



ORDINANCE NUMBER 32-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Community Outreach Center located on Turner Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres 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 August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-2 (Multi-Family Residential 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 classifications of property located on Turner Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres attached hereto

marked as Exhibit A shall be changed from RM-1 (Multi-Family Residential District) to RM-2 (Multi-Family Residential District).

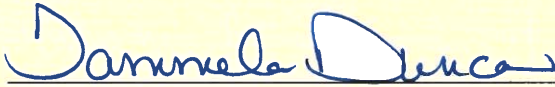
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



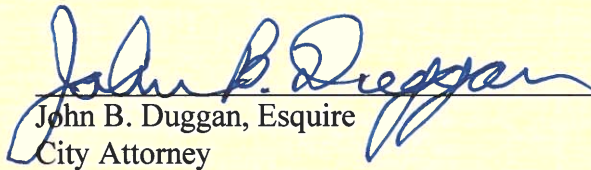
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: August 27, 2019

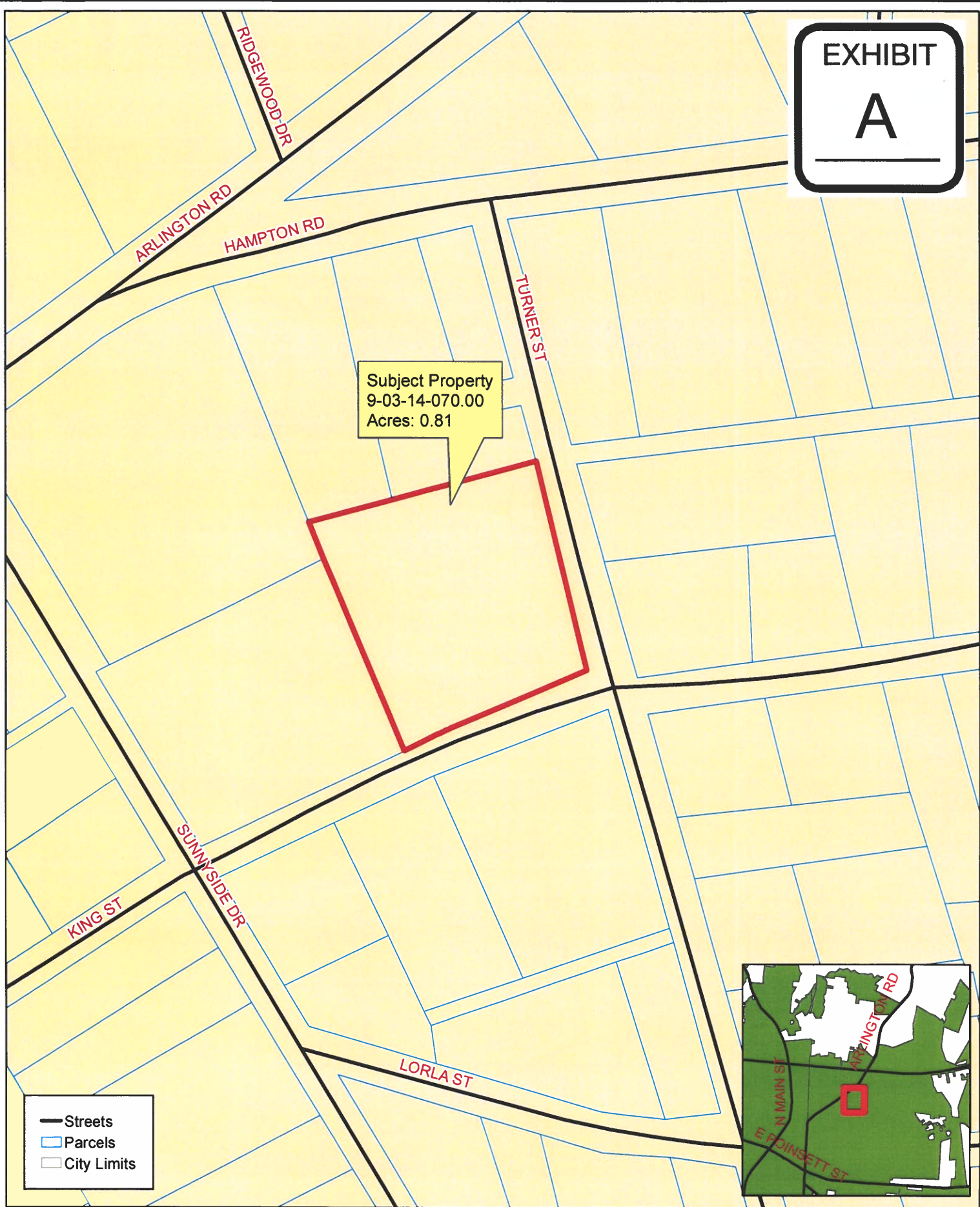
Second and
Final Reading: September 10, 2019

Approved as to Form:



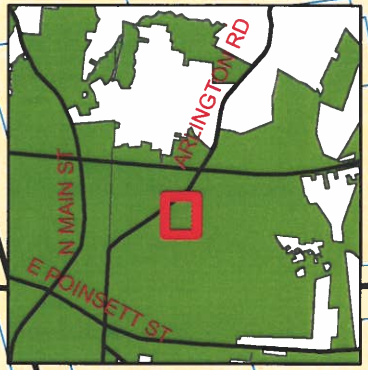
John B. Duggan, Esquire
City Attorney

EXHIBIT
A

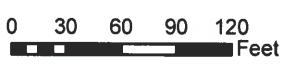


Subject Property
9-03-14-070.00
Acres: 0.81

- Streets
- ▭ Parcels
- ▭ City Limits



Ordinance 32-2019



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 MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Permit Process

Received: 7/15/19 @ 11:05

Sent: 7/15/19 @ 11:00

Date 7/15/2019

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 9-03-14-070.00

Property Address(s) Turner St

Acreage of Properties +/- .81 County Spartanburg

Applicant Information

Name Perry Dennis
 Address 108 Aster Drive
 Contact Number 864-879-4402
 Email psd4810@gmail.com

Property Owner Information
(If multiple owners, see back of sheet)

Name Greer Community Outreach Center
 Address 413 E. Poinsett St.
Greer, SC 29651
 Contact Number 864-879-4402
 Email psd4810@gmail.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to R-M2.

Existing Use: Vacant Proposed Use: 4 units

Signature(s) Perry Dennis

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed 7-15-19 Case No. RZ 2019-B
 Meeting Date 8-19-19

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 19, 2019**

DOCKET: RZ 2019-13

APPLICANT: Perry Dennis

PROPERTY LOCATION: Turner St

TAX MAP NUMBER: 9-03-14-070.00

EXISTING ZONING: R-M1, Multi-Family Residential

REQUEST: Rezone to R-M2, Multi-Family Residential

SIZE: 0.81 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community

ANALYSIS: RZ 2019-13

RZ 2019-13 is a rezoning request for a parcel located at the corner of Turner St and King St. The request is to rezone the parcel from R-M1, Multi-Family Residential, to R-M2, Multi-Family Residential, for future development.

Surrounding land uses and zoning include:

North: R-M1, Multi-Family Residential, and C-2, Commercial - Occupied
East: R-M1, Multi-Family Residential - Occupied
South: R-M1, Multi-Family Residential - Occupied
West: R-M1, Multi-Family Residential - Vacant

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community. This community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre. The applicant has stated a desire to subdivide the property into 4 lots. 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.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Holland made a motion to approve RZ 2019-13. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.