



**ORDINANCE NUMBER 17-2016**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MOLOR PROPERTIES LOCATED AT 414 JONES AVENUE FROM I-1 (INDUSTRIAL) TO RM-2 (RESIDENTIAL – MULTI-FAMILY).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Molor Properties located at 414 Jones Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G006000100800 and G006000100801 containing approximately 11 acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 16, 2016.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to RM-2 (Residential – Multi-Family).

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

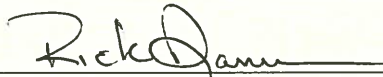
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of the property located at 414 Jones Avenue and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G006000100800 and G006000100801 containing approximately 11

acres attached hereto as Exhibit A shall be changed from I-1 (Industrial) to RM-2 (Residential – Multi-Family).

This ordinance shall be effective immediately upon second reading approval.

**CITY OF GREER, SOUTH CAROLINA**



Richard W. Danner, Mayor

**ATTEST:**



Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: June 14, 2016

Second and  
Final Reading: June 28, 2016

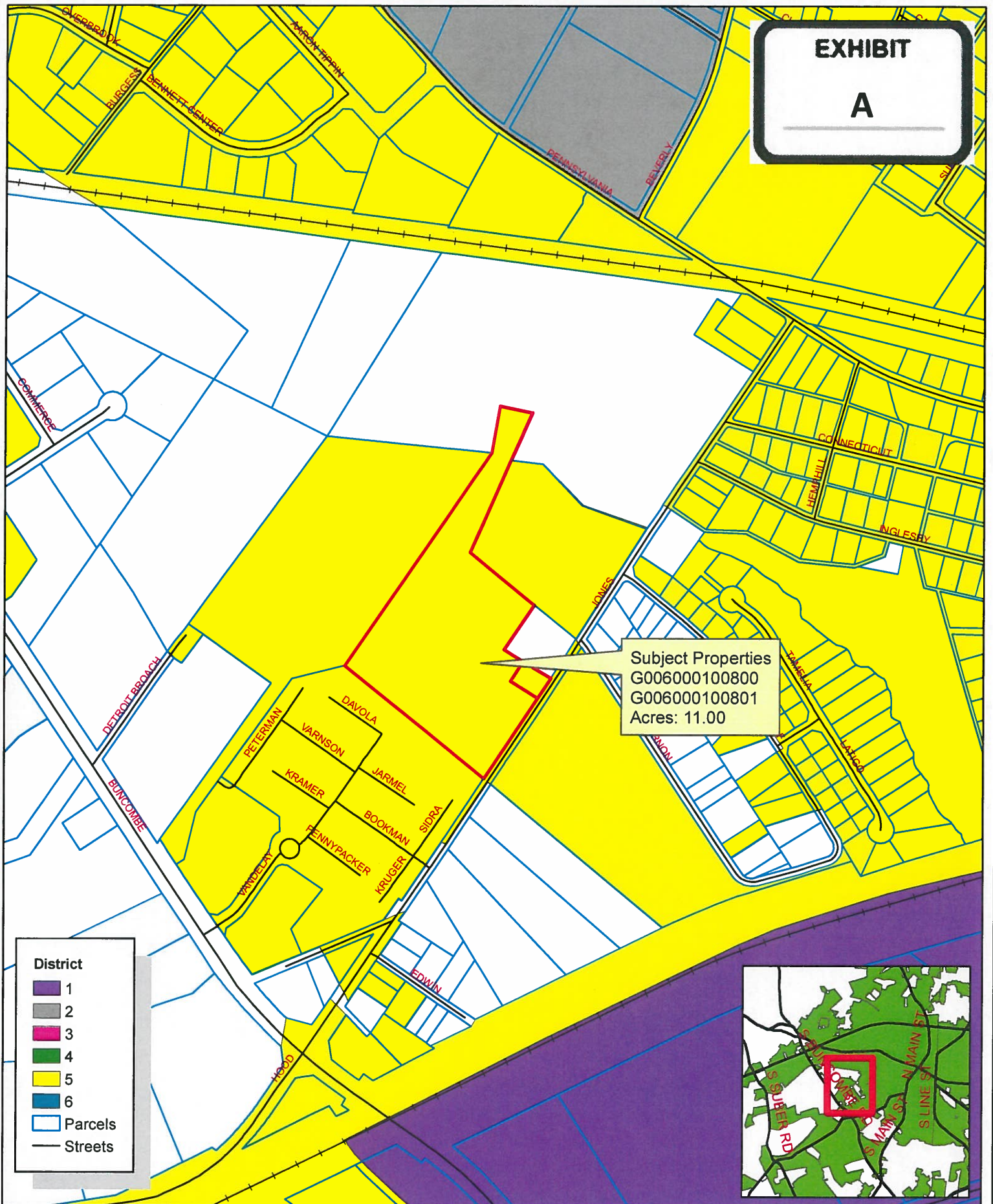
Approved as to Form.



John B. Duggan  
City Attorney

**EXHIBIT**

**A**

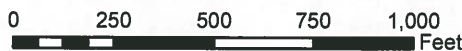


Subject Properties  
G006000100800  
G006000100801  
Acres: 11.00

- District**
- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - Parcels
  - Streets



**Ordinance 17-2016**



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 South Carolina State Plane Coordinate System using the 1983 adjustment of the 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 REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 16, 2016**

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**DOCKET:** RZ 2016-17

**APPLICANT:** Molor Properties

**PROPERTY LOCATION:** 414 Jones Avenue

**TAX MAP NUMBER:** G006000100801, G006000100800

**EXISTING ZONING:** I-1, Industrial, PD-I, Planned Development Industrial

**REQUEST:** RM-2, Multifamily Residential

**SIZE:** 11 acres approximately

**COMPREHENSIVE PLAN  
RECOMMENDATION:** Residential Land Use 3

**ANALYSIS:** RZ 2016-17

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**RZ 2016-17** is a rezoning request for property located at 414 Jones Avenue which intersects South Buncombe Road. The request contains two parcels that are requesting a change in zoning from I-1, Industrial and PD-I, Planned Development Industrial to RM-2, Multifamily Residential. Surrounding land use and zoning include:

Multifamily development zoned RM-2 in the City of Greer to the north;  
A single-family dwelling zoned I-1 in Greenville County, and vacant land zoned RM-2 in the city to the east;  
El Bethel Baptist Church zoned PD-I, Planned Development Industrial in the city to the south; and  
Multifamily Development zoned RM-2 in the City of Greer to the west.

The proposed rezoning request is compatible with recent development activity in the area and surrounding zoning. The RM-2 zoning would also be compatible with the Residential Land Use 3 future land use recommendation in the City's Comprehensive Plan.

**STAFF RECOMMENDATION:** APPROVAL

**ACTION – RZ 2016-17**

Motion made by Mr. Martin to approve, seconded by Ms. Jones.  
Motion carried 6-0