

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 11, 2016**

DOCKET: RZ 2016-03

APPLICANT: Carol Roe, Jr. and Nancy Gibson

PROPERTY LOCATION: Finley Avenue/709 North Main Street

TAX MAP NUMBER: G018000401100 and G018000401101

EXISTING ZONING: R-12, Single-Family Residential

REQUEST: C-3, Highway Commercial (portion)

SIZE: 4.7 acres approximately

**COMPREHENSIVE PLAN
RECOMMENDATION:** Transit Oriented District Corridor

ANALYSIS: RZ 2016-03

RZ 2016-03 is a rezoning request for property located near the northwest corner of the Wade Hampton Boulevard and North Main Street intersection. The request contains two lots about 5 acres in size with an unusual lot configuration having frontage on Wade Hampton Boulevard, North Main Street, McDade Avenue, and Finley Avenue. The property is currently zoned R-12, single-family residential and the request is to rezone a little over 2 acres of the property fronting Wade Hampton and North Main Street to C-3, Highway Commercial. Surrounding land use and zoning include:

Single-Family residential development zoned R-12 in the City of Greer to the north;
Commercial uses such as Bonds Furniture, a Spinx Gas Station and the Waffle House all zoned C-3 in the City of Greer to the east;
Several commercial properties fronting Wade Hampton Boulevard including a Walgreen's drug store and Pizza Inn Restaurant zoned both C-2 and C-3 to the south; and
Single-family residential development and a small shopping center zoned R-12 and C-3 respectively to the west.

The portion of the subject property seeking rezoning to C-3 is a vacant property fronting on Wade Hampton Boulevard surrounded by other properties fronting on Wade Hampton Boulevard all commercial in nature. The proposed zoning would be compatible with the other fronting properties as well as the Future Land Use recommendation of Transit Oriented District Corridor which would allow uses normally found in the C-3 Zoning District.

STAFF RECOMMENDATION: APPROVAL

Discussion followed:

- Mr. Foster- The utilities that that approach property, where do they come from?
- Mr. Roe- I feel confident the utilities come off Wade Hampton Boulevard.
- Mr. Foster. The screening concerns will be addressed by staff when presented before them.
- Ms. Jones- It sounds like a cul-de-sac is a way to cut off traffic.
- Mr. Pace- Any petitions would go through City Engineering, Public Safety and Fire. They would have a say and so would City Council. So at the very least it would require a petition.
- Mr. Martin- I am worried about the entrance.
- Mr. Roe- In my preliminary discussion with SCDOT it will be right in and right out.

ACTION – RZ 2016-03

Motion made by Mr. Martin to approve with screening and separation from residential,
seconded by Mr. Hopper
Motion carried 5-0