ORDINANCE NUMBER 32-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Community Outreach Center located on Turner Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-2 (Multi-Family Residential 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 classifications of property located on Turner Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres attached hereto
marked as Exhibit A shall be changed from RM-1 (Multi-Family Residential District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tamnela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: August 27, 2019

Second and Final Reading: September 10, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney
Subject Property
9-03-14-070.00
Acres: 0.81

Ordinance 32-2019

The City of Greer Planning/Zoning Department
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City of Greer Planning/Zoning Department.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Tax Map Number(s)  9-03-14-020.00
Property Address(s) Turner St
Acreage of Properties 4.81 County Spartanburg

Applicant Information
Name: Perry Dennis
Address: 108 After Drive
Contact Number: 864-879-4462
Email: Pds4810@gmail.com

Property Owner Information
(if multiple owners, see back of sheet)
Name: Greer Community Outreach Center
Address: 413 E. Poindexter St.
Greer, SC 29651
Contact Number: 864-879-4462
Email: Pds4810@gmail.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 R-M1 to R-M2.
Existing Use: Vacant Proposed Use: 4 units

Signature(s) Perry Dennis

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

OFFICE USE ONLY
Date Filed  7-15-19  Case No. RZ 2019-13
Meeting Date  8-19-19

See Reverse
ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 19, 2019

DOCKET: RZ 2019-13
APPLICANT: Perry Dennis
PROPERTY LOCATION: Turner St
TAX MAP NUMBER: 9-03-14-070.00
EXISTING ZONING: R-M1, Multi-Family Residential
REQUEST: Rezone to R-M2, Multi-Family Residential
SIZE: 0.81 acres
COMPREHENSIVE PLAN: Residential Land Use 3 Community

ANALYSIS:

RZ 2019-13 is a rezoning request for a parcel located at the corner of Turner St and King St. The request is to rezone the parcel from R-M1, Multi-Family Residential, to R-M2, Multi-Family Residential, for future development.

Surrounding land uses and zoning include:

North: R-M1, Multi-Family Residential, and C-2, Commercial - Occupied
East: R-M1, Multi-Family Residential - Occupied
South: R-M1, Multi-Family Residential - Occupied
West: R-M1, Multi-Family Residential - Vacant

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community. This community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre. The applicant has stated a desire to subdivide the property into 4 lots. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Holland made a motion to approve RZ 2019-13. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.