



**ORDINANCE NUMBER 15-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CLARK NESBITT LOCATED AT 213 MEMORIAL DRIVE FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO O-D (OFFICE DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Clark Nesbitt located at 213 Memorial Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G014000300800 containing approximately 0.24 +/- acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 22, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to O-D (Office 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 213 Memorial Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G014000300800 containing approximately 0.24 +/- acres attached

hereto marked as Exhibit A shall be changed from R-12 (Residential, Single Family District) to O-D (Office District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**



Richard W. Danner, Mayor

**ATTEST:**



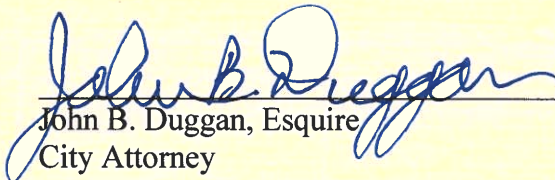
Tammela Duncan, Municipal Clerk

Introduced by: Wryley Bettis

First Reading: May 14, 2019

Second and  
Final Reading: May 28, 2019

Approved as to Form:



John B. Duggan, Esquire  
City Attorney



EXHIBIT  
**A**

Subject Property  
G014000300800  
Acres: 0.24



SPRING ST

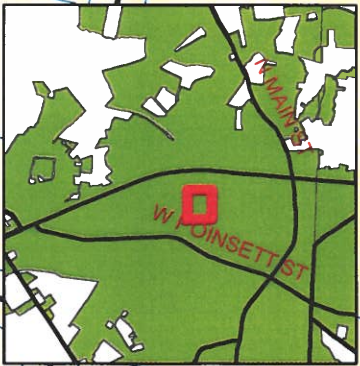
ROSA ST

MEMORIAL DR

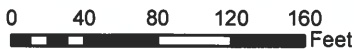
MORROW ST

HAWKINS ST

- Streets
- ▭ Parcels
- ▭ City Limits



Ordinance 15-2019



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.

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF GREENVILLE )  
)  
IN THE MATTER OF: )  
LILLIE NESBITT WILKES )  

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 (Decedent) )

IN THE PROBATE COURT

**CERTIFICATE OF APPOINTMENT**

CASE NUMBER: 2018ES2301893

This is to certify that

**CLARK EUGENE NESBITT**

AND

**JAMES WARREN NESBITT**

are the duly qualified

- CO-PERSONAL REPRESENTATIVES
- SUCCESSOR PERSONAL REPRESENTATIVES
- SPECIAL ADMINISTRATORS

in the above matter and that this appointment, having been executed on the **22nd day of August, 2018**, is now in full force and effect, including authorization to receive all monies, income, principal, interest & dividends of and belonging to said estate.

**RESTRICTIONS:**

EXECUTED: August 22, 2018

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DEBORA A. FAULKNER By KW  
PROBATE COURT JUDGE

**Do not accept a copy of this certificate without  
the raised seal of the Probate Court.**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, APRIL 22, 2019**

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**DOCKET:** RZ 2019-07

**APPLICANT:** Clark Nesbitt

**PROPERTY LOCATION:** 213 Memorial Dr

**TAX MAP NUMBER:** G014000300800

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

**REQUEST:** O-D, Office District

**SIZE:** .24 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3

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**ANALYSIS:** **RZ 2019-07**

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**RZ 2019-07** is a rezoning request for a parcel located at 213 Memorial Dr. The request is to rezone this parcel from R-12, Single-Family Residential, to O-D, Office District.

Surrounding land uses and zoning include:

North: C-3 and C-2, Commercial (Cottage Salon and Day Spa and Greenville County EMS Station 5)

East: C-2, Commercial and R-12, Single-Family Residential (The Gilmore Mortuary, Single-Family Residential (zoned C-2) and Janets Hair and Nail)

South: R-12, Single-Family Residential (Occupied)

West: R-7.5, Single-Family Residential (Occupied)

Annexation/Zoning/Rezoning History:

1979: Zoned to R-12, Single-Family Residential

The land use map in the Comprehensive Plan defines this property as a Residential Land Use 3 Community. This community category is the location of higher density residential development, primarily multifamily developments. Memorial Drive is a Collector Street and has a mixed use of C-3, C-2, Commercial, O-D, Office District and Residential between Wade Hampton Blvd and Poinsett St. 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. As such, Staff recommends approval of this rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION – Mr. Martin made a motion to approve RZ 2019-07. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0.**