



ORDINANCE NUMBER 45-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Victory Professional LLC located at 811 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000300101 containing approximately .195 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of its property be changed from C-2 (Commercial District) to R-7.5 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on August 17, 2020 which has recommended to Council that the zoning change be approved;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-7.5 (Single Family Residential District).

3. The proposed use is in keeping with the general character of the surrounding property.

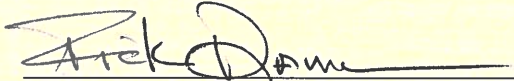
NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 811 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G009000300101 containing approximately .195 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R-7.5 (Single Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

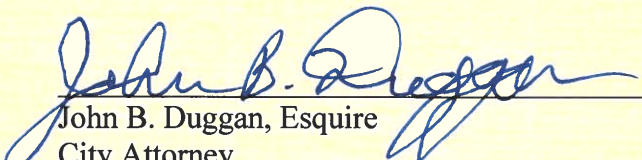

Tammela Duncan, Municipal Clerk

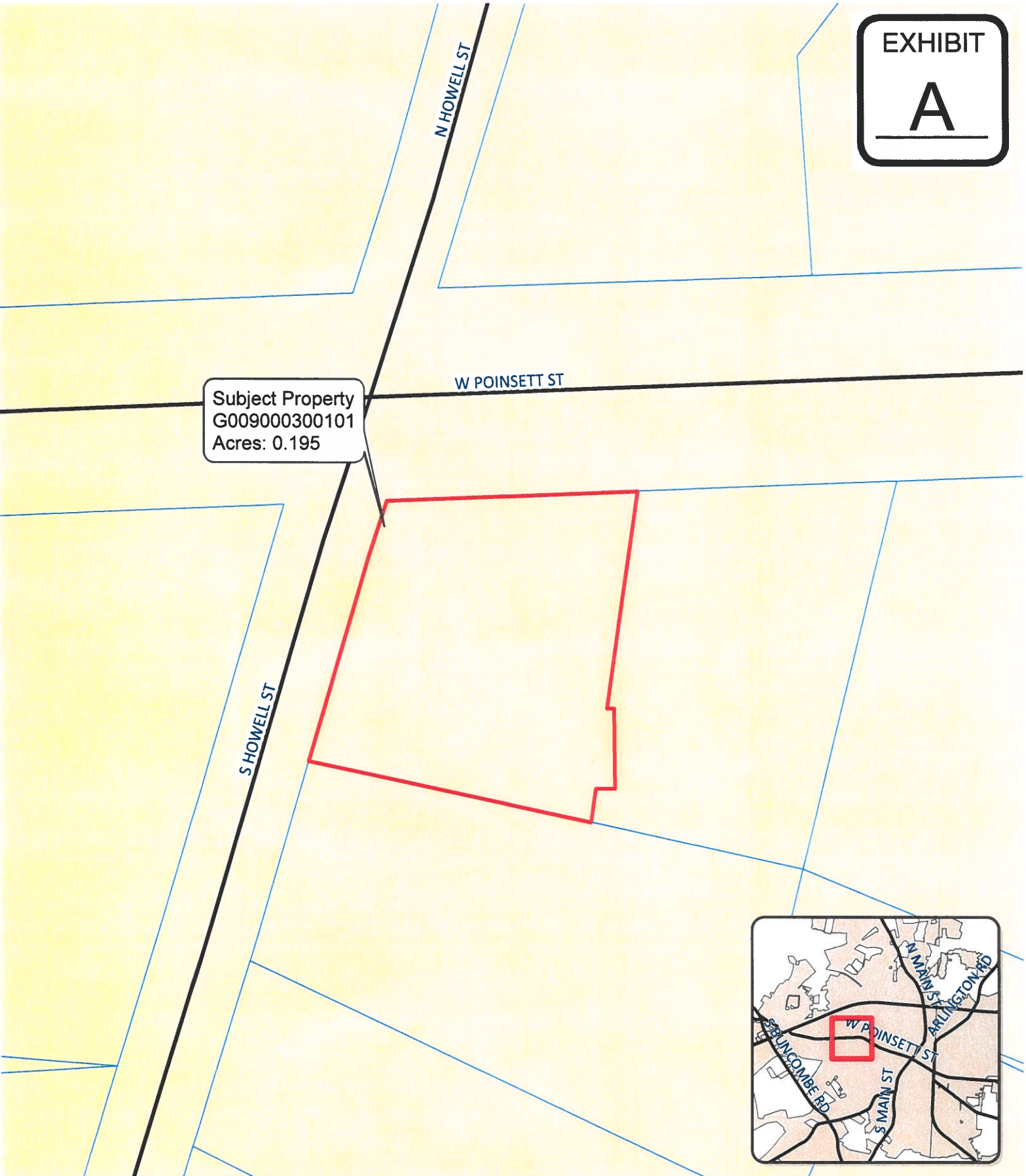
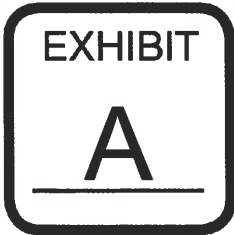
Introduced by: Councilmember Wryley Bettis

First Reading: August 25, 2020

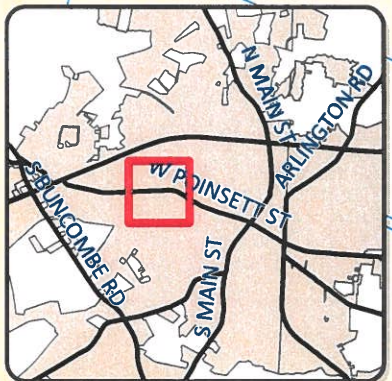
Second and
Final Reading: September 8, 2020

Approved as to Form:

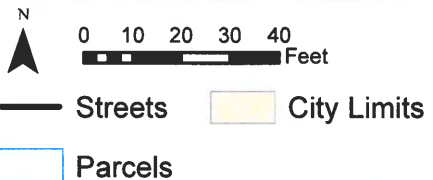

John B. Duggan, Esquire
City Attorney



Subject Property
G009000300101
Acres: 0.195



Ordinance 45-2020



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.



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

Date 07/06/2020

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

Tax Map Number(s) G009.00-03-001.01

Property Address(s) 811 W Poinsett Street, Greer, SC 29650

Acreage of Properties 0.195 or 8,508 S.F County Greenville

Applicant Information
Name <u>Victor Naranjo / Victory Professional</u>
Address <u>811 W Poinsett Street, Greer, SC 29650</u>
Contact Number <u>864 325 6238</u>
Email <u>vic-openhouse@hotmail.com</u>

Property Owner Information (If multiple owners, see back of sheet)
Name _____
Address _____
Contact Number _____
Email _____

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 X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from C-2 to R-7.5.

Existing Use: Vacant office Proposed Use: Single family residential

Signature(s) Victor Naranjo

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

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

See Reverse

Complete the section below if multiple property owners

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

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**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 17, 2020**

DOCKET: RZ 20-45

APPLICANT: Victor Naranjo

PROPERTY LOCATION: 811 W. Poinsett St

TAX MAP NUMBER: G009000300101

EXISTING ZONING: C-2, Commercial

REQUEST: Rezone to R-7.5, Single Family Residential

SIZE: 0.195 acres

COMPREHENSIVE PLAN: Residential Land Use 2 Community along a Neighborhood Corridor

ANALYSIS: **RZ 20-45**

RZ 20-45 is a rezoning request for a parcel located at 811 W. Poinsett St. The request is to rezone the parcel from C-2, Commercial to R-7.5, Single Family Residential.

Surrounding land uses and zoning include:

North: C-2, Commercial – Various Businesses
East: C-2, Commercial – Various Businesses
South: R-12, Single Family Residential - Occupied
West: O-D, Office District and R-12, Single Family Residential – Occupied

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 2 Community, which is where a large majority of the community residential areas will have this category. This property is located along a Neighborhood Corridor, which is residential in form and function but allows for some limited non-residential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in medium and higher residential zoning classification, O-D, and C-2. The land use balance is about 70% residential and 30% non-residential.

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 20-45. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.