



ORDINANCE NUMBER 22-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY OLENA ELMORE LOCATED AT 317 PARKER STREET FROM C-2 (COMMERCIAL) TO RM-2 (RESIDENTIAL, MULTI-FAMILY DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Olena Elmore located at 317 Parker Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008000400200 containing approximately .21 +/- acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of her property and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 20, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to RM-2 (Residential, Multi-Family 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 317 Parker Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008000400200 containing approximately .21 +/- acres attached hereto

marked as Exhibit A shall be changed from C-2 (Commercial District) to RM-2 (Residential, Multi-Family 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: June 11, 2019

Second and
Final Reading: June 25, 2019

Approved as to Form:

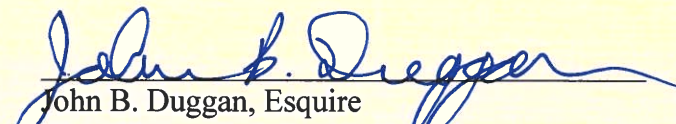
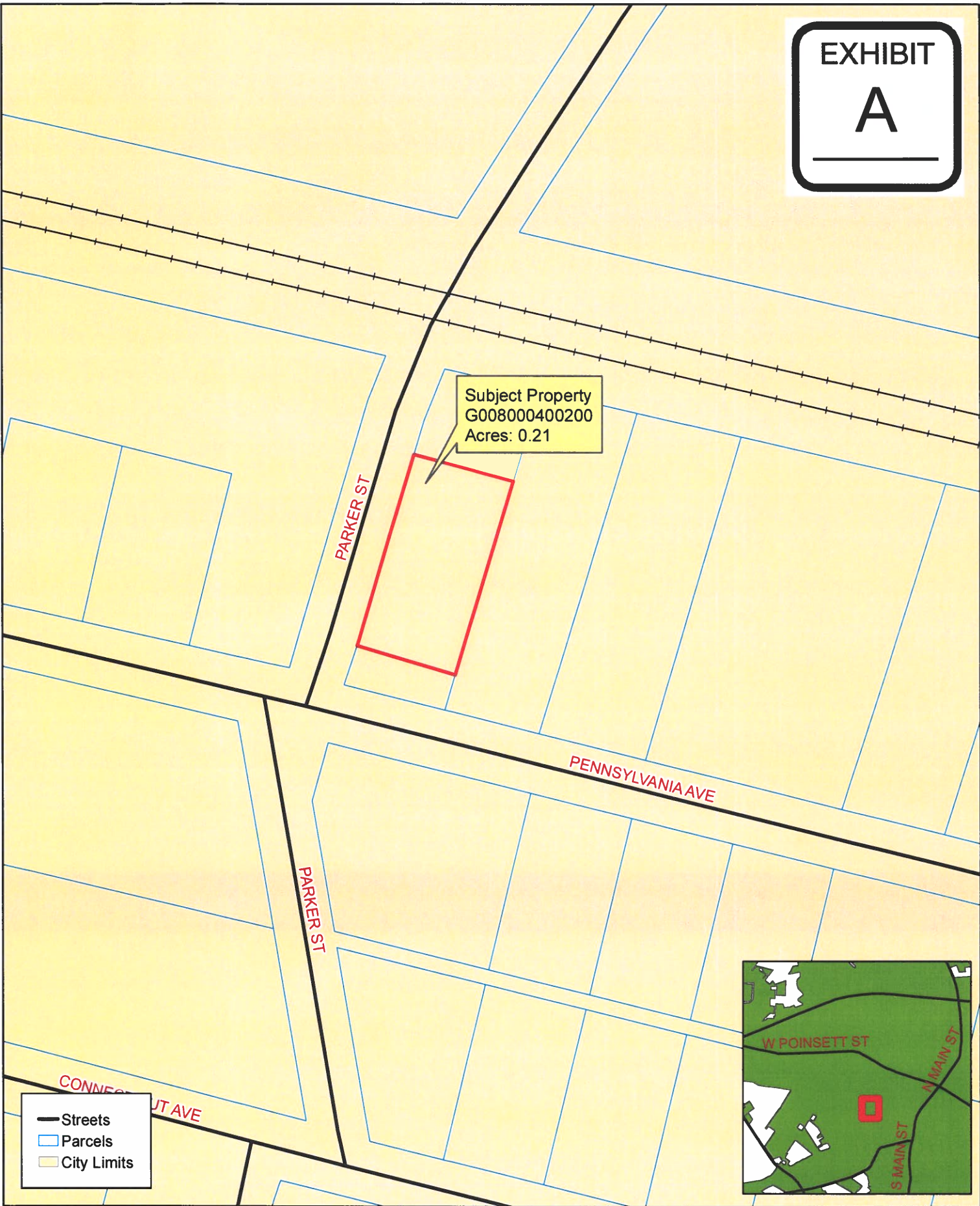
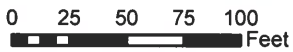

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Ordinance 22-2019



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, May 20, 2019**

DOCKET: RZ 2019-08

APPLICANT: Dennis Elmore

PROPERTY LOCATION: 317 Parker St

TAX MAP NUMBER: G008000400200

EXISTING ZONING: C-2, Commercial

REQUEST: R-M2, Multi-Family Residential

SIZE: 0.21 acres

COMPREHENSIVE PLAN: Employment Center Community adjacent to Residential Land Use 3 Community

ANALYSIS: **RZ 2019-08**

RZ 2019-08 is a rezoning request for a parcel located at 317 Parker St. The request is to rezone this parcel from C-2, Commercial to R-M2, Multi-Family Residential. This property is currently used as a residence and was considered non-conforming in use. The property owner converted a garage next to the primary residence into an additional single-family residence. This property is currently condemned and will not be able to receive a Certificate of Occupancy until the rezoning process has been approved.

Surrounding land uses and zoning include:

North: I-1, Industrial – Residential Use
East: C-2, Commercial – Vacant Business
South: R-M2, Multi-Family Residential – Vacant Building
West: R-M1, Multi Family Residential – Church Parking Lot and Single Family Residences

Annexation/Zoning/Rezoning History:

1979: Annexed and zoned C-2, Commercial

The land use map in the Comprehensive Plan defines this property as an Employment Center Community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed-use buildings to multiple- building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION Mr. Martin made a motion to approve RZ 2019-08. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.