



**ORDINANCE NUMBER 18-2022**

**AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE III, SECTION 38-85 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 III, Section 38-85 of the City of Greer Code of Ordinances; and,

**WHEREAS**, the City of Greer Historic Zoning Map may be amended based upon the City of Greer Architectural Review Board's consideration of the factors set forth in Section 38-81 of the City of Greer Code of Ordinances; and,

**WHEREAS**, the City of Greer Architectural Review Board met on February 8, 2022 and, after consideration of the factors set forth in Section 38-81, a recommendation was made by the City of Greer Architectural Review Board for the Greer Mill located on Greenville County Tax Map Parcel Number G008001600100 to be added to the City of Greer Zoning Map with Local Historic Designation status. The minutes of said meeting are attached hereto as Exhibit A; and,

**WHEREAS**, the Architectural Review Board's recommendation was presented to the City of Greer Planning Commission at a Public Hearing held at 6:30 p.m. on March 21, 2022 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 Zoning Map. The minutes and staff report from said meeting are attached hereto as Exhibit B. After consideration of the Architectural Review Board's recommendation, and the Planning Commission's own review of the factors set forth in Section 38-81, the Planning Commission made its recommendation for the Greer Mill to be added to the Historic Overlay Zoning District; and,


**WHEREAS**, the Mayor and City Council, after considering the factors set forth in Section 38-81, and to achieve the goals of the City's Historic Preservation ordinance set forth in Section 38-10, the Mayor and Council do hereby find that the proposed Amendment to the Zoning Map 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 Zoning Map be amended to add the Greer Mill site as a locally designated historic property located on the property identified by Greenville County Tax Map Parcel G008001600100 as shown on the map attached hereto as Exhibit C. Said property shall be

subject to all applicable requirements set forth in Chapter 38 of the City of Greer Code of Ordinances.

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

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

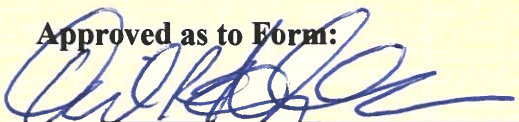
**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: April 12, 2022

Second and  
Final Reading: April 26, 2022

**Approved as to Form:**  
  
Daniel R. Hughes, City Attorney



**City of Greer**  
**Board of Architectural Review Minutes**  
**February 8, 2022**

**EXHIBIT**  
**A**

**Members Present:** Linda Wood, Chairman  
David Langley  
Betsy Potter  
Eddie Burch

**Absent:** Brandon Price, Vice Chair

**Staff Present:** Brandon McMahan, Planner

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**I. Call to order- Opening remarks**

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

**II. Minutes of Board of Architectural Review Meeting**

**ACTION** – Ms. Potter made a motion to approve the minutes from the November 9, 2021 Board of Architectural Review meeting. Mr. Burch seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

**III. Election of Officers**

**ACTION** – Ms. Potter made a motion to nominate Ms. Wood as Chair. Mr. Burch seconded the motion. The motion passed with a vote of 4 to 0.

**ACTION** – Ms. Wood made a motion to nominate Ms. Potter as Vice-Chair. Mr. Langley seconded the motion. The motion passed with a vote of 4 to 0.

**IV. Public Hearing**

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

**A. BAR 22-01**

Ms. Wood opened the public hearing for BAR 22-01.

Staff presented the basic information for this request.

**B. BAR 22-02**

Ms. Wood opened the public hearing for BAR 22-02.

Staff presented the basic information for this request.

**V. New Business**

**A. BAR 22-01**

Ms. Wood opened the business meeting for BAR 22-01.

Staff presented informed the board that this request was to designate the Greer Mill site as a locally designated historic property. Staff went over the requirements from the code of ordinances to designate a property with this designation and made a recommendation of approval.

The board discussed the request with staff and asked about the process for the local designation. Staff informed the board that the request if approved go to Planning Commission as a map amendment to the zoning map and then to council for two reading. Staff also informed the board that the owners were going through national designation and they may have the property designated by the NPS before the local designation could be approved.

The board asked once the property was designated would the request for Bailey Bill approval come back to the board for approval. Staff informed the board that it would come back to the board for approval.

**ACTION - Mr. Burch made a motion to approve the request to designate the Greer Mill site as a locally designated historic property. Ms. Potter seconded the motion. The motion passed with a vote of 4-0. The motion was approved**

#### **B. BAR 22-02**

Ms. Wood opened the business meeting for BAR 22-02.

Staff presented their analysis and recommendation for approval for the request.

The board asked about the approved color pallets. Staff informed the board of the two approved color pallets and it would be reviewed at the time of building permit review.

**ACTION – Mr. Burch made a motion to approve the request. The motion was seconded by Ms. Potter. The motion passed with a vote of 3-0, with Mr. Langley abstaining. The motion passed.**

#### **VI. Other Business**

Staff provided an update on SHPO's annual training.

#### **VII. Adjourn**

There being no other business to discuss, Ms. Wood made a motion to adjourn. The meeting was adjourned at 10:52 am.

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, March 21, 2022**

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**EXHIBIT**

**B**

**DOCKET:** MISCP 22-02

**APPLICANT:** Board of Architectural Review

**PROPERTY LOCATION:** 300 Connecticut Ave

**TAX MAP NUMBER:** G008001600100

**EXISTING ZONING:** PD, Planned Development

**REQUEST:** Add G008001600100 as a locally designated historic property to the Zoning Map

**COMPREHENSIVE PLAN:** Mixed Employment Center

**ANALYSIS:** MISCP 22-02

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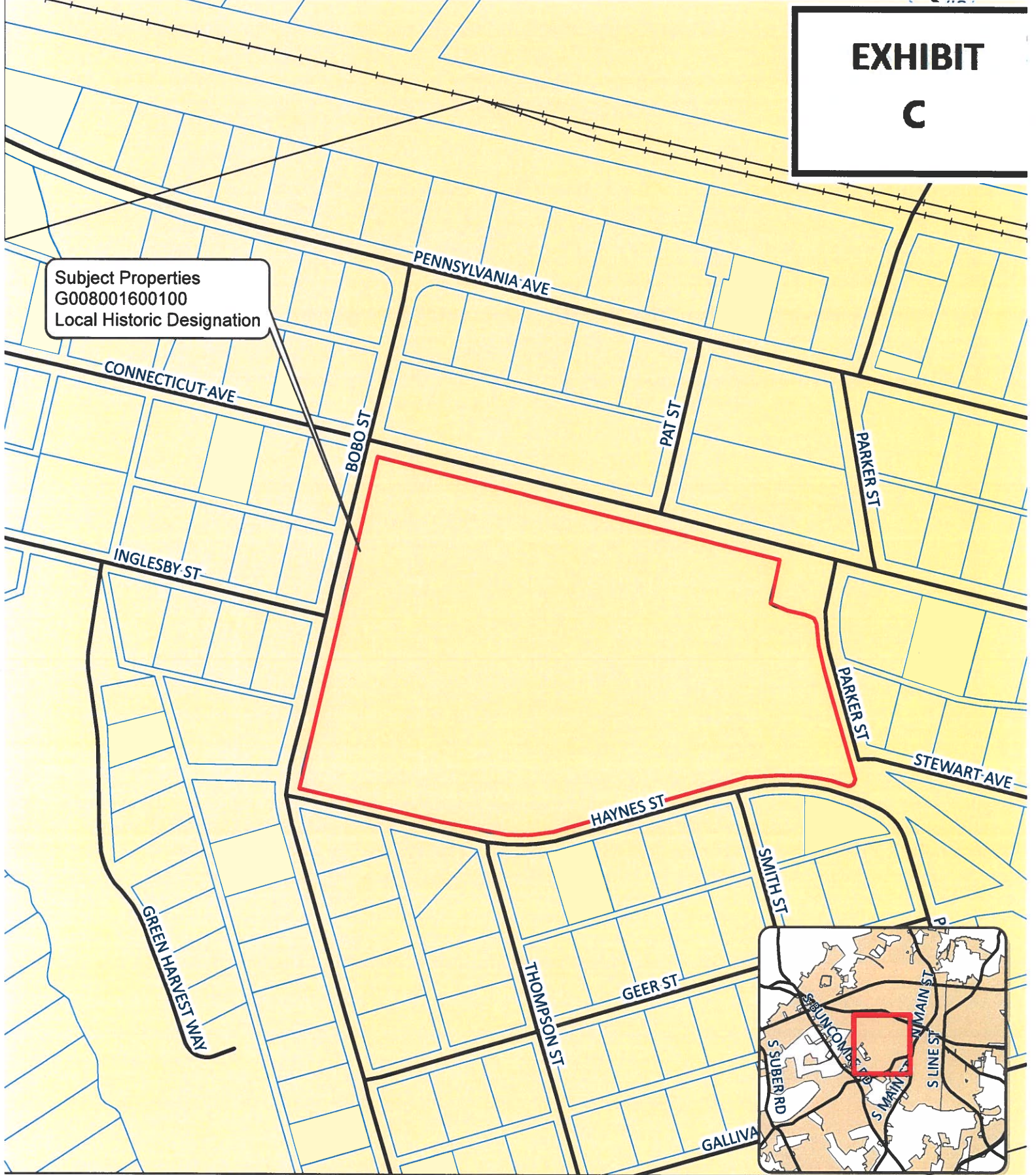
MISCP 22-02 is a zoning map amendment to the City of Greer Historic Overlay Zoning Map as allowed by Chapter 38-Historic Preservation, Article 85.-HD, Zoning Procedure. The Board of Architectural Review has requested to add the Greer Mill parcel G008001600100 as a locally designated historic property to the City of Greer Zoning Map.

**STAFF RECOMMENDATION: Approval**

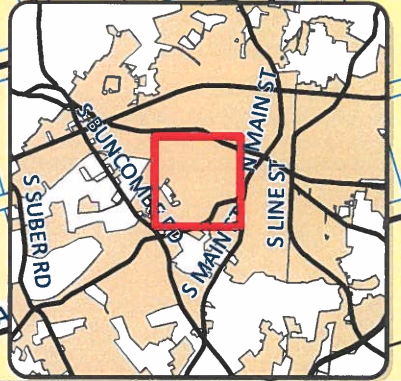
**ACTION:** The Commission asked about the process to designate the property with local designation. Staff informed the commission that the Board of Architectural Review made the request to have the property labeled on the city's zoning map as a locally designated historic property, the next step in the process was to get the recommendation from Planning Commission and then the request would go to council for final approval.

Ms. Jones made a motion to approve the request to designate the Greer Mill site as a locally designated historic property. Mr. Lavender seconded the motion. The motion passed with a vote of 4-0. The motion was approved

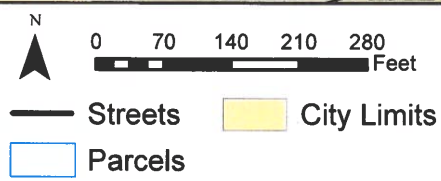
# EXHIBIT C



Subject Properties  
G008001600100  
Local Historic Designation



## Ordinance 18-2022



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.

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, March 21, 2022**

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**DOCKET:** MISCP 22-02

**APPLICANT:** Board of Architectural Review

**PROPERTY LOCATION:** 300 Connecticut Ave

**TAX MAP NUMBER:** G008001600100

**EXISTING ZONING:** PD, Planned Development

**REQUEST:** Add G008001600100 as a locally designated historic property to the Zoning Map

**COMPREHENSIVE PLAN:** Mixed Employment Center

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**ANALYSIS:** MISCP 22-02

MISCP 22-02 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 requested to add the Greer Mill parcel G008001600100 as a locally designated historic property to the City of Greer Zoning Map.

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION:**

The Commission asked about the process to designate the property with local designation. Staff informed the commission that the Board of Architectural Review made the request to have the property labeled on the city's zoning map as a locally designated historic property, the next step in the process was to get the recommendation from Planning Commission and then the request would go to council for final approval.

**ACTION:** Ms. Jones made a motion to approve the request to designate the Greer Mill site as a locally designated historic property. Mr. Lavender seconded the motion. The motion passed with a vote of 4-0. The motion was approved