



**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).

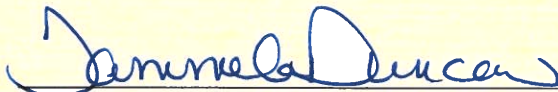
This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**



Richard W. Danner, Mayor

**ATTEST:**



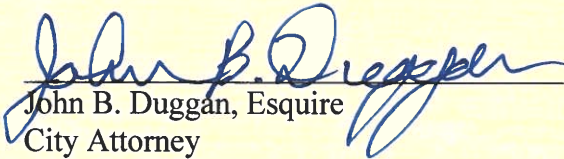
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Kimberly Bookert

First Reading: July 9, 2019

Second and  
Final Reading: July 23, 2019

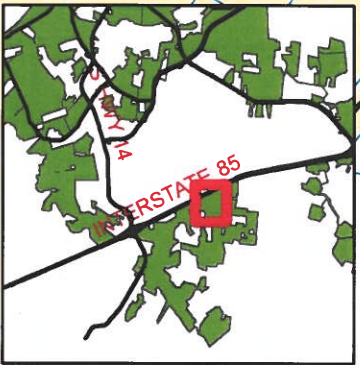
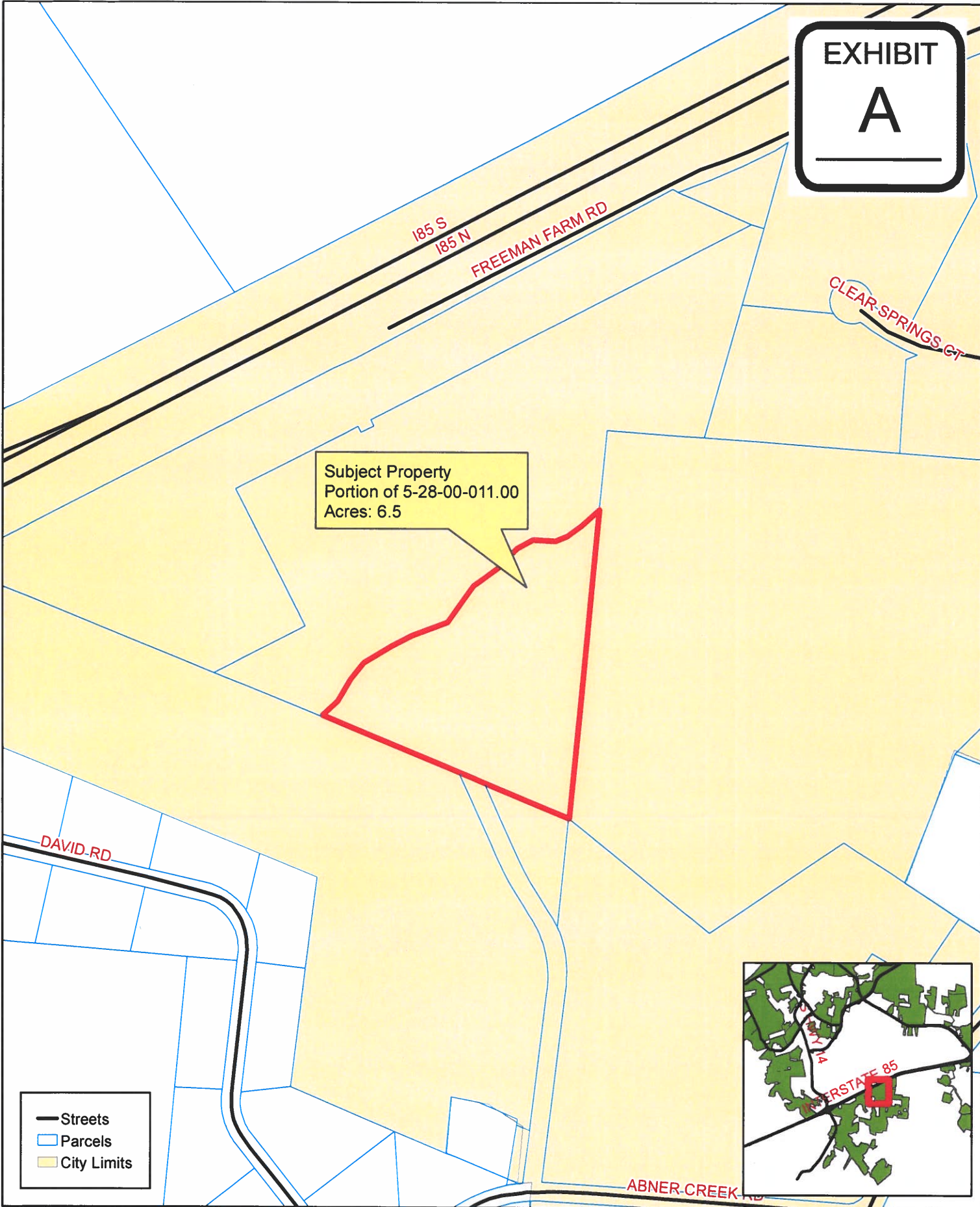
Approved as to Form:



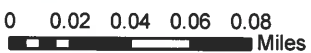
John B. Duggan, Esquire  
City Attorney



EXHIBIT  
A



Ordinance 28-2019



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

**EXHIBIT**

**B**

"LAT-168902P"

**Exhibit "A"**

\* PROPOSED LOT LINES SHOWN PER UN-RECORDED BOUNDARY SURVEY FOR SCOT, DATED FEB. 22, 2011.

**LEGEND**

- 1/4" = 10'
- 1/8" = 5'
- 1/16" = 2.5'
- 1/32" = 1.25'

LINE	LENGTH	BEARING
L1	17.25'	S 89°24'00" E
L2	28.80'	S 89°24'00" E
L3	43.50'	S 89°24'00" E
L4	61.50'	S 89°24'00" E



**SURVEYOR'S NOTES**

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE SURVEY DATA HEREON SHOWN AND CONTAINED HEREIN IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE DATA. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE DATA. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE DATA.

**POSSIBLE PROJECTIONS**

NONE OBSERVED

**LAND AREA**

23.972 ACRES

**BASIS OF BEARINGS**

BASES OF BEARINGS BASED ON PLAT BOOK 37-294 & 293

**FREELAND**

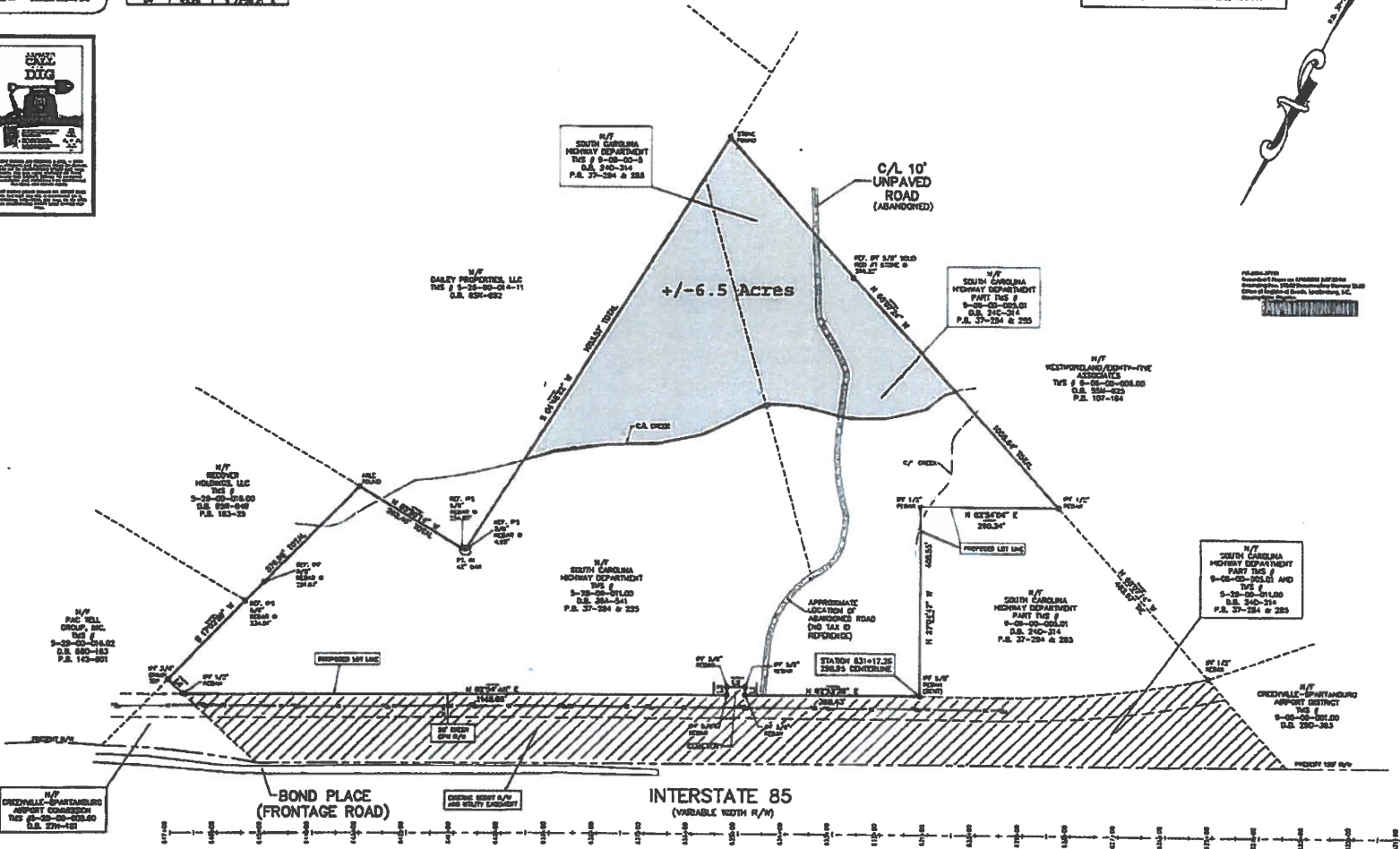
FREELAND & ASSOCIATES, INC.  
 203 WEST 10TH AVE.  
 GREENSBORO, N.C. 27403  
 TEL: (336) 371-0800 FAX: (336) 371-0810  
 CHIEF SURVEYOR - LICENSE NO. 143-001

DATE OF SURVEY	02-22-2011
DATE OF PLOTTING	02-22-2011
DATE OF REVISION	02-22-2011

SCALE: 1" = 100'

STATE OF SOUTH CAROLINA  
 SPARTANBURG COUNTY  
 CITY OF GREENSBORO  
**BOUNDARY SURVEY**  
 FOR  
**BROADWAY LIGHTS, LLC**

SITE ADDRESS:  
 BOND PLACE (FRONTAGE ROAD)  
 GREENSBORO, NC 27906



APPROVED BY CITY OF GREENSBORO  
 Approved for recording by the City of Greensboro  
 Planning & Zoning Department  
 Date: 2/17/11





**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@markiiiproperties.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

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) [Handwritten Signature]

[Handwritten Signature]  
Pedro A. Romero (Co-Owner - Property Seller)

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**  
 Date Filed \_\_\_\_\_ Case No. \_\_\_\_\_  
 Meeting Date \_\_\_\_\_

See Reverse

P.R.

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JUNE 17, 2019**

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**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

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**ANALYSIS:** **RZ 2019-09**

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**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.