



ORDINANCE NUMBER 20-2022

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

WHEREAS, William D. Grady is the owner of properties located on Gilbert St, identified as Spartanburg County Parcel Numbers 9-03-14-231.00 and 9-03-14-356.00 containing approximately .57 acres; and,

WHEREAS, the properties are within a Design Review District (DRD) and governed by Article 5:19 of the City of Greer’s Zoning Ordinance; and,

WHEREAS, the City of Greer previously approved the rezoning of the parcels along Gilbert St, which was for the development of approximately eight single-family attached townhomes. The Owner now desires to develop up to six single-family detached units on lots that are less than 5,000 square feet, more particularly described in the Statement of Intent hereto marked as Exhibit E and the Site Plan hereto marked as Exhibit G; and,

WHEREAS, pursuant to Article 5:19.9(5), any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the DRD district is a “Major Change” that must be approved according to the procedures set forth in Article 5:19.9; and,

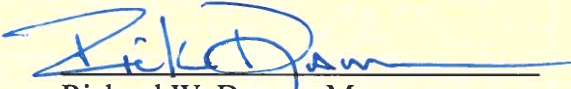
WHEREAS, on April 18, 2022 the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to approve the major change request as sought by the Owner; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to approve the requested changes to the DRD zoning.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, South Carolina that the DRD zoning of the property is modified to amend the Statement of Intent and the Site Plan from the original submitted DRD rezoning.

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

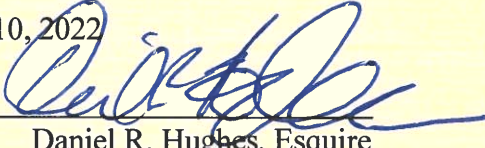
ATTEST:


Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: April 26, 2022

Second and
Final Reading: May 10, 2022

Approved as to form: 
Daniel R. Hughes, Esquire
City Attorney



**RUTHIE HELMS
BUILDING & DEVELOPMENT STANDARD
C/O CITY OF GREER
301 E POINSETT ST
GREER, SC 29651**

**RE: GRADY'S MANOR
124 GILBERT ST
GREER , SC**

We submit for review the following proposed project to be developed on Gilbert Street, Greer, SC

The project will consist of the following (6) 3Br/2bath single family dwelling, 1183 sq ft each dwelling.

Each dwelling will consist of a kitchen ,dining area, laundry room and a garage.

(1) Proposed Site Amenities

Mano Slab Foundation
Concrete Driveway to fit two cars

(2) Exterior Finishes

2 x 4 Framing on walls

Roof Trusses

Architectural Shingles on Roof-30 Year

Siding on Exterior Walls

Manufactured Stone on the front of the house

Gutters and Downspouts

Garage Door 7x8 ft.

(3) Interior Finishes

Insulation to meet code

Drywall on the walls

Vinyl flooring throughout whole house

1 x 6 trim base

White Cabinets with black knobs

Interior paint- All white

Master Bedroom shower-Tile on walls

Appliances- Microwave, Dishwasher, Range (Whirlpool)

Blow-in Insulation

(4) Landscaping

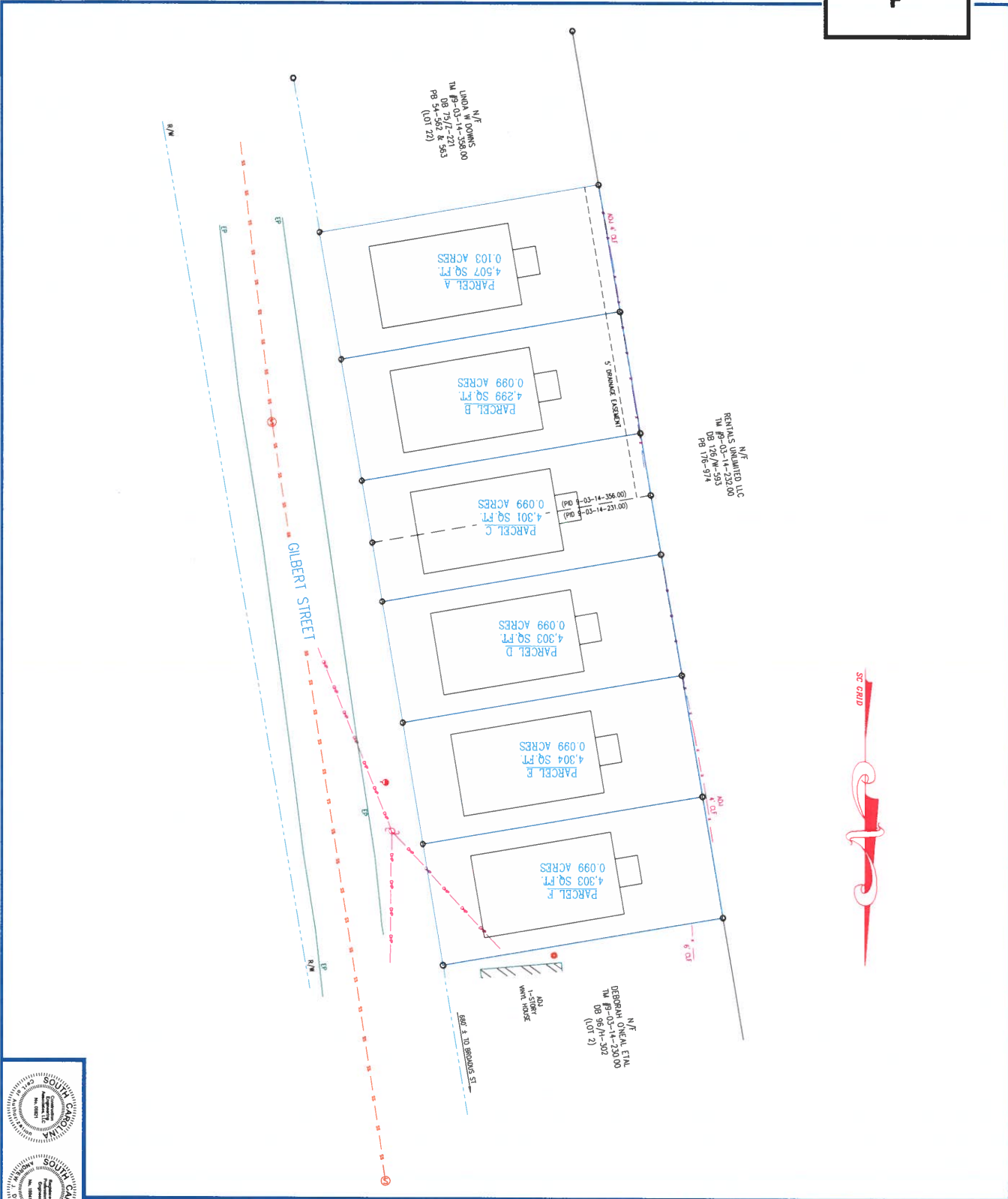
All sod, 6 bushes included in front of house, 2 tons of black mulch



Addendum:

Setbacks Front - 20', Sides and Rear 5'

**EXHIBIT
F**



PROPOSED SINGLE FAMILY HOME LAYOUT

C-1

SCALE:
1" = 15'

DEVELOPER: Regional Homes, LLC
266 Giles Dr.
Boiling Springs, SC 29316

Drawn By: S.H.H. **Checked By:** A.J.D.

File: 2022/Gilbert St.dwg

Plot Date: March 15, 2022

PROJECT NAME:
Gilbert Street
Greer, SC 29651

- CIVIL ENGINEERING
- SITE DESIGN
- LAND USE PLANNING
- CONSULTING
- CONSTRUCTION ENGINEERING
- GENERAL CONTRACTING
- DEMOLITION

864-621-6210

CONSTRUCTION ENGINEERING ASSOCIATES, LLC
8328 HIGHWAY 9
INMAN, SC 29349
constructionengineeringassoc@gmail.com



Planning & Zoning Development Project Application

(Refer to the Fee Schedule at www.cityofgreer.org for applicable project submittal fees)

Project Type: Preliminary Plat* Final Development Plan* Summary Plat*
 Commercial Site Plan* Major/Minor Revision* (circle one) Final Plat

(*These projects may be required to attend a PAC Meeting)

Project Name: Gilbert St DRD Phase or Section: _____

Type of Development: Residential / Commercial / Mixed-Use

Tax Map Number(s): 9-03-14-231.00, 9-03-14-356.00

Project Address: 124 Gilbert St Current Zoning: DRD

Fill out appropriate information based on type of project:

Number of Lot or Units: 6 SF detached Total Acreage: _____ Miles of New Rd: _____

Proposed Roadway: (circle one) Public / Private / Both

Contact Information

Applicant: Owner Developer Engineer Surveyor Agent Person(s) Contracting for Sale

Applicant: William D Grady Contact Number: _____

Address: 413 Sunnyside Dr City: Greer State: SC Zip: 29651

Email: _____

Owner: _____ Contact Number: _____

Email: _____

Engineer: _____ Contact Number: _____

Email: _____

Surveyor: _____ Contact Number: _____

Email: _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes No

Applicant Signature: W. James Grady Date: 3/1/22
Print: W. JAMES GRADY

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 18, 2022**

DOCKET: FDP 22-02

APPLICANT: William Grady

PROPERTY LOCATION: 124 Gilbert St, Gilbert St

TAX MAP NUMBER: 9-03-14-231.00 and 9-03-14-356.00

EXISTING ZONING: DRD, Design Review District

REQUEST: Major Change

SIZE: Approx. .57 acres

COMPREHENSIVE PLAN: Traditional Neighborhood Community

ANALYSIS: **FDP 22-02**

FDP 22-02 is a request for a major change to a DRD, Design Review District originally approved in 2018. The approved site plan included three sets of townhomes with up to eight units. The major change proposes six small single-family detached lots.

The homes will be 1,183 with 3bd/2ba and have a minimum of one-car garage. Building materials will include manufactured stone accents on the front façade.

Surrounding land uses and zoning include:

North:	RM-1, Multi-family Residential, Single-family residences
East:	RM-1, Multi-family Residential, Vacant
South:	RM-1, Multi-family Residential, Single-family residences
West:	RM-1, Multi-family Residential, apartments

The Future Land Use Map in the Comprehensive Plan defines this area as a Traditional Neighborhood. Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

Given the existing multi-family zoning on adjacent parcels and existing higher density uses adjacent to the project, smaller lots with increased density is appropriate; therefore, staff supports the request.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION:

Mr. Lamb asked if the homes were going to have a single or double car garage. The applicant informed the commission that the homes will have a single car garage with a parking pad that will accommodate two additional cars.

Mr. Lavender asked the applicant if the homes were going to be one- or two-story. The applicant informed the commission that the homes would be one-story.

Mr. Holland asked the applicant when they were planning to start the project. The applicant informed the commission that they hope to get started in the summer.

ACTION – Mr. Jones made a motion to approve FDP 22-02. Mr. Lamb seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.