ORDINANCE NUMBER 3-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pearce Properties located on Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- 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 January 27, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications 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 property located on Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- acres attached
hereto marked as Exhibit A shall be changed from DRD (Design Review District) to C-2 (Commercial 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 W-yley Bettis

First Reading: February 11, 2020
Second and
Final Reading: February 25, 2020

Approved as to Form:

[Signature]
John B. Duggan, Esquire
City Attorney
Subject Property
T035000100109
Acres: 2.086

Ordinance 03-2020

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Created 2/3/2020 by City of Greer GIS
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date: 12-13-19

(Taxes for this application are based on a sliding scale. See Fee Schedule.)

Tax Map Number(s): T 035 000 100109
Property Address(s): Brushy Creek
Acreage of Properties: 2.086 Acres County: Greenville

Applicant Information:
Name: Hope Tz Schmalz
Address: BHHS Jouner Commercial
20 Hayden St Greenville SC 29601
Contact Number: 864-430-0352
Email: hope.tz@jounercommercial.com

Property Owner Information:
Name: Pearce Properties LLC
Address: 125 Arshmore Road
Greer SC 29650
Contact Number:
Email: pearce @_r@bellsouth.net

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 DRO to C2.

Existing Use: Vacant Land Proposed Use: Office / Retail

Signature(s):

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

OFFICE USE ONLY

Date Filed: ____________________________ Case No. ____________________________
Meeting Date: ____________________________

See Reverse