



**ORDINANCE NUMBER 11-2021**

**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5 ZONING DISTRICT REGULATIONS, SECTION 5, SUBSECTION 4, R-5, SPECIAL PROVISIONS FOR LOTS ZONED FOR A GARDEN COURT OR PATIO HOUSE.**

**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 5 Zoning District Regulations of the City of Greer Zoning Ordinance by amending Subsection 4.4 Minimum Parcel Required for Development to address allowing for individual lots to be zoned as R-5; 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 February 15, 2021 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 5:4 are amended as follows:

**5:4.4 Minimum Parcel Required for Development**


A parcel that meets the Minimum Requirements set forth in Section 5:4.1 may be considered for R-5 zoning.

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

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**



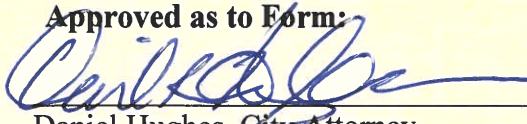
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Lee Dumas

First Reading: March 9, 2021

Second and  
Final Reading: March 23, 2021

**Approved as to Form:**



Daniel Hughes, City Attorney

**STAFF REPORT  
GREER PLANNING COMMISSION  
MONDAY, FEBRUARY 15, 2021**

**EXHIBIT**

**A**

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**DOCKET:** TXT 2021-01

**APPLICANT:** City of Greer

**ZONING TEXT AMENDMENT:** Article 5:4 R-5, Special Provisions for Lots Zoned for a Garden Court or Patio House Section

**PURPOSE:** To allow for R-5 lots to be established without the requirement of them being within a development

**ANALYSIS:** TXT 2021-01

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As the city growth continues staff has received several request to create smaller lots within our core neighborhoods surrounding downtown. The smallest lot size that is allowed within the zoning ordinance is a 7,500 sqft lot, with the only option to create a smaller lot by rezoning the property to DRD, Design Review District.

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As such, Staff proposes the following text amendment:

Remove and add to Article 5:4.4 Minimum Parcel Required for Development

~~No lot may qualify as R-5 unless that lot is part of a~~ **To be** considered for an R-5 residential development, **not** less than three (3) acres are required.

**STAFF RECOMMENDATION: Approval**

**ACTION:**

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

Ms. Jones relayed concerns that allowing smaller lots sizes would increase traffic in areas that are already at capacity.

Mr. Kriese made a motion to approve TXT 21-01. Mr. Wright seconded the motion. The motion carried with a vote to 5-1. The motion passed.