



**ORDINANCE NUMBER 32-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY BEN DILLARD LOCATED AT 531 ABNER CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Ben Dillard located at 531 Abner Creek Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-07-00-035.02 containing approximately 14.73 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owner has requested that the zoning classification of his property be changed from R-12 (Single Family Residential District) to RM-1 (Multi-Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on June 22, 2020 which has recommended to Council that the zoning change be approved;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-1 (Residential Multi-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 property located at 531 Abner Creek Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-07-00-035.02 containing approximately 14.73 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to RM-1 (Multi-Family Residential 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 Wryley Bettis

First Reading: July 14, 2020

Second and  
Final Reading: August 11, 2020

Approved as to Form:

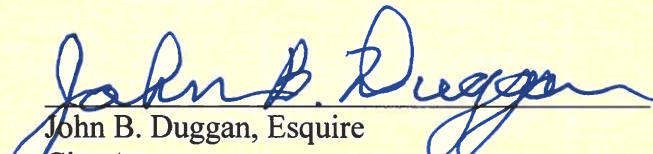
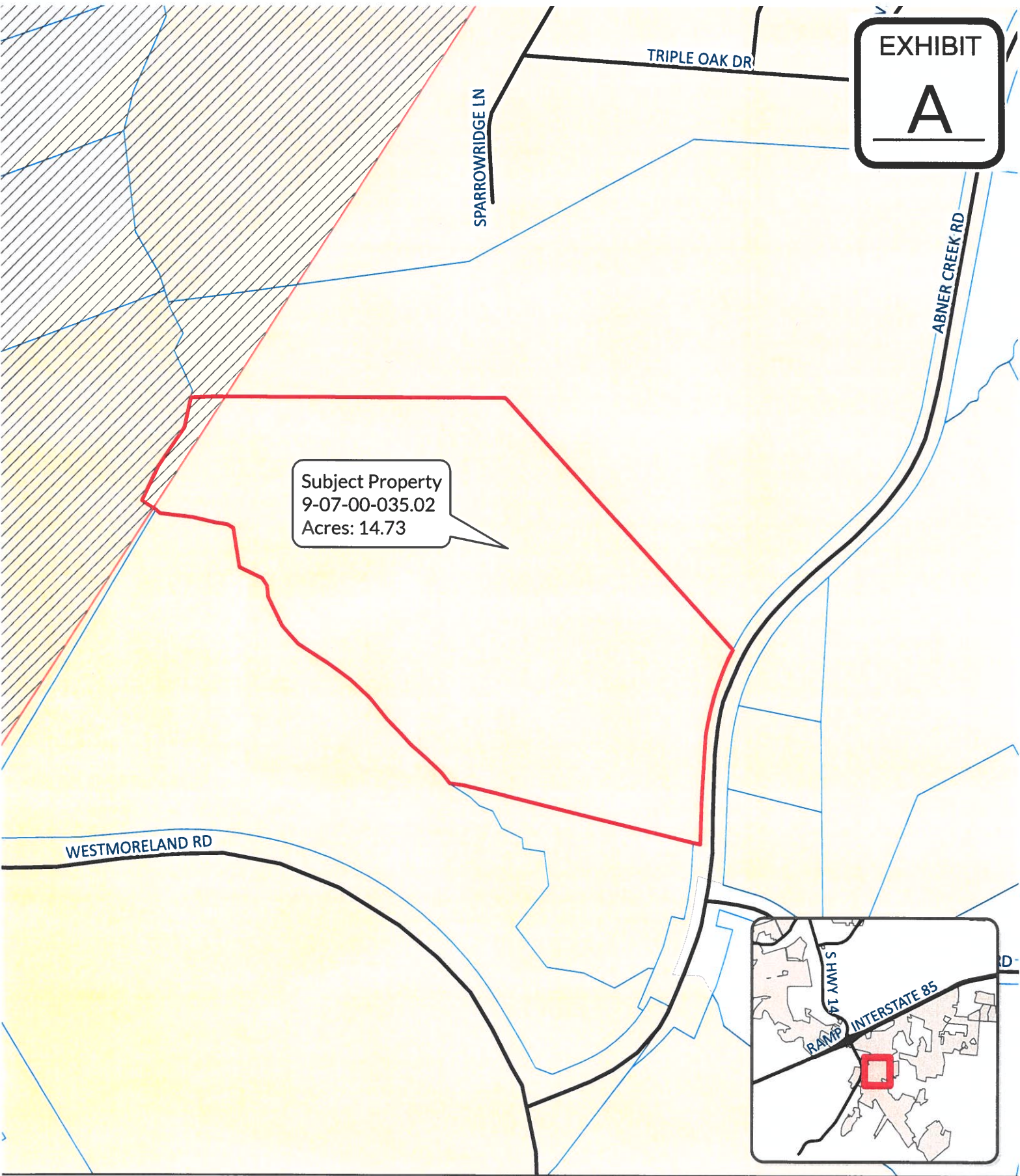
  
John B. Duggan, Esquire  
City Attorney



EXHIBIT  
A



# Ordinance 32-2020

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 SC State Plane Coordinate System using the 1983 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.





**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 5/11/2020

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

Tax Map Number(s) 9-07-00-035.01

Property Address(s) 551 Abner Creek Road, Greer, SC 29651

Acreage of Properties +/- 17.34 acres County Spartanburg County

<b>Applicant Information</b>	
Name	<u>Hunter Gibson</u>
Address	<u>10 S. Academy Street, Ste 360 Greenville, SC 29601</u>
Contact Number	<u>864-915-2622</u>
Email	<u>hgibson@standcap.com</u>

<b>Property Owner Information</b> <i>(if multiple owners, see back of sheet)</i>	
Name	<u>Mary D. Green</u>
Address	<u>551 Abner Creek Road Greer, SC 29651</u>
Contact Number	<u>864-877-2828</u>
Email	<u>marydgreen3@aol.com</u>

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 R12 to R-M1.

Existing Use: Single-family residential Proposed Use: Multi-family residential

Signature(s) Mary D. Green

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

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

<b>OFFICE USE ONLY</b>	
Date Filed _____	Case No. _____
Meeting Date _____	

See Reverse





**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 05/11/2020

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

Tax Map Number(s) 9-07-00-035.02

Property Address(s) 531 Abner Creek Road, Greer, SC 29651

Acreage of Properties +/- 14.31 County Spartanburg County

**Applicant Information**

Name Hunter Gibson

Address 10 S. Academy Street, Ste 360  
Greenville, SC 29601

Contact Number 864-915-2622

Email hgibson@standcap.com

**Property Owner Information**  
*(If multiple owners, see back of sheet)*

Name Ben P. Dillard, III

Address 531 Abner Creek Road  
Greer, SC 29651

Contact Number 864-325-8597

Email BENDILLARD@SHARPER.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 R12 to R-M1.

Existing Use: Single-family residential Proposed Use: Multi-family residential

Signature(s)

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

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

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JUNE 22, 2020**

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**DOCKET:** RZ 20-38

**APPLICANT:** Ben Dillard

**PROPERTY LOCATION:** 531 Abner Creek Rd

**TAX MAP NUMBER:** 9-07-00-035.02

**EXISTING ZONING:** R-12, Single-family Residential

**REQUEST:** Rezone to R-M1, Multi-family Residential

**SIZE:** 14.73 acres

**COMPREHENSIVE PLAN:** Employment Center Community

**ANALYSIS:** **RZ 20-38**

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**RZ 20-38** is a rezoning request for a parcel located at 531 Abner Creek Rd. The request is to rezone the parcel from R-12, Single Family Residential to R-M1, Multi-Family Residential. The property was rezoned to R-12, Single Family Residential in 2019 and going to be combined with a portion of the property to the north for a future subdivision development that was known as Dillard Grove Villas. The developer of this project had issues with hitting rock and abandoned the project. This property is being proposed to be combined with property to the north for a future proposed multi-family project.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential (proposed rezoning to R-M1) and DRD, Design Review District – The Ledges (Multi-Family single story apartments)

East: R-15, Single Family Residential, R-S, Residential Suburban - Occupied (City of Greer) and Unzoned - Occupied-Spartanburg County

South: R-15, Single Family Residential and C-3, Commercial – Village at Pelham (City of Greer)

West: C-2, Commercial District – Vacant (City of Greer) and Unzoned –Outside Inn and GOS (Spartanburg County)

The land use map in the Comprehensive Plan defines the area surrounding this property as being located within an Employment Center, these centers serve as locations for employment in the 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 rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Lavender made a motion to approve RZ 20-38. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

COMMERCIAL REAL ESTATE SERVICES

Justin Hirsch  
First Vice President | Land Group  
CBRE | Advisory & Transaction Services

**CBRE**

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Justin.Hirsch@cbre.com  
www.cbre.com

July 28, 2020

City of Greer Planning & Zoning  
301 E. Poinsett Street  
Greer, SC 29651  
Attn: Ashley Kaade & Brandon McMahan  
E-mail: [akaade@cityofgreer.org](mailto:akaade@cityofgreer.org) & [bmcMahon@cityofgreer.org](mailto:bmcMahon@cityofgreer.org)


RE: Rezoning Application for 551 Abner Creek Road – Ordinance # 31-2020

Dear Ashley & Brandon:

Please accept this letter as formal notice that Ms. Mary Dillard Green wishes that her property at 551 Abner Creek Road (Spartanburg County TM# 9-07-00-035.01) proceed through Second and Final Reading at the Greer City Council meeting on August 11, 2020 to rezone her parcel to RM-1 Multi-Family Residential District.

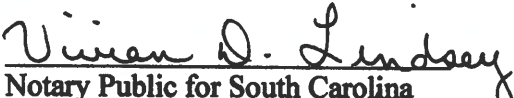
We appreciate your help accommodating this request.

Sincerely,

  
\_\_\_\_\_  
Mary Dillard Green  
Property Owner

PERSONALLY appeared before me, and as a free and voluntary act, deliver this letter.

SWORN TO before me this 30  
Day of July, 2020.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: January 28, 2026