleni Troubetaris located at 14189 East Wade Hampton Boulevard and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-10-087.00 containing approximately 0.82 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of the property and have shown the need for such use to the Greer Planning Commission at a public hearing held on April 22, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-3 (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 property located at 14189 East Wade Hampton Boulevard more particularly identified by the attached City of Greer Map specifying

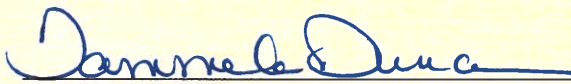
Spartanburg County Parcel Number 9-03-10-087.00 containing approximately 0.82 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to C-3 (Commercial District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: May 14, 2019

Second and  
Final Reading: May 28, 2019

Approved as to Form:

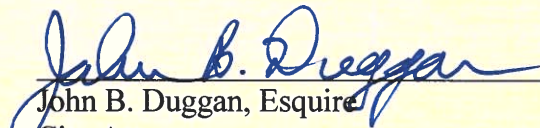
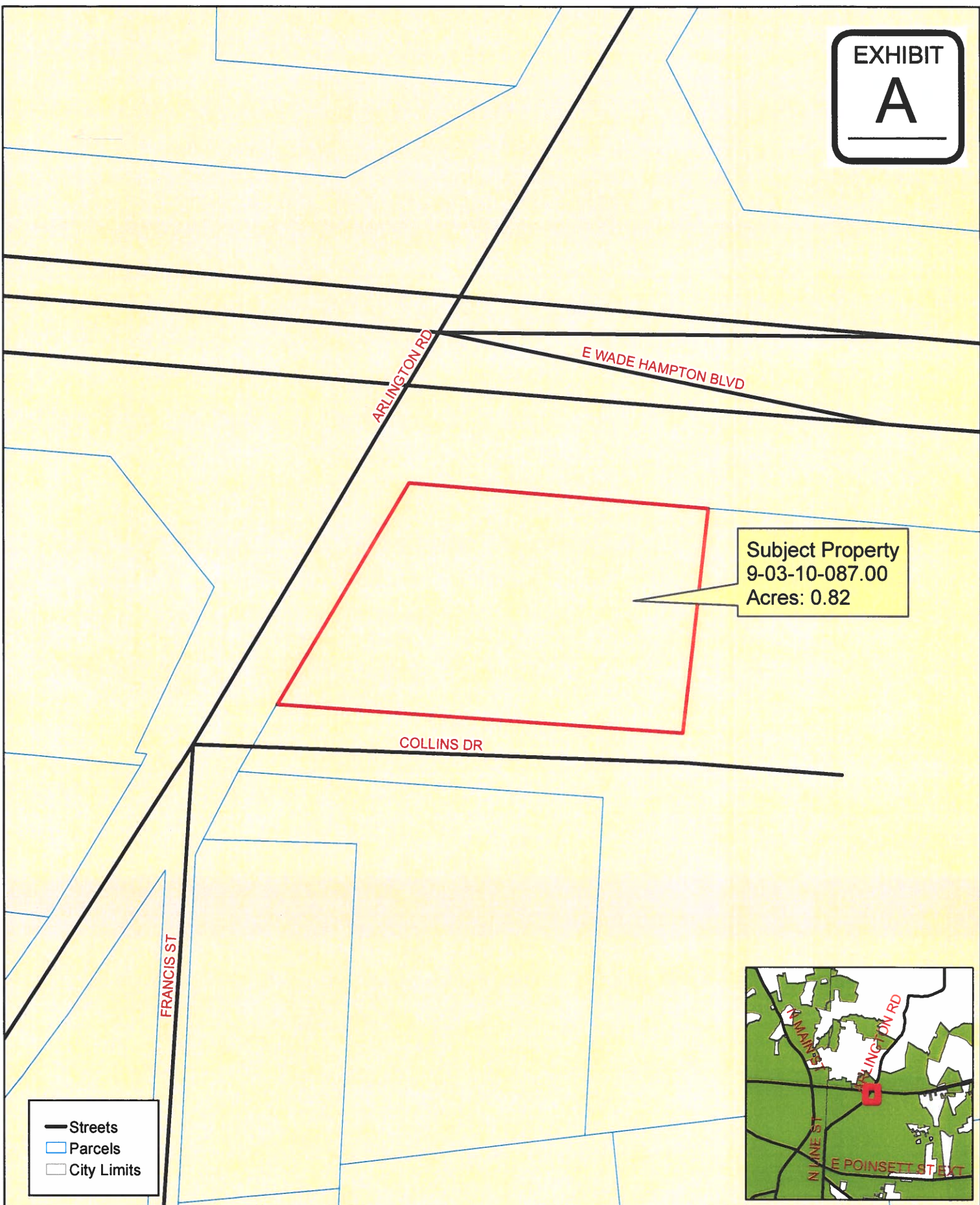
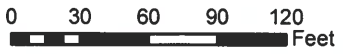
  
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**



Ordinance 14-2019



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, APRIL 22, 2019**

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**DOCKET:** RZ 2019-06

**APPLICANT:** Enterprise Leasing Company- Southeast, LLC

**PROPERTY LOCATION:** 14189 E. Wade Hampton Blvd

**TAX MAP NUMBER:** 9-03-10-087.00

**EXISTING ZONING:** C-2, Commercial

**REQUEST:** C-3, Commercial

**SIZE:** 0.82 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community off a  
Transit Oriented District Community

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**ANALYSIS:** **RZ 2019-06**

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**RZ 2019-06** is a rezoning request for a parcel located at 14189 E. Wade Hampton Blvd. The request is to rezone this parcel from C-2, Commercial to C-3, Commercial. This location has been operating as a used car lot and the purpose of the rezoning is to allow for a car rental facility.

Surrounding land uses and zoning include:

North: C-3, Commercial (Collins Corner Shopping Center)  
East: C-3, Commercial (Strip Commercial)  
South: C-2 and C-3, Commercial (Piedmont Women's Center and Nefty's Tire and Auto)  
West: C-3, Commercial (Kangaroo Express)

Annexation/Zoning/Rezoning History:

1979: Zoned to C-2, Commercial

The land use map in the Comprehensive Plan defines this property as a Transit Oriented District Community. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. This property has been operating as a Used Car Lot for a number of years. The applicant is requesting to operate a Car Rental Facility which is not allowed on properties zoned C-2, Commercial and requires C-3, Commercial. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. As such, Staff recommends approval of this rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION – Ms. Jones made a motion to approve RZ 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 3 to 0, Mr. Martin abstained.**