ORDINANCE NUMBER 28-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY SEPA, ENTERPRISES, LLC. LOCATED ON FREEMAN FARM ROAD FROM C-3 (COMMERCIAL) AND I-1 (INDUSTRIAL) TO R-7.5 (RESIDENTIAL, SINGLE FAMILY DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by SEPA Enterprises, LLC. located on Freeman Farm Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-011.00 containing approximately 6.5 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of a portion of their property and has shown the need for such use to the Greer Planning Commission at a public hearing held on June 17, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-7.5 (Residential, Single Family 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 property located on Freeman Farm Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-011.00 containing approximately 6.5 +/- acres attached
hereto marked as Exhibit A shall be changed from C-3 (Commercial District) and I-1 (Industrial) to R-7.5 (Residential, Single Family District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Kimberly Bookert

First Reading: July 9, 2019

Second and Final Reading: July 23, 2019

Approved as to Form:

[Signature]
John B. Duggan, Esquire
City Attorney
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 4/15/19

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

Tax Map Number(s) 5-28-00-011.00 (part) Survey to be provided

Property Address(s) Freeman Farm Road

Acreage of Properties +/-6.5 Acres County Spartanburg

Applicant Information
Name Mark III Properties (Jay Beeson)
Address 170 Camelot Dr, #C
Spartanburg, SC 29301
Contact Number 864-595-1735
Email jay@markiiiiproperties.com

Property Owner Information
(If multiple owners, see back of sheet)
Name SEPA Enterprises, LLC
Address 1085 Thousand Oaks Blvd
Greenville, SC 29607
Contact Number 864-848-4175
Email pedro@broadwaylights.com

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 X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-3/I-1 to R-7.5.

Existing Use: Vacant Proposed Use: Single-family residential

Signature(s) ________________________________

Pedro A. Romero (Co-Owner - Property Seller)

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed ____________________________
Case No. ____________________________
Meeting Date ____________________________

See Reverse
DOCKET: RZ 2019-09

APPLICANT: Mark II Properties – Jay Beeson

PROPERTY LOCATION: Freeman Farm Rd

TAX MAP NUMBER: P/O 5-28-00-011.00

EXISTING ZONING: C-3, Commercial / I-1, Industrial

REQUEST: R-7.5, Single Family Residential

SIZE: 6.5 acres

COMPREHENSIVE PLAN: Employment Center

ANALYSIS: RZ 2019-09

RZ 2019-09 is a rezoning request for a portion of a parcel located on Freeman Farm Rd. The request is to rezone this parcel from C-3, Commercial / I-1, Industrial to R-7.5, Single Family Residential. This portion of the property will be combined with parcel 9-06-00-006.00 which was rezoned in 2018 to R-7.5, Single Family Residential for the subdivision know as Overton Park, which received Preliminary Plat approval in August of 2018.

Surrounding land uses and zoning include:

North: Unzoned ( Spartanburg County) and I-85
East: S-1, Services – Vacant
South: R-7.5, Single Family Residential (City of Greer) – Vacant-Overton Park
West: Unzoned ( Spartanburg County) – Single Family Residences

Annexation/Zoning/Rezoning History:

1995: Annexed and zoned C-3, Commercial and I-1, Industrial

The land use map in the Comprehensive Plan defines this property as an Employment Center Community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city’s zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval
ACTION Mr. Lavender made a motion to approve RZ 2019-09. Mrs. Jones seconded the motion. The motion carried with a vote of 6 to 0.