



ORDINANCE NUMBER 3-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pearce Properties located on Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- 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 January 27, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-2 (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 on Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- acres attached

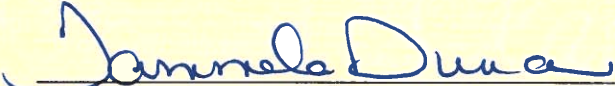
hereto marked as Exhibit A shall be changed from DRD (Design Review District) to C-2 (Commercial District).

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: February 11, 2020

Second and
Final Reading: February 25, 2020

Approved as to Form:

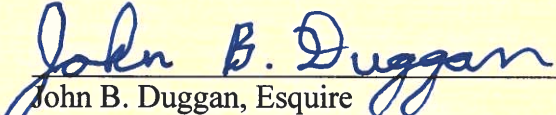
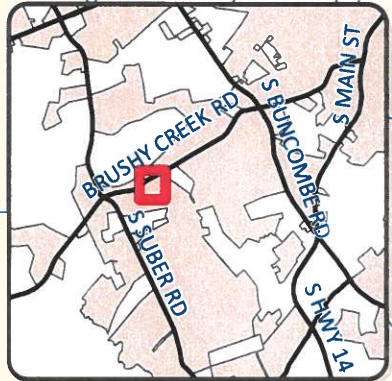
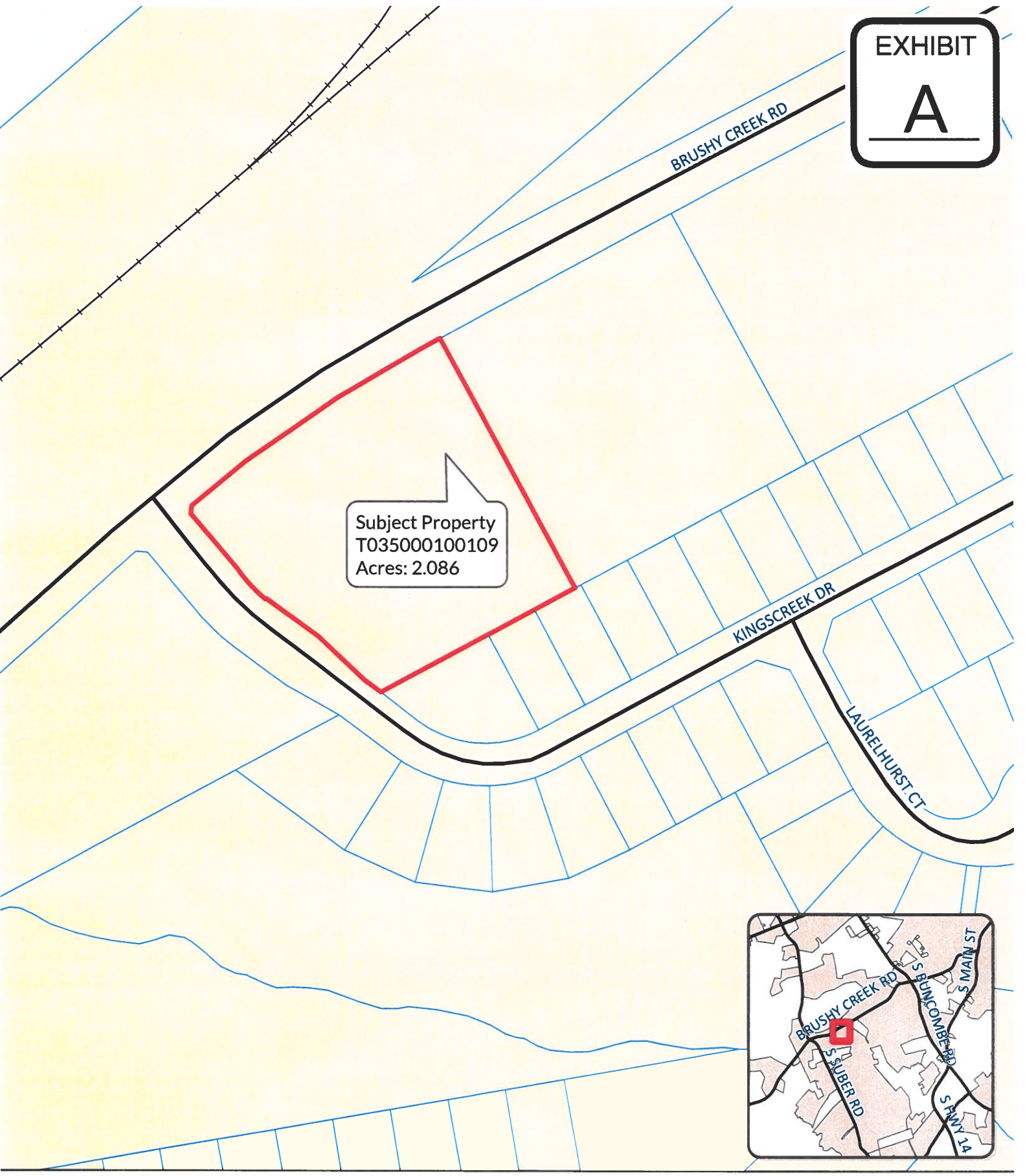
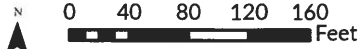

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Ordinance 03-2020



- Streets
- City Limits
- Parcels

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 SC State Plane Coordinate System using the 1983 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)**

Date 12-13-19

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

Tax Map Number(s) T 035 000 100 109
Property Address(s) BRUSHY CREEK
Acreage of Properties 2.086 ACRES County GREENVILLE

Applicant Information
Name HOPE TZ SCHMALZ
Address BHHS JOYNER COMMERCIAL
24 Vardry St GREENVILLE SC
Contact Number 864 630 0352 ²⁹⁶⁰¹
Email HOPE TZ @ joyner commercial.com

Property Owner Information
(if multiple owners, see back of sheet)
Name PEARCE PROPERTIES LLC
Address 125 ASH MORE ROAD
CREEK SC 29650
Contact Number _____
Email pearce - S @ Bell SOUTH.NET

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 DRO to C2.

Existing Use: VACANT LAND Proposed Use: OFFICE / RETAIL

Signature(s) Paul Pearce

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

OFFICE USE ONLY
Date Filed _____ Case No. _____
Meeting Date _____

See Reverse