



ORDINANCE NUMBER 3 - 2015

AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER

WHEREAS, Dennis T. Dillard, individually, and as Trustee of the Dennis T. Dillard Trust under the Ben H. Dillard Revocable Trust Agreement dated November 18, 2004, as Amended and Restated March 30, 2007, and Donald B. Dillard, individually, and as Trustee of the Ben H. Dillard Revocable Trust Agreement dated November 18, 2004, as Amended and Restated March 30, 2007 are the owners of certain real property within the city limits of Greer, County of Greenville, by virtue of a deeds recorded July 15, 2009 in Book 2359 at Page 3618; Book 2359 at Page 3614; Book 2359 at Page 3610; and Book 2359 at Page 3606 in the Greenville County Register of Deeds Office. Said property, as shown on Exhibit "A," is an 8.089 acre tract on Gibbs Shoals Road, and identified as Tax map Number 0534010102201 (hereinafter "Property").

WHEREAS, the Property is within a planned development district and governed by Article 5:13 of the City of Greer's Zoning Ordinance.

WHEREAS, the City of Greer previously approved final development plans for the Property, which showed ingress and egress to the Property from Gibbs Shoals Road. The Owners now desire to remove that ingress and egress from Gibbs Shoals Road to access Greystone Cottages Phase IV from Gibbs Shoals Road.

WHEREAS, pursuant to Article 5:13.10(B), removal of ingress/egress is a "Major Change" that must be approved according to the procedures set forth in Article 5:13.4.

WHEREAS, on January 12, 2015, the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to approve the removal of ingress and egress as sought by the Owners.

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to approve the removal of ingress and egress for the Property.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, South Carolina, that the Final Development Plan of the Property is amended to delete the ingress and egress from Gibbs Shoals Road to Greystone Cottages from the final plat for Gibbs Shoals Road Phase IV.

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

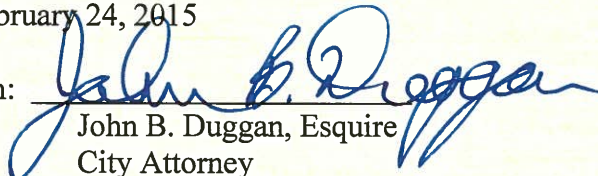

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

First Reading: February 10, 2015

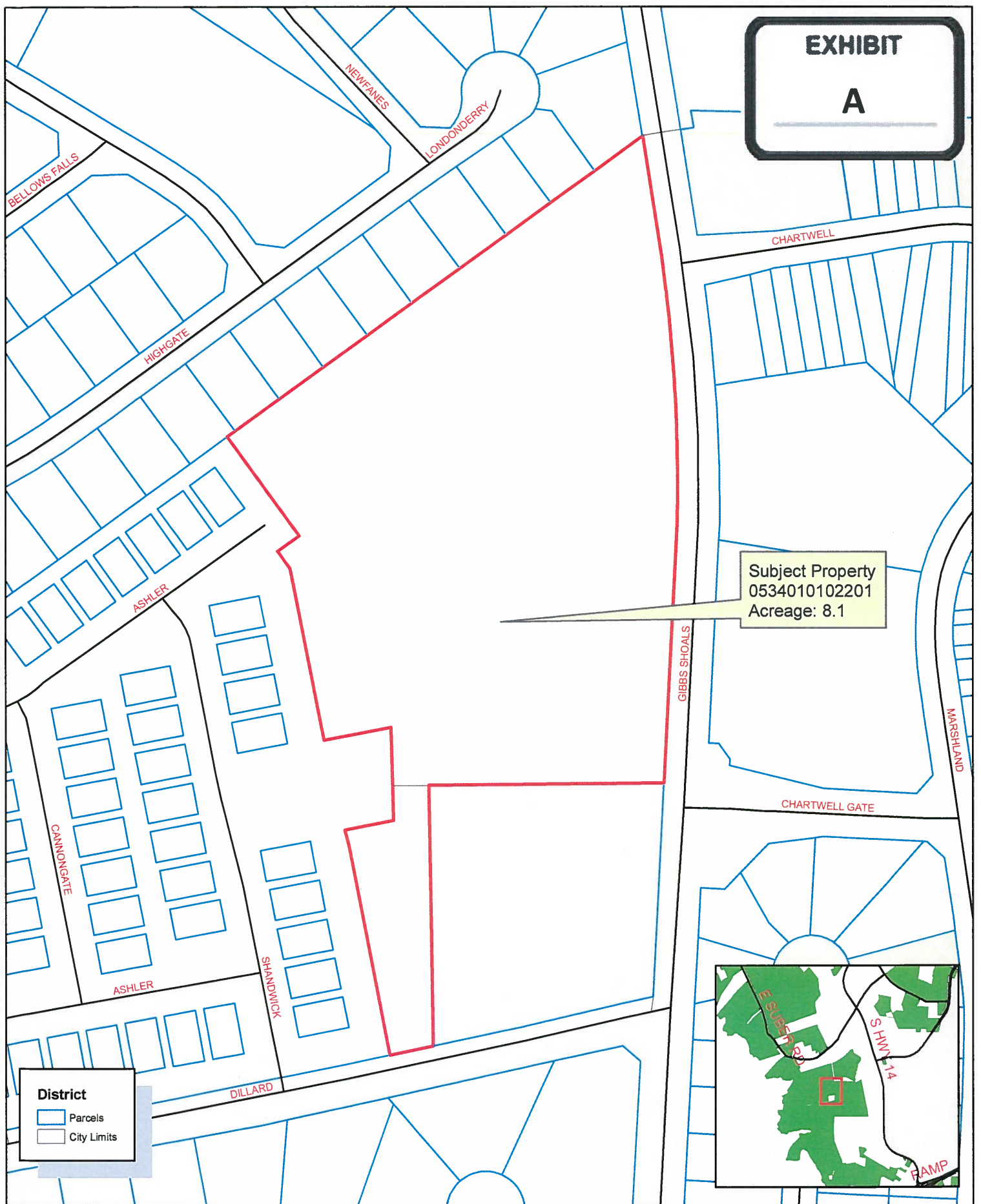
Second and
Final Reading: February 24, 2015

Approved as to form:


John B. Duggan, Esquire
City Attorney

EXHIBIT

A

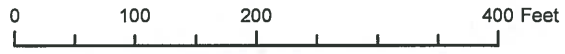


District

- Parcels
- City Limits

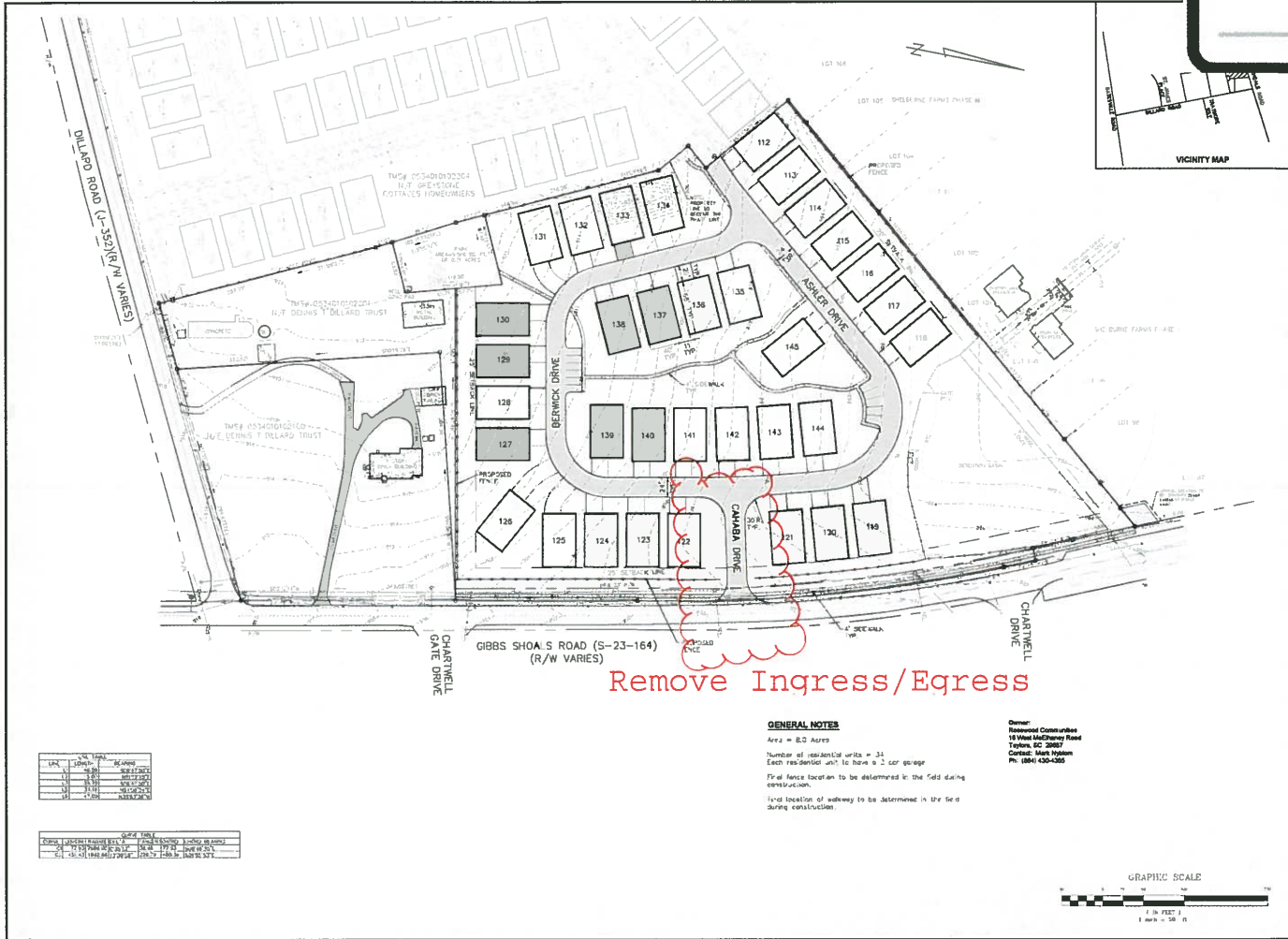


Ordinance 03-2015



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of the 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.

EXHIBIT
B



Lot	Area	Notes
112	0.12	2 BR
113	0.12	2 BR
114	0.12	2 BR
115	0.12	2 BR
116	0.12	2 BR
117	0.12	2 BR
118	0.12	2 BR
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156	0.12	2 BR
157	0.12	2 BR
158	0.12	2 BR
159	0.12	2 BR

GENERAL NOTES
 Area = 8.0 Acres
 Number of residential units = 31
 Each residential unit to have a 2 car garage
 Final fence location to be determined in the field during construction.
 Final location of roadway to be determined in the field during construction.

Owner:
 Residential Communities
 18 West McClellan Road
 Taylors, SC 29687
 Contact: Mark Johnson
 Ph: (804) 430-4365



GREYSTONE COTTAGES
PHASE IV
GREER, SC
SITE PLAN

REICHERT CONSULTING
Land Development Services
104 Leno Way
Greenville, SC 29615
reichtconsulting@gmail.com

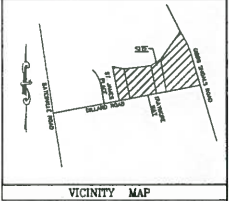
REVISIONS	By	Date

Date: MARCH 2014
 Designed by: CUR
 Drawn by: MMS
 Scale: 1" = 50'

Sheet No: _____



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		



VICINITY MAP

EXHIBIT
C

GREYSTONE COTTAGES PHASE I, II, III & IV			
OVERALL SITE PLAN			
NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			

FRF FANT
 DEVELOPMENT & DESIGN
 INCORPORATED
 105 LARKINS OAK ROAD
 CRESTFIELD, GA 30636
 PH: 678-275-1000

SCALE: 1" = 60'
 DATE: 12-4-11
 PROJECT NO.: 14026