



ORDINANCE NUMBER 48-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Greenville Office Park LLC located at 220 and 240 J Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-07-09-100.00 and 9-07-09-102.00 containing approximately 0.7 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of a portion of its properties be changed from DRD (Design Review 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.

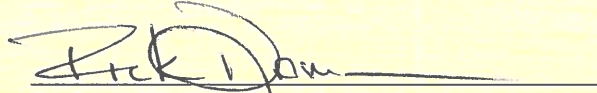
NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of a portion of properties located at 220 and 240 J Street more particularly identified by the attached City of Greer Map specifying Spartanburg


County Parcel Numbers 9-07-09-100.00 and 9-07-09-102.00 containing approximately 0.7 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review 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 Judy Albert

First Reading: August 25, 2020

Second and
Final Reading: September 8, 2020

Approved as to Form:

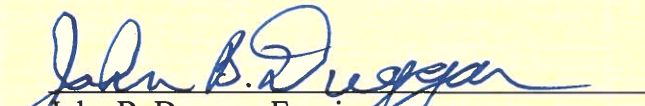
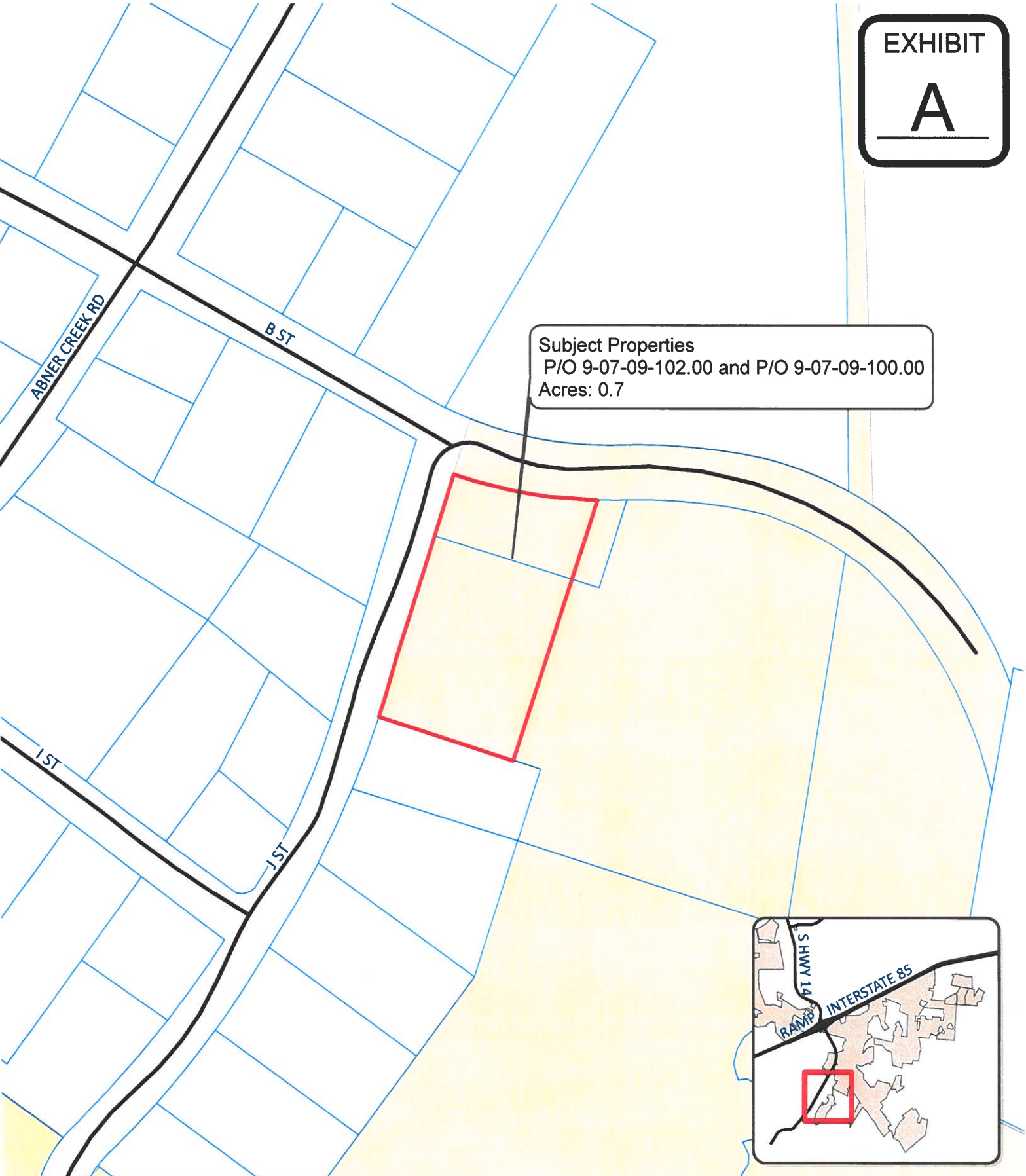
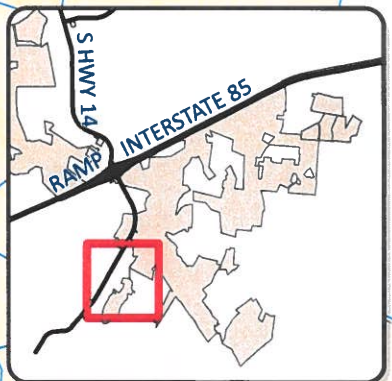

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Subject Properties
P/O 9-07-09-102.00 and P/O 9-07-09-100.00
Acres: 0.7



Ordinance 48-2020



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.

K7 20 00048



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

Date 7/24/2020

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

Tax Map Number(s) Portion of 9-07-09-102.00 & Portion of 9-07-09-100.00

Property Address(s) 240 J Street & 220 J Street

Acreage of Properties Roughly 0.7 acres County Spartanburg

<u>Applicant Information</u>	
Name	<u>CJN LLC</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>

<u>Property Owner Information</u> <i>(If multiple owners, see back of sheet)</i>	
Name	<u>Greenville Office Park LLC</u>
Address	<u>4113 E. North Street</u> <u>Greenville, SC 29615</u>
Contact Number	<u>(864) 630-0557</u>
Email	<u>Nick.franchina@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 DRD to R7.5

Existing Use: For Future Home Development Proposed Use: Future Home Development

Signature(s)

All zoning classifications, permitted uses and fees are available at 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**

DOCKET: RZ 20-48

APPLICANT: CJN, LLC – Zach Roberts

PROPERTY LOCATION: 220 and 240 J Street

TAX MAP NUMBER: P/O 9-07-09-102.00 and P/O 9-07-09-100.00

EXISTING ZONING: DRD, Design Review District

REQUEST: Zone to R-7.5, Single Family Residential

SIZE: 0.70 acres

COMPREHENSIVE PLAN: Near Residential Land Use 2 Community and a Regional Corridor

ANALYSIS: RZ 20-48

RZ 20-48 is a rezoning request for a portion of two parcels that are located at 220 and 240 J Street. The property is currently part of the approved subdivision River Reserve at Pelham, the applicant is wishing to create three lots that will face J Street and develop these properties with single family residences that are not a part of the River Reserve at Pelham.

Surrounding land uses and zoning include:

North: Unzoned Spartanburg County – Occupied Residences
East: DRD, Design Review District – River Reserve at Pelham
South: Unzoned Spartanburg County – Occupied Residences
West: Requested R-7.5 and Unzoned Spartanburg County

The land use map in the Comprehensive Plan defines the area near these parcels as Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. The property is also near a Regional Corridor, which are primarily nonresidential in use. Intensity of traffic, speed, and use is usually the highest in the community. Normally, these corridors have a minimum of four lanes. The corridor width is about 300 feet from the street centerline, 600 foot width in total. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% nonresidential. These lots are a part of the Pelham Mill Village that was platted back in 1942, the lots within this community vary from 7,000 sqft to almost an acre therefore the requested R-7.5 zoning is not out of character for the area.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the requested R-7.5, Single Family Residential zoning.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve RZ 20-48. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.