



ORDINANCE NUMBER 22-2020

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5 ZONING DISTRICT REGULATIONS, SECTION 18 DT DOWNTOWN GREER OVERLAY DISTRICT.

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

WHEREAS, Greer City Council wishes to amend Article 5 Zoning District Regulations Section 18 DT Downtown Greer Overlay District of the City of Greer Zoning Ordinance by adding Subsection 4.1 Site Development to address sidewalks and parking and deleting text regarding certain building standards from Subsection 5.2 Design Review Criteria; and

WHEREAS, the City of Greer Planning Commission recommended approval of the requested amendment to the City of Greer Zoning Ordinance at a Public Hearing held at 6:30 p.m. on April 20, 2020 via a virtual meeting 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 a proposed amendment to the City of Greer Zoning Ordinance. The Planning Commission minutes and staff report from said meeting are attached hereto marked as Exhibit A;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that the City of Greer Zoning Ordinance Article 5 Zoning District Regulations Section 18 DT Downtown Greer Overlay District are amended as follows:

5:18.4.1 Site Development

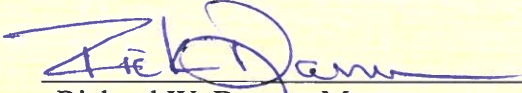
- A. All new construction may be required to install exterior sidewalks up to eight feet wide as determined by the Planning and Zoning Administrator.
- B. Parking is not required within the Downtown Greer Overlay District for nonresidential uses. Residential uses shall have a minimum of one (1) space per unit for new developments of 3 or more units. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements

5:18.5.2 Design Review Criteria

The Planning and Zoning Administrator will consider the extent to which a proposal complies with the criteria set forth herein. Additional design criteria from other sections of the City of Greer Zoning Ordinance may also apply and be required by the Planning and Zoning Administrator for specific projects.

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

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

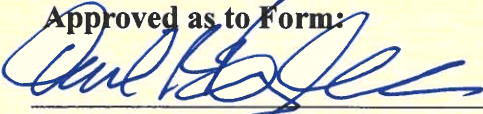

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Mark Hopper

First Reading: May 12, 2020

Second and
Final Reading: July 14, 2020

Approved as to Form:


Daniel Hughes, City Attorney

**STAFF REPORT
GREER PLANNING COMMISSION
MONDAY, APRIL 20, 2020**

DOCKET: TXT 2020-01

APPLICANT: City of Greer

ZONING TEXT AMENDMENT: Article 5:18 Downtown Greer Overlay District

PURPOSE: To add additional Design Standards and address the density allowed in the Overlay

ANALYSIS: **TXT 2020-01**

Downtown Greer Overlay District purpose is to promote harmonious and compatible development within the Downtown Greer Central Business District which complements the character and charm of this unique mixed center. Currently, there are no development standards that address pedestrian access, and the limit on density for residential complexes is capped to a low level to achieve higher but appropriate density developments within the Downtown Overlay District. Currently there is no required parking for developments within the Downtown Overlay as residential projects are created downtown parking will need to be addressed to ensure both patrons and residents have adequate parking.

As such, Staff proposes the following text amendment:

Add Article 5:18.4.1 Site Development to the City of Greer Zoning Ordinance:

- A. All new construction shall install exterior sidewalks up to eight feet were practicable.
- B. No parking is required within the Downtown Greer Overlay District for nonresidential uses. Residential uses shall require a minimum one space per unit. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements

Remove items from Article 5:18.5.2 Design Review Criteria from the City of Greer Zoning Ordinance:

The Planning and Zoning Coordinator will consider the extent to which a proposal complies with the following criteria. Additional design criteria from other sections of the Zoning Manual may also apply to specific projects. ~~The design of all buildings shall meet the standards as outlined.~~

District	Maximum			Minimum		Build-To Line	Setbacks	
	Density-Dwelling Units	Building Coverage	Building Height	Site Area	Lot Width	Front	Sides	Rear
DT	15 per acre	95%	75 ft	4,500 sq ft	0 ft	0	0	0

~~A. Parking — No parking is required within the Downtown Greer Overlay District. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements~~

STAFF RECOMMENDATION: Approval

ACTION: Mr. Lavender made a motion to approve TXT 2020-01. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.