



ORDINANCE NUMBER 39-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY OZF LLC LOCATED ON SOUTH BEVERLY LANE FROM R-12 (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 OZF LLC located on South Beverly Lane and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000101901 containing approximately .73 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of a portion of its property be changed from R-12 (Residential District) to RM-2 (Multi-Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on July 20, 2020 which has recommended to Council that the zoning change be approved; and,

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 classification of a portion of the property located on South Beverly Lane more particularly identified by the attached City of Greer Map specifying

Greenville County Parcel Number G009000101901 containing approximately .73 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (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 Wryley Bettis

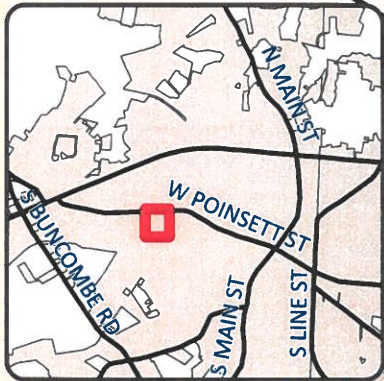
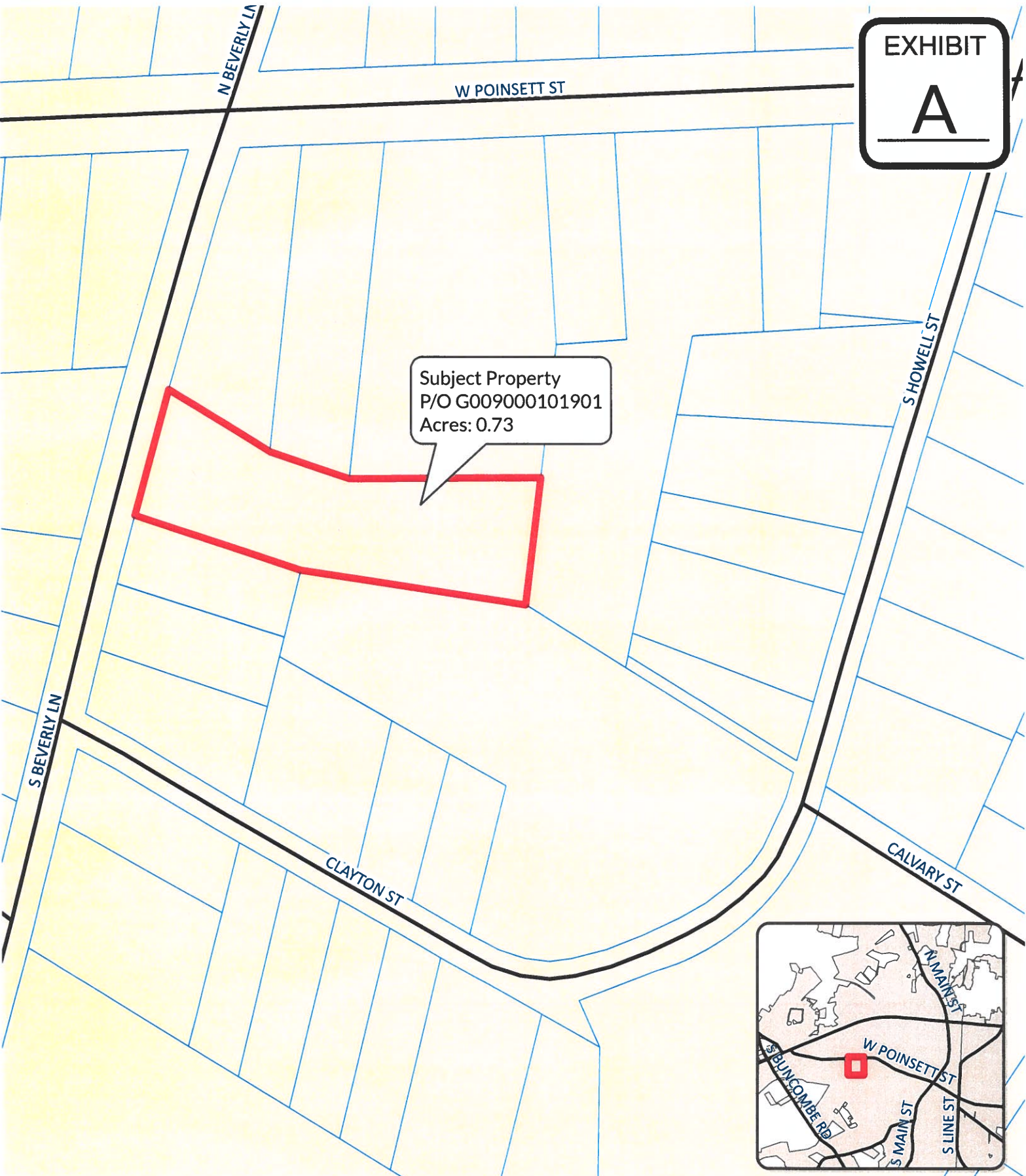
First Reading: July 28, 2020

Second and
Final Reading: August 11, 2020

Approved as to Form:


John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Ordinance 39-2020

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.





R220.0004

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

Date 6-23-2020

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

Tax Map Number(s) Portion of G009000101901

Property Address(s) S. Beverly Lane

Acreage of Properties 0.73 acres County Greenville

Applicant Information	
Name	<u>Zach Roberts</u>
Address	<u>4113 E. North Street</u> <u>Greenville, SC 29615</u>
Contact Number	<u>(864) 905-6026</u>
Email	<u>zroberts@accessrealtysc.com</u>

Property Owner Information	
<i>(If multiple owners, see back of sheet)</i>	
Name	<u>OZF LLC</u>
Address	<u>4113 E. North Street</u> <u>Greenville, SC 29615</u>
Contact Number	<u>(864) 630-0557</u>
Email	<u>nickfranchina@yahoo.com</u>

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-12 to R-M2.

Existing Use: Vacant / Raw Land Proposed Use: Duplex

Signature(s)
Zach Roberts

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

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

See Reverse

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

DOCKET: RZ 20-44

APPLICANT: Zach Roberts

PROPERTY LOCATION: S. Beverly Ln and Clayton St

TAX MAP NUMBER: P/O G009000101901

EXISTING ZONING: R-12, Single Family Residential

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

SIZE: 0.73 acres

COMPREHENSIVE PLAN: Residential Land Use 2 Community across the street
is Residential Land Use 3 Community

ANALYSIS: **RZ 20-44**

RZ 20-44 is a rezoning request for a portion of a parcel located on S. Beverly Ln. The request is to rezone the portion of the parcel that is zoned R-12, Single Family Residential to R-M2, Multi-Family Residential. The property is currently vacant but the owner's intent is to build a duplex on this portion of the property that faces S. Beverly Ln, with the remainder of the property remaining R-12, Single Family Residential.

Surrounding land uses and zoning include:

North: O-D, Office District – Various Businesses along W. Poinsett St
East: R-12, Single Family Residential - Occupied
South: R-12, Single Family Residential - Occupied
West: O-D, Office District and R-M2, Multi-Family Residential – Joshua's Way and Occupied Duplexes

The land use map in the Comprehensive Plan defines the property as a Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. While this property is located within a Residential Land Use 2 Community the center line of S. Beverly Ln transitions into Residential Land Use 3 Community. The property is located within 120 feet of a Neighborhood Corridor along Poinsett St which allows for medium and higher residential zoning classification. On the other end of S. Beverly Ln is Beverly Apartments along with Thrive Upstate which is a 12 bed community residential care facility. With the surrounding uses and zoning within this area, staff feels that R-M2, Multi-Family Residential is a compatible zoning with the area.

In accordance with the guidelines set forth in these plans and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve RZ 20-44. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.