



ORDINANCE NUMBER 12-2021

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY H. DILLARD COMPANY LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL SINGLE FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by H. Dillard Company located on Lister Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-040.01 containing approximately 15.00 +/- acres marked as Exhibit A, and the Deed marked at Exhibit B.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on February 15, 2021.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to I-1 (Industrial District).

3. The proposed use is in keeping with the general character of the surrounding property.

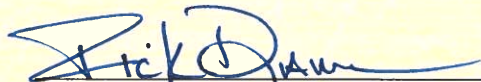
NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on Lister Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-040.01 containing approximately 15.00 +/- acres attached hereto


marked as Exhibit A shall be changed from R-12 (Residential Single Family District) to I-1 (Industrial 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 Judy Albert

First Reading: February 23, 2021

Second and
Final Reading: March 9, 2021

Approved as to Form:

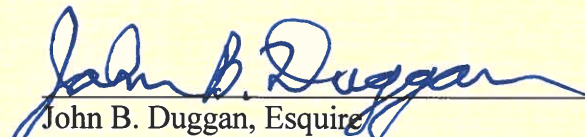
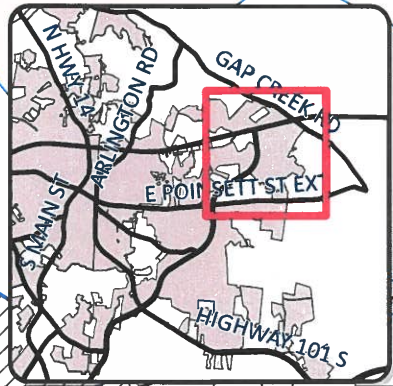
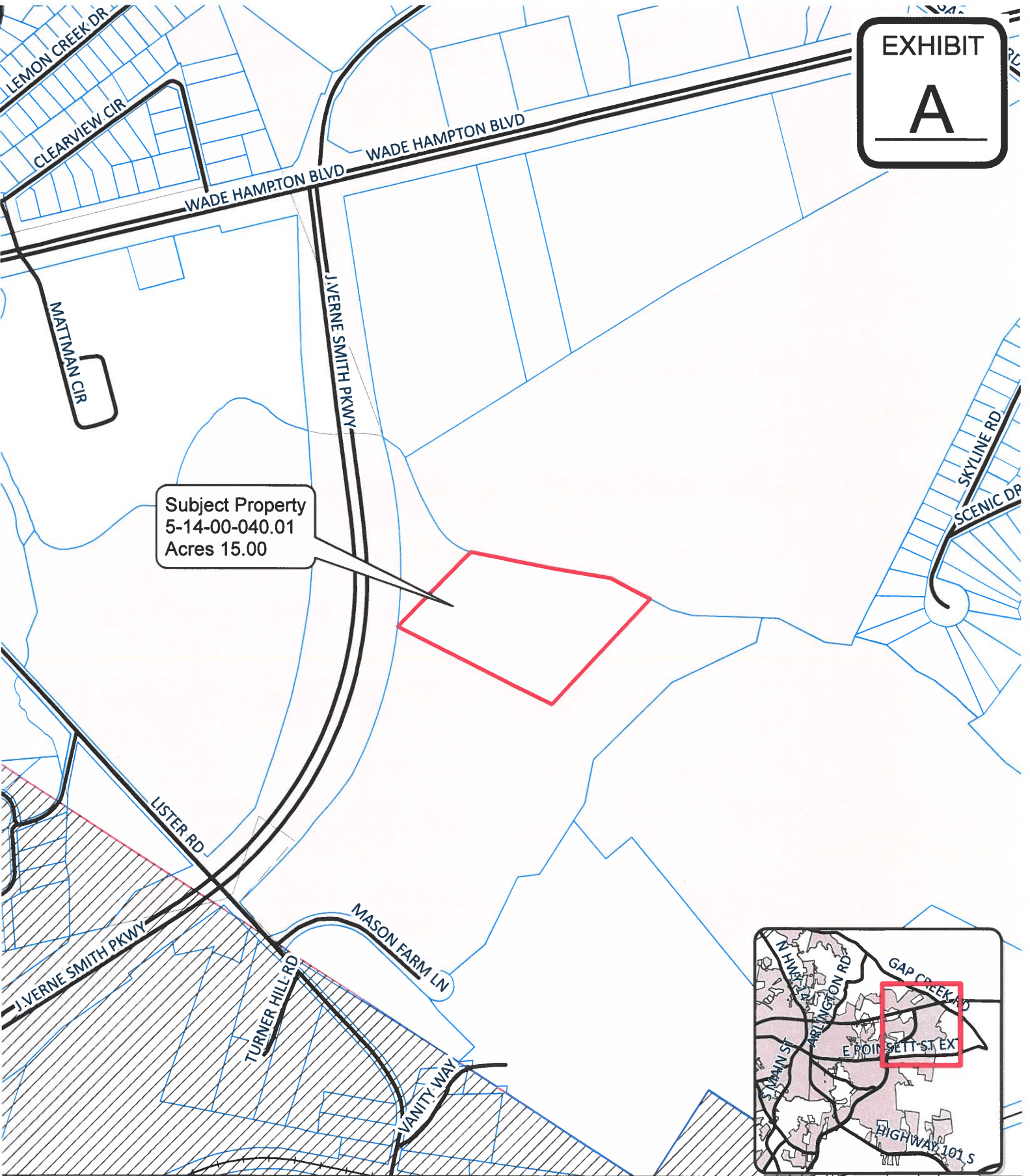
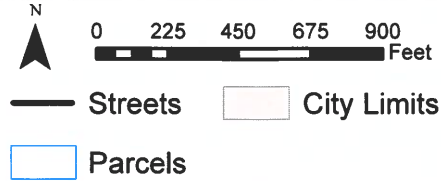

John B. Duggan, Esquire
City Attorney

EXHIBIT
A

Subject Property
5-14-00-040.01
Acres 15.00



Ordinance 12-2021



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.

EXHIBIT
B

Grantee's Mailing address: 12 Yancey Drive, Greenville, SC 29615
Title to Real Estate prepared by Herman E. Cox, 115 Broadus Avenue, Greenville, SC 29601

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

DEED 55E PG 903

5-14-00-040-01

KNOW ALL MEN BY THESE PRESENTS, that Harold L. Dillard and Dorothy H. Dillard, as Trustees for Hal James Dillard

in consideration of Four Thousand (\$4,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto H. Dillard Company, Inc., its successors and assigns forever:

ALL of that parcel or tract of land in Beech Springs Township of Spartanburg County, South Carolina, located about three (3) miles East of the City of Greer and on the South and West side of South Tyger River, bounded by said River, other lands of R. L. Lister, B. J. Lister, Sr. and W. Bruce Hunt, having the following courses and distances:

BEGINNING on a stone on the northwest corner of the tract herein conveyed, which stone is slightly northwest of the I. R. Kimbrell residence, and runs thence, S. 63-00 E. 12.93 chains to an iron pin in pile of rocks; thence, N. 44-00 E. 10.75 chains to a stake between two beech trees on South Tyger River; thence, up the meanders of said river to a beech tree 3x on southwest bank of the river; thence, S.15-45 W. 8.00 chains to the beginning corner, containing fifteen (15) acres, more or less.

THIS being the same property conveyed to Grantors by deed of Marie V. Finley dated January 17, 1974, and recorded in Deed Volume 41Q at Page 446, RMC office for said County and State.

RECORDED
1803 MAR 17 AM 9 40
SPARTANBURG, S.C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
TAX
MAR 18 1989
SPARTANBURG, S.C.

fee
-4.400 170

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 1 day of January, 19 89

SIGNED, sealed and delivered in the presence of:

[Signature] _____ (SEAL)
[Signature] _____ (SEAL)
[Signature] _____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

PROBATE

grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9 day of March 19 89.

Notary Public for South Carolina. _____ (SEAL) [Signature]

My commission expires 2/7/99

RECORDED this _____ day of _____ 19____ at _____ M., No. _____



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

Date 1/19/2021

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

5-14-00-040.01

Tax Map Number(s) _____

Property Address(s) Lister Road/J Verne Smith Pkwy, Greer, SC 29651

Acreage of Properties 15.0 County Spartanburg

*** Applicant Information**

Name HAL DILLARD

Address 101 SUGAR MILL ROAD
GREER, SC 29650

Contact Number 864-380-5400

Email HALDILLARD22@GMAIL.COM

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

Name H. DILLARD CO., INC.

Address 101 SUGAR MILL RD.
GREER, SC 29650

Contact Number 864-380-5400

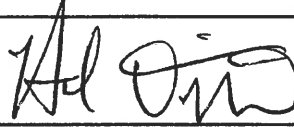
Email HALDILLARD22@GMAIL.COM

(See Additional Applicant Information in Signature Block Below)

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 Single Family Residential (R-12) to Industrial (I-1).

Existing Use: Vacant Proposed Use: Industrial

* Signature(s) 

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



Additional Applicant Information: W/C GSP Lot 3 Owner, LLC
c/o Clarius Partners
200 W. Madison St., Suite 1625
Chicago, IL 60606
312-386-7157 / Craig Dannegger
cdannegger@clariuspartners.com

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

OFFICE USE ONLY

Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 15, 2021**

DOCKET: RZ 21-01

APPLICANT: Hal Dillard

PROPERTY LOCATION: Lister Rd

TAX MAP NUMBER: 5-14-00-040.01

EXISTING ZONING: R-12, Single Family Residential

REQUEST: I-1, Industrial

SIZE: 15.00 Acres

COMPREHENSIVE PLAN: Manufacturing and Logistics Community

ANALYSIS: **RZ 21-01**

RZ 21-01 is a request to rezone a parcel located on Lister Rd, the property will be combined with the industrial park to the south for future industrial development.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential - Vacant
East: R-12, Single Family Residential and I-1, Industrial – Clarius Park
South: I-1, Industrial – Clarius Park
West: C-2, Commercial - Vacant

The land use map in the Comprehensive Plan identifies the area as a Manufacturing and Logistics Community. Manufacturing and logistics are located close to major transportation facilities and corridors and are characterized by developments such as the BMW plant, GSP airport, and the inland port. This area supports large-scale manufacturing and production, including assembly and processing, regional warehousing and distribution, bulk storage, and utilities. Landscaping requirements should screen development from the right-of-way and neighboring residential areas.

Primary Uses: Research, warehouses, light manufacturing, heavy manufacturing, distribution and trucking

Secondary Uses: Open space, highway commercial

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve RZ 21-01. Mr. Jones seconded the motion. The motion carried with a vote of 6-0. The motion passed