ORDINANCE NUMBER 16-2014

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY CLARENCE FRANK DILLARD LOCATED ON ABNER CREEK ROAD FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL AND R-15 RESIDENTIAL) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Clarence Frank Dillard located on Abner Creek Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-07-00-035.11, 9-07-00-035.15 and 9-07-00-035.00 containing approximately 45.0 acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on June 16, 2014.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review 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 the properties located on Abner Creek Road and more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-07-00-035.11, 9-07-00-035.15 and 9-07-00-035.00 containing approximately 45.0 acres attached hereto as Exhibit A shall be changed from PD-R (Planned Development Residential and R-15 Residential) to DRD (Design Review District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

First Reading: June 24, 2014

Second and Final Reading: July 8, 2014

Approved as to Form:

[Signature]
John B. Duggan
City Attorney

Ordinance Number 16-2014
Rezoning Abner Creek Rd
Page 2 of 2
Subject Properties
9-07-00-035.00
9-07-00-035.11
9-07-00-035.15
Acres: 44.67
DOCKET: RZ 2014-12
APPLICANT: Clarence Frank Dillard
TAX MAP NUMBER: 9-07-00-035.11, 9-07-00-035.15, and 9-07-00-035.00
(Spartanburg County)
PROPERTY LOCATION: Abner Creek Road
EXISTING ZONING: PD-R, Planned Development Residential, and R-15, Residential
REQUEST: DRD, Design Review District
SIZE: ~45.0 acres
COMPREHENSIVE PLAN RECOMMENDATION: Employment Center and Residential Land Use 2

ANALYSIS: RZ 2014-12

RZ 2014-12 is a rezoning request for three undeveloped parcels fronting on Abner Creek Road between Joe Leonard Road, to the east, and E. Howell Road, to the West. Surrounding land uses and zoning consist of:

- **North:** Undeveloped commercial property accessed from Interstate 85 Frontage Roads zoned C-2, Commercial, in the City of Greer;
- **South:** Single family homes with acreage zoned R-S, Residential Suburban, in the City of Greer, and Unzoned in Spartanburg County;
- **East:** Single family homes with acreage Unzoned in Spartanburg County;
- **West:** Undeveloped commercial property accessed from Interstate 85 Frontage Roads zoned C-2, Commercial, in the City of Greer, and Unzoned in Spartanburg County.

Based on recommendations set forth in the Greer Comprehensive Plan, as well as the transitional character of the area, staff feels that the DRD, Design Review District, designation would be appropriate at this location. Therefore, staff recommends approval of the request to rezone parcels 9-07-00-035.11, 9-07-00-035.15, and 9-07-00-035.00 from PD-R, Planned Development Residential, and R-15, Residential, to DRD, Design Review District.

STAFF RECOMMENDATION: APPROVAL