



ORDINANCE NUMBER 58-2020

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING "ARTICLE 5, ZONING DISTRICT REGULATIONS, SECTION 8.1, C-2, HIGHWAY COMMERCIAL DISTRICT, COMMERCIAL USES PERMITTED," TO ALLOW AIR CONDITIONING EQUIPMENT, SALES AND SERVICE.

WHEREAS, at various times the Greer City Council 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 8.1, C-2, Highway Commercial District, Commercial Uses," by adding air conditioning equipment, sales and service as an allowed use; 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 September 21, 2020 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 "Article 5, Zoning District Regulations, Section 8.1, C-2, Highway Commercial District, Commercial Uses Permitted" is amended as follows:

5:8.1 Uses Permitted

Air conditioning equipment, sales and service.

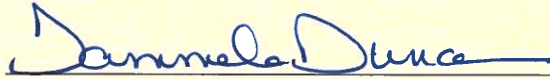
This ordinance shall be effective immediately upon second reading approval hereof.

CITY OF GREER, SOUTH CAROLINA

A handwritten signature in blue ink, appearing to read "Rick Danner", written over a horizontal line.

Richard W. Danner, Mayor

ATTEST:



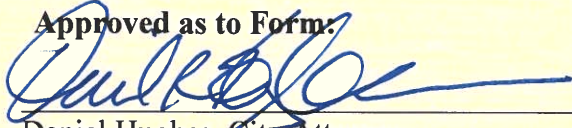
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

Approved as to Form:



Daniel Hughes, City Attorney

**TEXT AMENDMENT REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020**

DOCKET: MISCP 20-05

APPLICANT: City of Greer

Zoning Text Amendment: Article 5 (C-2 Commercial Districts)

Purpose: To add "Air conditioning equipment, sales, and service to be allowed uses by Special Exception in C-2, Commercial"

ANALYSIS: MISCP 20-05

The Planning Commission recommended denial of RZ 20-43, a request to rezone a parcel at the corner of Poplar Drive and S Line Ext from C-2, Commercial District to C-3, Highway Commercial, at its July 20 meeting. City Council heard the request at its July 28 meeting and tabled the request. Staff was directed by Council to prepare a text amendment allowing the air conditioning equipment, sales, and service use to be an allowed use by Special Exception in C-2, Commercial. As such, Staff proposes the following text amendment:

Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use to the C-2 Commercial District by Special Exception with the following conditions.

Air conditioning equipment, sales, and service subject to the following:

- A. Minimum lot size must be 0.50 acres
 - B. Where sites abut residentially zoned properties, outdoor storage areas cannot be placed within 15 feet of the residentially property.
 - C. If within a residential area an electronic message board is not allowed
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STAFF RECOMMENDATION: Approval

ACTION – The commission discussed the options of allowing the use by right versus a use by special exception. Mr. Lavender was concerned about the potential for equipment to be left laying around the property, while Mr. Kriese had concern about potential traffic of large vehicles for deliveries. Staff explained the process and requirement for a Special Exception.

Mr. Lavender made a motion to approve the text amendment to allow air conditioning equipment sales and service as a use allowed by special exception. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.