ORDINANCE NUMBER 21-2016

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY JOY AND DON FOSTER LOCATED ON PALMER 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 property owned by Joy and Don Foster located on Palmer Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000303100 containing approximately 0.14 acre portion combined with Greenville County Parcel Number G00200030500 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 on Palmer Street and more particularly identified by the attached City of Greer Map specifying Greenville
County Parcel Number G002000303100 containing approximately 0.14 acre portion combined with Greenville County Parcel Number G00200030500 attached hereto marked 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
0.14 Portion of 0.31 ac.
As mentioned in the staff report for RZ 2016-19, the intent of this rezoning request is to provide additional vehicular access as well as parking for the All Star Storage Business. This property is located on the northern section of the storage business operations. It currently is an unpaved access off of Palmer Street heading south into the All Storage Business location. The applicant only wants to rezone the southern portion of this strip which would be directly contiguous to the business property line to the east, and would only extend northward to the existing gated entrance to the business. Therefore this “commercial” strip would not extend all the way to Palmer Street. Staff believes that if the proposed C-2 zoning went to Palmer Street it would have a detrimental effect to the new and redevelopment residential activity going on as a part of a successful revitalization effort in the community. Surrounding land use and zoning include:

Single-family homes zoned R-7.5, Single-family residential, and RM-1, Multifamily to the north;  
Single-family homes zoned RM-1, Multifamily Residential, to the east;  
The All Star Storage Business zoned C-2, Commercial, to the south; and  
Single-family homes zoned RM-1, Multifamily Residential, to the west.

Since this rezoning is only for the part of the property that extends no further north than the current northern boundary of the All Star Storage business, staff believes that this rezoning would have very minimal impact on the surrounding residential development.

STAFF RECOMMENDATION: APPROVAL

ACTION – RZ 2016-20  
Motion made by Mr. Montgomery to approve, seconded by Ms. Traenkle  
Motion carried 4-0