



**ORDINANCE NUMBER 16-2012**

**AN ORDINANCE AMENDING THE CITY OF GREER ZONING  
ORDINANCE ARTICLE 5 ZONING DISTRICT REGULATIONS  
SECTION 5:7 C-1, CENTRAL BUSINESS DISTRICT, 5:7.3 USES  
PERMITTED BY SPECIAL EXCEPTION, SECTION 5:17  
CEMETERIES AND ADDING 5:17.8 COLUMBARIA.**

**WHEREAS**, the City of Greer City Council at various times reviews the zoning ordinance to make necessary improvements and/or changes; and,

**WHEREAS**, Greer City Council wishes to allow cemeteries in the C-1, Central Business District, as a special exception by the City of Greer Board of Zoning Appeals; and,

**WHEREAS**, the City of Greer Council desires to broaden the zoning area of cemeteries to allow a columbarium on church properties the zoning ordinance shall be amended.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, South Carolina that the Greer Zoning Ordinance of Article 5 Zoning District Regulations, shall read as follows:

**ARTICLE 5 ZONING DISTRICT REGULATIONS**

**Section 5:7 C-1, Central Business District**

**5:7.3 Uses Permitted by Special Exception**

Automobile tire sales, service, and storage  
Bed and Breakfast  
Church  
Dwelling, multi-family  
Liquor store  
Cemetery

It is the purpose of these uses to provide the desirable and feasible residential development in conjunction with the concentration of commercial and related office development in the Central Business District. The nature of this residential development will require different parking and area requirements than those of the city's R-M zoning classification. Therefore, the Board of Zoning Appeals may permit a multi-family dwelling on review in accordance with the provisions in Section 5:5.2.

**Section 5:17 Cemeteries**

Cemeteries are allowed in all districts as a use by special exception by the City of Greer Board of Zoning Appeals.

**Section 5:17.8 Columbaria**

Columbaria are allowed on church properties and cemetery properties in all districts as a use by special exception by the City of Greer Board of Zoning Appeals.

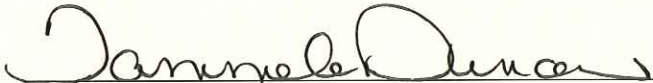
This Ordinance shall become effective immediately upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**



Richard W. Danner, Mayor

**ATTEST:**



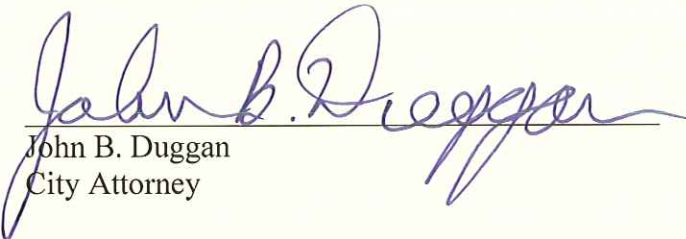
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: May 8, 2012

Second Reading  
And Final Approval: May 22, 2012

Approved as to Form:

  
John B. Duggan  
City Attorney

GREER PLANNING COMMISSION  
April 16, 2012

<b>DOCKET:</b>	TX 2012-07
<b>APPLICANT:</b>	City of Greer
<b>PROPERTY LOCATION:</b>	N/A
<b>COUNTY BLOCK BOOK:</b>	N/A
<b>EXISTING ZONING:</b>	N/A
<b>REQUEST:</b>	Amendment to the City of Greer Zoning Ordinance, Section 5:17 Cemeteries Section 5:7.3 C-1, Uses Permitted by Special Exception
<b>SIZE:</b>	N/A
<b>COMPREHENSIVE PLAN</b>	
<b>RECOMMENDATION:</b>	N/A

ANALYSIS:

TX 2012-07

TX 2012-07 is a proposed text amendment to the Greer Zoning Ordinance that would amend Section 5:17 and Section 5:7.3. These amendments will allow cemeteries in the C-1, Central Business District, as a special exception by the City of Greer Board of Zoning Appeals.

This amendment request was brought forward to allow columbariums on church property in the C-1, Central Business District.

**STAFF RECOMMENDATION: APPROVAL**

The applicant for the text amendment is the City of Greer. Chris Harrison, Greenville County Planning Commission presented the amendment to the Commission.

This is a proposed text amendment to the Greer Zoning Ordinance that would amend Section 5:17 and Section 5:17.3. These amendments will allow cemeteries in the C-1, Central Business District, as a special exception by the Greer Board of Zoning Appeals. The request is to allow columbariums on church property in the C-1 District.

Motion was made by Mr. Clifton, seconded by Ms. Tranekle to approve the amendment as presented.

Motion to approve 6-0.