



**ORDINANCE NUMBER 47-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Joshua Tyner located at 228 David Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-06-13-003.00 containing approximately 1.44 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of his property be changed from C-3 (Highway Commercial District) to R-12 (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-12 (Single Family Residential District).

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

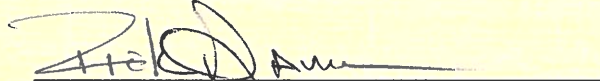
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 228 David Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel


Number 9-06-13-003.00 containing approximately 1.44 +/- acres attached hereto marked as Exhibit A shall be changed from C-3 (Highway Commercial District) to R-12 (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:


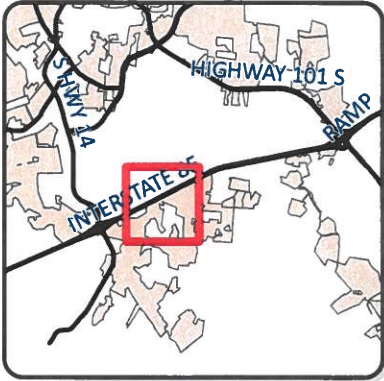
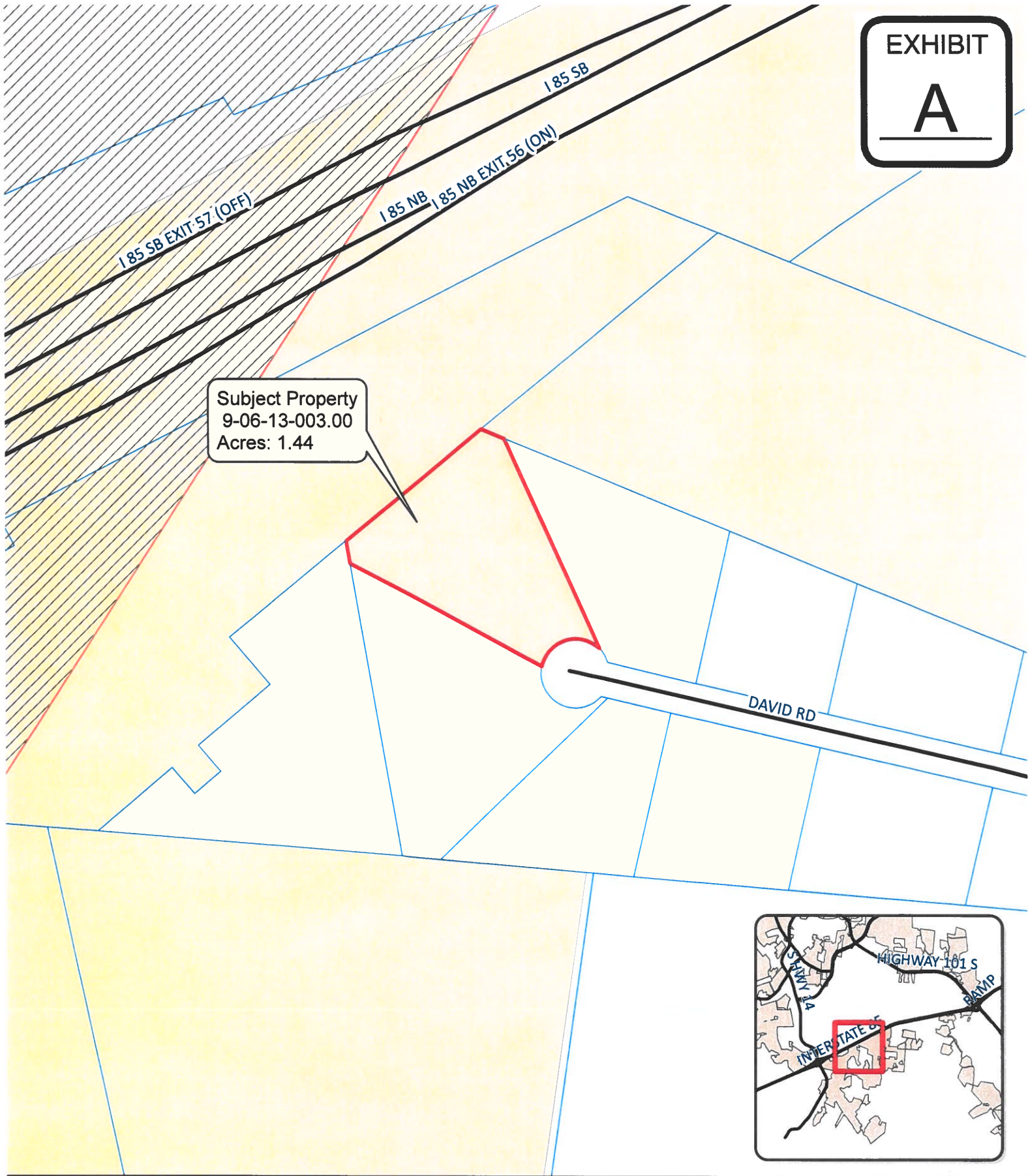
  
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**



# Ordinance 47-2020



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 7/15/2020

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

Tax Map Number(s) 9-06-13-003.00

Property Address(s) 228 David road, Greer, SC 29651

Acreage of Properties 1.44 County Spartanburg

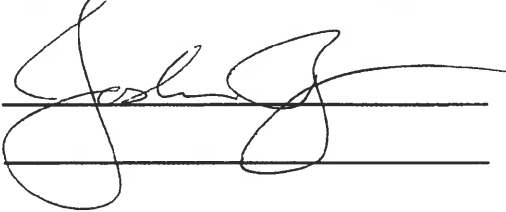
<u>Applicant Information</u>
Name <u>Joshua Tyner</u>
Address <u>220 Woodmont School Road</u> <u>Piedmont, SC 29673</u>
Contact Number <u>(864) 884-9218</u>
Email <u>Tynerjos@aol.com</u>

<u>Property Owner Information</u> <i>(If multiple owners, see back of sheet)</i>
Name <u>Joshua Tyner</u>
Address <u>220 Woodmont School Road</u> <u>Piedmont, SC 29673</u>
Contact Number <u>(864) 884-9218</u>
Email <u>Tynerjos@aol.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 C-3 Commercial to Residential R-12.

Existing Use: Vacant Property Proposed Use: Single Family Dwelling

Signature(s) 

*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](http://www.cityofgreer.org)

<u>OFFICE USE ONLY</u>	
Date Filed _____	Case No. _____
Meeting Date _____	

See Reverse

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

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**DOCKET:** RZ 20-47

**APPLICANT:** Joshua Tyner

**PROPERTY LOCATION:** 228 David Rd

**TAX MAP NUMBER:** 9-06-13-003.00

**EXISTING ZONING:** C-3, Commercial

**REQUEST:** Rezone to R-12, Single Family Residential

**SIZE:** 0.25 acres

**COMPREHENSIVE PLAN:** Employment Center Community

**ANALYSIS:** **RZ 20-47**

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**RZ 20-47** is a rezoning request for a parcel located at 228 David Rd. The request is to rezone the parcel from C-3, Commercial to R-12, Single Family Residential. This property was annexed and zoned C-3 back in 1995 and was apart of the Fulton Acres Subdivision at that time.

Surrounding land uses and zoning include:

North: R-7.5, Single Family Residential and C-3, Commercial – Overton Park Sub  
East: R-7.5, Single Family Residential (City of Greer) – Overton Park and Unzoned Spartanburg County – Fulton Acres Subdivision  
South: Unzoned Spartanburg County – Fulton Acres Subdivision  
West: Unzoned Spartanburg County – Fulton Acres Subdivision and C-3, Commercial (City of Greer) - Vacant

The land use map in the Comprehensive Plan defines the area surrounding this property as an Employment Center, these centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. This parcel was originally platted along with the rest of Fulton Acres back in 1976 as Lot 12 and only has access on David Rd which runs through the subdivision.

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 20-47. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.**