



ORDINANCE NUMBER 20-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY CULBERTSON LAND COMPANY, WES C. CULBERTSON LOCATED AT 606 AND 610 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Culbertson Land Company, Wes C. Culbertson located at 606 and 610 North Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G016000500300 and G016000500401 containing approximately .07 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications 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 properties located at 606 and 610 North Main Street more particularly identified by the attached City of Greer Map specifying Greenville

County Parcel Number G0016000500300 and G016000500401 containing approximately .7 +/- 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: April 28, 2020

Second and
Final Reading: May 12, 2020

Approved as to Form:

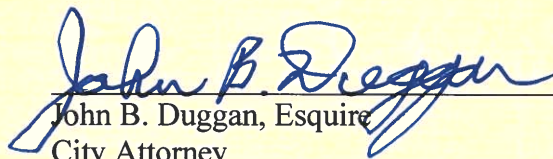
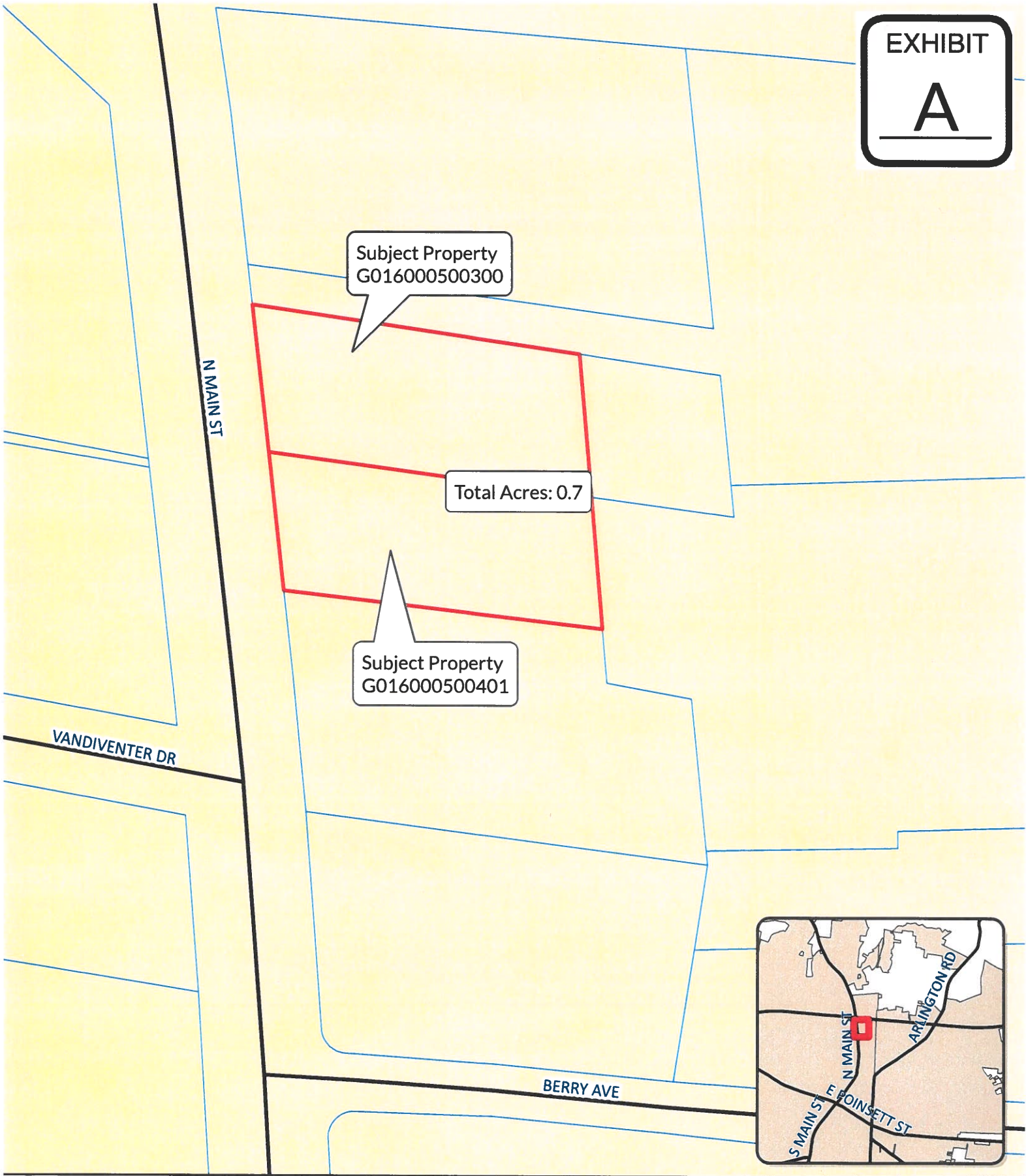
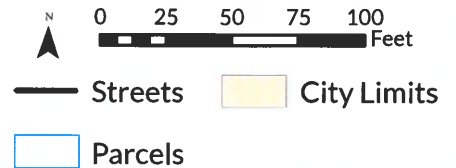

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Ordinance 20-2020

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.



Permit MAR 13 2020 @ 1:31

Received: MAR 13 2020
Sent: MAR 13 2020



**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date 12 March 2020

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

Tax Map Number(s) G016000500300/G016000500401

Property Address(s) 606 and 610 N Main Street, Greer, SC 29650

Acreage of Properties _____ County Greenville

Applicant Information

Name Sunitkumar Vashi
Address 113 Moorcroft Way
Greer, SC 29650
Contact Number (864) 787-9137
Email sunnyinvestments72@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Culbertson Land Company, Wes C. Culbertson
Address 1522 Laurens Road
Greenville, SC 29607
Contact Number (864) 449-1157
Email greenvillewash@bellsouth.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 _____ to _____.

Existing Use: C-2 vacant Proposed Use: Laundromat and Liquor Store/Party Store

Signature(s) [Handwritten Signature]

If not the property owner, an Acting Agent Authorization from _____ will be required at the time of submittal.

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

OFFICE USE ONLY

Date Filed _____


Case No. _____


Meeting Date _____

RZ20-00034

See Reverse

Complete the section below if multiple property owners

Name Culbertson Land Company
Address 1522 Laurens Rd.
Contact Number 864-449-1157
Signature 

Name Wes C. Culbertson
Address 1522 Laurens Rd.
Contact Number 864-630-0428
Signature 

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, APRIL 20, 2020**

DOCKET: RZ 20-34

APPLICANT: Sunitkumar Vashi

PROPERTY LOCATION: 606 and 610 N. Main St

TAX MAP NUMBER: G016000500300 and G016000500401

EXISTING ZONING: C-2, Commercial District

REQUEST: Rezone to C-3, Highway Commercial District

SIZE: Approximately 0.7 acres

COMPREHENSIVE PLAN: Residential Land Use 2 Community along a Transit-Oriented District and Neighborhood Corridor

ANALYSIS: **RZ 20-34**

RZ 20-34 is a rezoning request for two parcels located on N. Main St near the intersection with Wade Hampton Blvd. The request is to rezone the parcels from C-2, Commercial District to C-3, Highway Commercial District for use as a laundromat and liquor store.

Surrounding land uses and zoning include:

North: C-3, Highway Commercial District – New China restaurant
East: C-3, Highway Commercial District – Various commercial
South: C-2, Commercial District – Various commercial
West: C-2, Commercial District – Various commercial

The land use map in the Comprehensive Plan includes these two parcels within a Community Corridor, defined as a near balance of residential and non-residential uses. Land uses identified within the community corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The land use balance is about 60% residential and 40% non-residential.

The properties also fall within the boundaries of the Transit-Oriented District Corridor, which 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 non-residential development.

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. Lavender made a motion to approve RZ 20-34. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.