ORDINANCE NUMBER 17-2014

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES LOCATED ON FOXFIELD WAY AND CHANDLER ROAD FROM PD (PLANNED DEVELOPMENT) TO R-5 (RESIDENTIAL PATIO HOME DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties located on Foxfield Way and Chandler Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G018000507000, G018000505400, G018000506900, G018000506800, G018000505600, G018000505700, G018000506700, G018000505900, G018000506600, G018000506000, G018000506500, G018000506100, G018000506400, G018000506200, G018000506300, G018010105900, G018000505500, G018000505800, G018010105700, G018010105800, G018010106100, G018000500600 and G019000103502 containing approximately 15.0 acres attached hereto marked as Exhibit A.

1. The City of Greer Planning and Zoning Division desires to change the zoning classification of the properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on June 16, 2014.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-5 (Residential Patio Home 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 properties located on Foxfield Way and Chandler Road and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G018000507000, G018000505400, G018000506900, G018000506800, G018000505600, G018000505700, G018000506700, G018000505900, G018000506600, G018000506000, G018000506500, G018000506100, G018000506400, G018000506200, G018000506300, G018010105900, G018000505500, G018000505800, G018010105700, G018010105800, G018010106100, G018000500600, and G019000103502 containing approximately 15.0 acres attached hereto as Exhibit A shall be changed from PD (Planned Development) to R-5 (Residential Patio Home District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin
First Reading: June 24, 2014
Second and Final Reading: July 8, 2014

Approved as to Form:

[Signature]
John B. Duggan
City Attorney

Ordinance Number 17-2014
Rezoning Foxfield Way and Chandler Rd
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DOCKET: RZ 2014-11

APPLICANT: City of Greer Planning and Zoning Division

TAX MAP NUMBER: G018000507000, G018000505400, G018000506900, G018000506800, G018000505600, G018000505700, G018000506700, G018000505900, G018000506600, G018000506000, G018000506500, G018000506100, G018000506400, G018000506200, G018000506300, G018000505500, G018000505800, G01800050105700, G01800050105800, G01800050106100, G018000500600, G019000103502

PROPERTY LOCATION: Foxfield Way at Chandler Drive

EXISTING ZONING: PD, Planned Development

REQUEST: R-5, Residential Patio Home District

SIZE: ~15.0 acres

COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 3

ANALYSIS: RZ 2014-11

RZ 2014-11 is a rezoning request for portions of the Foxfield Subdivision. These properties have been partially developed with single family detached patio homes and single family attached townhomes; approximately 12 acres of undeveloped open space remains. Surrounding land uses and zoning consist of:

North: Single family detached townhomes zoned PD, Planned Development, in the City of Greer, and undeveloped property zoned R-7.5, Residential, in the City of Greer;

South: A multifamily residential apartment community zoned R-M1, Residential Multi-family, in the City of Greer, and Chandler Creek Elementary School, zoned R-20, Residential, in the City of Greer;

East: Single family detached townhomes zoned PD, Planned Development, in the City of Greer, and large lot single family residential uses, Unzoned, in Greenville County;

West: A multifamily residential apartment community zoned R-M2, Residential Multi-family, in the city of Greer, and large lot single family residential uses, Unzoned, in Greenville County.

Section 5:13.5 Failure to Submit a Final Development Plan states “Approval of a PD District granted by City Council shall be valid for 1 year, at the end of which time a Final Development Plan must be submitted. Prior to the expiration of the approval, the Zoning Administrator shall submit a progress report to Council on the status of the development. One year extension(s) may be granted by City Council. If an extension(s) is not granted, City Council may rezone the property to its original classification in accordance with Article 11”.

Based on recommendations set forth in the Greer Comprehensive Plan, as well as the existing character of the area, staff feels that the R-5, Residential (Patio Home) District, designation is appropriate at this location. Therefore, staff recommends approval of the request to rezone parcels G018000507000, G018000505400, G018000506900, G018000506800, G018000505600, G018000505700, G018000506700, G018000505900, G018000506600, G018000506000, G018000506500, G018000506100, G018000506400, G018000506200, G018000506300, G01800050105900, G018000505500, G018000505800, G01800050105700, G01800050105800, G01800050106100, G018000500600, and G019000103502 from PD, Planned Development, to R-5, Residential (Patio Home) District.

STAFF RECOMMENDATION: APPROVAL