ORDINANCE NUMBER 20-2016

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY JOY AND DON FOSTER LOCATED AT 721 A SOUTH MAIN STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain portion of property owned by Joy and Don Foster located at 721 A South Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000302101 containing approximately .01 acre attached hereto marked as Exhibit A and the attached plat marked as exhibit B.

1. The owners desire to change the zoning classification of the portion of property and have shown the need for such use to the Greer Planning Commission at a public hearing held on June 20, 2016.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-2 (Commercial 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 the portion of property located at 721 A South Main Street and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000302101 containing approximately .01 acre attached hereto as Exhibit A shall be changed from RM-1 (Residential Multi-Family District) to C-2 (Commercial District).

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: July 12, 2016

Second and Final Reading: July 26, 2016

Approved as to Form:

John B. Duggan
City Attorney
EXHIBIT B

SITE

PALMER STREET

MADISON AVE.

POPLAR DRIVE

CAMPBELL STREET

N/F
JOYCE J. FOSTER
TMS G002000302100
DB 2180-1150
PB 6R-14

.01 Portion of 1.07 acres

TRACT "B"
451 S.F.
0.01 AC.
TO BE COMBINED WITH
TAX PARCEL G002000302101

N/F
HIS WILL, LLC
TMS G002000302101
DB 2178-1191
PB 50-0, P.39

N/F
SIMON MALONADO
TMS G002000304501
DB 2002-643
PB 36-X-65

N/F
GEORGE W. RUSHTON
TMS G002000304600
DB 564-500
PB P-33

CAMPBELL STREET
40' R/W

NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL
EASEMENTS, ORDINANCES, RIGHTS-OF-WAY,
COVENANTS AND RESTRICTIONS,Recorded OR
UNRECORDED, THAT MAY APPLY.
2. ALL IPF/EPS ARE NO. 4 REBAR UNLESS
OTHERWISE NOTED.
ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JUNE 20, 2016

DOCKET: RZ 2016-19
APPLICANT: Her Will LLC
PROPERTY LOCATION: 721 A South Main Street
TAX MAP NUMBER: G002000302101 (portion)
EXISTING ZONING: RM-1, Multifamily Residential
REQUEST: C-2, Commercial District
SIZE: .01 acres approximately
COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 3 and located along a Community Corridor

RZ 2016-19 and RZ 2016-20 are two zoning requests submitted by the All Star Storage business for the purposes of expanding their current operations to allow for better vehicle access and parking. RZ 2016-19 is located on the southeastern portion of their property. Surrounding land use and zoning include:

Part of the All Star Storage facilities zoned C-2, Commercial to the north;
Single-family homes located along Campbell Avenue zoned RM-1, Multifamily, to the east;
A U Haul truck rental operation zoned C-2, Commercial, to the south; and
Vacant land which is part of the Maple Creek Estates development, and single-family development zoned RM-1, Multifamily Residential, to the west.

The proposed rezoning will have minimal impact if any on the single-family area to the east. The rezoning is consistent with the Community Corridor Land Use designation which allows for a mixture of a higher density residential development and commercial and office development pattern.

STAFF RECOMMENDATION: APPROVAL

ACTION – RZ 2016-19
Motion made by Mr. Montgomery to approve, seconded by Ms. Traenkle
Motion carried 4-0