



**ORDINANCE NUMBER 30-2018**

**AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES.**

**WHEREAS**, the City of Greer City Council wishes to amend the City of Greer Historic Overlay District Zoning Map as allowed by Chapter 38, Article IV of the City of Greer Code of Ordinances; and,

**WHEREAS**, the City of Greer Historic Overlay District Zoning Map may be amended from time to time as circumstances and the best interests of the community have required; and,

**WHEREAS**, the City of Greer Architectural Review Board met on May 8, 2018 and a request was made for the rear warehouse located on Greenville County Parcel Number G021000101200 to be added to the City of Greer Historic Overlay District Zoning Map. The minutes of said meeting are attached hereto as Exhibit A; and,


**WHEREAS**, the City of Greer Planning Commission recommended approval of Architectural Review Board's request at a Public Hearing held at 6:30 p.m. on July 16, 2018 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering proposed amendments to the City of Greer Historic Overlay District Zoning Map. The minutes and staff report from said meeting are attached hereto as Exhibit B; and,

**WHEREAS**, the Mayor and City Council, after considering all of the facts and circumstances surrounding the proposed amendments to the City of Greer Historic Overlay District Zoning Map, does hereby find that the proposed Amendment to the Historic Overlay District is in the best interests of the City of Greer.

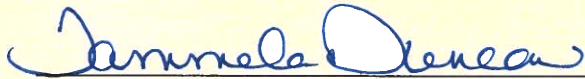
**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, that the City of Greer Historic Overlay District Zoning Map be amended to add the rear warehouse to the City of Greer Historic Overlay District Zoning Map on the property identified by Greenville County Tax Map Parcel G021000101200 as shown on the map attached hereto as Exhibit C.

This ordinance shall be effective immediately upon second reading approval hereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

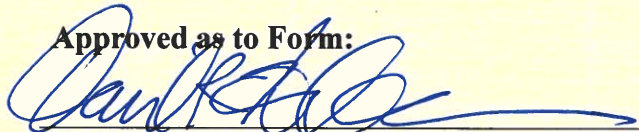
  
Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 13, 2018

Second and  
Final Reading: November 27, 2018

**Approved as to Form:**

  
Daniel R. Hughes, City Attorney





**City of Greer**  
**Board of Architectural Review Minutes**  
**May 8, 2018**

**EXHIBIT**

**A**

**Members Present:** Linda Wood, Chairman  
Marney Hannon, Vice Chairman  
Joada Hiatt  
Brandon Price

**Members Absent:** David Langley

**Staff Present:** Kelli McCormick, Planning Manager  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Development Coordinator

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**I. Advisory Meeting**

**Call to Order – Opening Remarks**

Ms. Wood called the meeting to order and read the opening remarks.

**II. Approval of Minutes for April 10, 2018**

Ms. Hiatt made a motion to approve the minutes as submitted. Mr. Hannon seconded the motion. The motion carried with a vote of 4 to 0. Mr. Langley was absent from the vote.

**III. Public Hearing**

Ms. Wood read a brief statement about conducting the public hearing.

**BAR 2018-07**

Ms. Wood opened the public hearing for BAR 2018-07.

Mr. McMahan presented the basic information of the case with an aerial view and street view of the property.

There was no one to speak for or against the request so Ms. Wood closed the public hearing.

**IV. Old Business**

**V. New Business**

Ms. Wood read a brief statement about conducting the business meeting.

**BAR 2018-07**

**EXHIBIT**

**A**

Ms. Wood opened the business meeting for BAR 2018-07.

Mr. McMahan presented the staff analysis and recommendation for the request.

Lisa Suber Garland, applicant and owner of Stomping Ground gave the details of the request. He advised the items in this request would be completed with the money he receives from the façade grant from the City and GCRA.

Ms. Garland stated she was intending to make the rear entrance look more like a customer entrance by adding an awning and replacing the door. She stated that she feels this will be more in line with the changes that the upcoming street scape project will bring.

Ms. Wood asked Ms. Garland what rear windows she would be replacing as stated in the request. Ms. Garland stated that she was not sure where that information came from but it was not a part of her official request and asked that it be removed from the request.

**ACTION** – Mr. Price made a motion to approve the replacement of the front and rear doors, paint color, awning replacement and awning addition to the rear, and signage for BAR 2018-07. Ms. Hiatt seconded the motion. The motion carried with a vote of 4 to 0.

**IV. Other Business**

Planning and Zoning Report

Ms. McCormick and the Board discussed about the boundaries of the Historic District and what changes they would like to make. That discussion ended with the decision to include the property to the rear of the newly approved Grace church to be included in the Historic District and the Board asked staff to prepare a map with the new boundaries they had discussed to present to City Council.

**V. Executive Session**

**VI. Adjourn**

There being no other business, Mr. Hannon made a motion to adjourn. Ms. Wood seconded the motion. The meeting adjourned at 11:01am.

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 16, 2018**

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**EXHIBIT**

**B**

**DOCKET:** TXT 2018-02

**APPLICANT:** Board of Architectural Review

**PROPERTY LOCATION:** Main St and E. Poinsett St

**TAX MAP NUMBER:** G021000101900 and G021000101200

**EXISTING ZONING:** C-1, Central Business District

**REQUEST:** Remove G021000101900 from the Historic Overlay District Zoning Map  
Add G021000101200 to the Historic Overlay District Zoning Map

**COMPREHENSIVE PLAN:** Greer Station Center

**ANALYSIS:**

**TXT 2018-02**

**TXT 2018-02** is a zoning map amendment to the City of Greer Historic Overlay Zoning Map as allowed by Chapter 38-Historic Preservation, Article 85.-HD, Zoning Procedure. The Board of Architectural Review has request the removal of parcel G021000101900 (The Tire Exchange) from the City of Greer Historic Overlay Zoning Map. The Board has also requested to add the rear warehouse of parcel G021000101200, which is connected to the old D&D building to the City of Greer Historic Overlay Zoning Map.

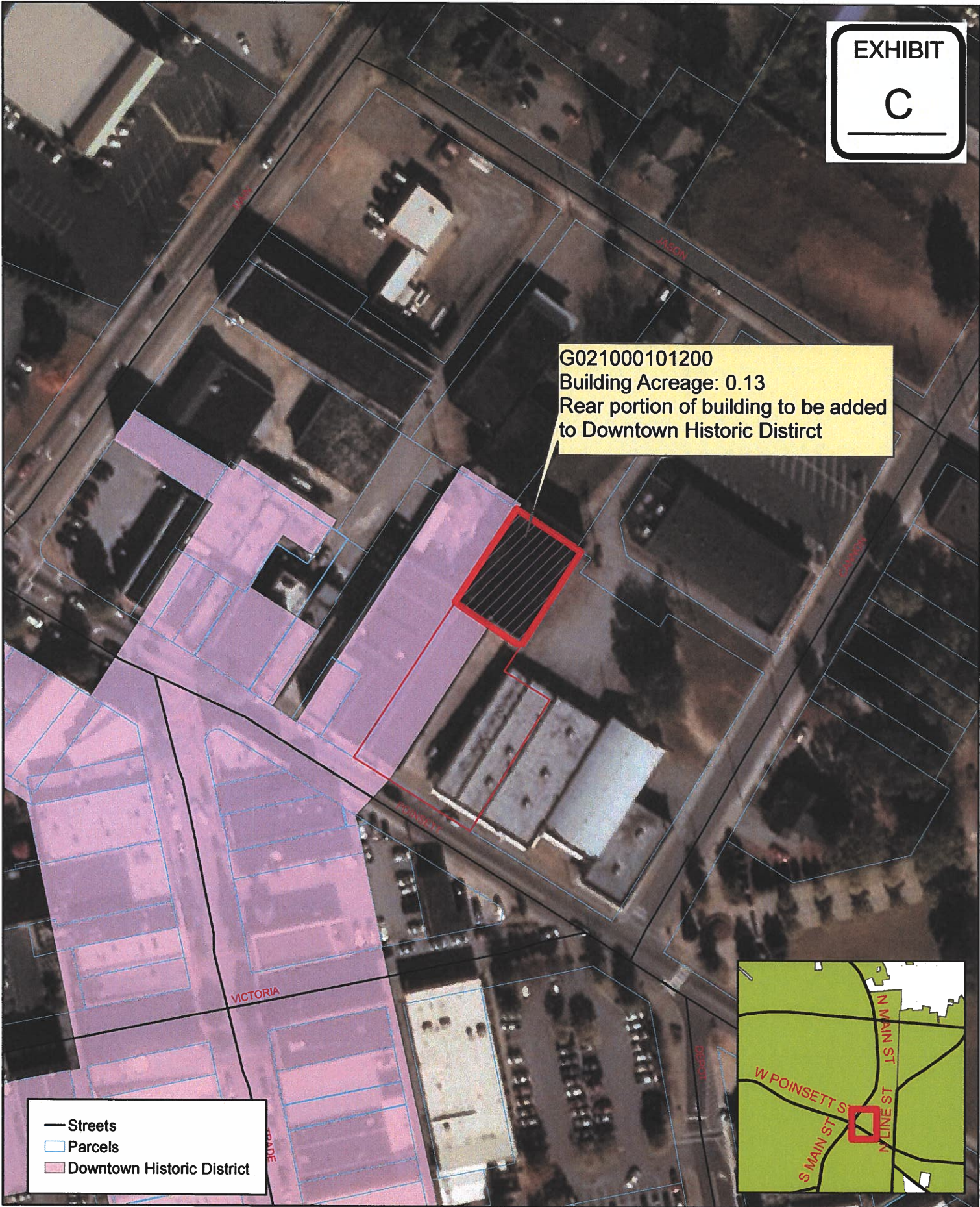
**STAFF RECOMMENDATION: Approval**

**ACTION:** Mr. Hopper made a motion to approve TXT 2018-02. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0.



EXHIBIT  
C

G021000101200  
Building Acreage: 0.13  
Rear portion of building to be added  
to Downtown Historic District



- Streets
- Parcels
- Downtown Historic District



Ordinance 30-2018



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