



ORDINANCE NUMBER 32-2021

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 4, DEFINITIONS AND ARTICLE 5, ZONING DISTRICT REGULATIONS TO INCORPORATE INDOOR AMUSEMENT / ENTERTAINMENT SERVICES WITHIN THE CITY OF GREER.

WHEREAS, the City of Greer has determined that an ordinance should be adopted to allow the City of Greer to create opportunities for indoor amusement / entertainment facilities within the C-1, Central Business District, C-3, Highway Commercial and S-1, Service District; and,

WHEREAS, The City of Greer Zoning Code of Ordinance needs to be amended by adding to Article 4, Definitions and Article 5, Zoning District Regulations to incorporate requirements within the City of Greer. Addressing these situations in the Zoning Code of Ordinance recognizes the fact that these businesses are being requested within these zoning districts; and,

WHEREAS, the City of Greer Planning Commission recommended approval of the requested addition to Article 4 and Article 5 to the City of Greer Zoning Ordinance at a Public Hearing held at 6:30 p.m. on July 19, 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, the City of Greer Zoning Code of Ordinance Article 4, Definitions and Article 5, Zoning District Regulations is amended to include the following provisions:

ARTICLE 4 DEFINITIONS

"Indoor Amusement/Entertainment Facilities" are Establishments providing indoor amusement and entertainment services for a fee or admission charge, including the following:

- Bowling alleys
- Coin-operated amusement arcades
- Dance halls and ballrooms
- Electronic games arcades

Ice skating and roller skating
Pool and billiards room as primary use
Indoor archery and shooting ranges

This use does not include adult entertainment businesses. For purposes of this definition, an establishments with four or more electronic or coin-operated games where 50 percent or more of the floor area of the building is occupied by amusement devices are considered an electronic games arcade as described above, and establishments with three or less electronic or coin-operated games are not considered a use separate from the primary use of the site.

ARTICLE 5 ZONING DISTRICT REGULATIONS

Amend Article § 5:7.1 of the City of Greer, SC Zoning Ordinance to add the following uses permitted in the C-1 district: Indoor Amusement/Entertainment Facilities.

Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following uses permitted by special exception in the C-2 district: Indoor Amusement/Entertainment Facilities.

Amend Article § 5:9.1 of the City of Greer, SC Zoning Ordinance to add the following use to the C-3 district: Indoor Amusement/Entertainment Facilities.

Amend Article § 5:10.1 of the City of Greer, SC Zoning Ordinance to add the following use to the S-1 district: Indoor Amusement/Entertainment Facilities.

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

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



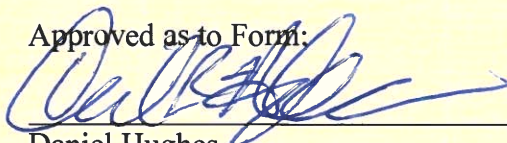
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: July 27, 2021

Second Reading
And Final Approval: August 10, 2021

Approved as to Form:



Daniel Hughes
City Attorney

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 19, 2021

EXHIBIT

A

DOCKET: MISCP 21-09

APPLICANT: City of Greer

REQUEST: Text change to add a definition for Indoor Amusement/Entertainment Facilities in various zoning districts

ANALYSIS: **MISCP 21-09**

MISCP 21-09 is a text change to add a definition (below) for Indoor Amusement/Entertainment Facilities in the Zoning Ordinance and allow it as a use by-right in C-1, Central Business District; C-3, Highway Commercial and S-1, Services Districts.

"Indoor Amusement/Entertainment Facilities" Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- Bowling alleys
- Coin-operated amusement arcades
- Dance halls and ballrooms
- Electronic games arcades
- Ice skating and roller skating
- Pool and billiards room as primary use
- Indoor archery and shooting ranges

This use does not include adult entertainment businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above, three or less machines are not considered a use separate from the primary use of the site.

These types of uses are currently listed in C-2, Commercial District, which makes it difficult for staff to interpret that it should be allowed in other districts. The text change will more properly define a category of uses and make certain that they are allowable in a variety of appropriate districts within the City, including along corridors and downtown.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION:

The Commission and staff discussed the request. Commissioners asked questions regarding where shooting ranges are currently located in the city. Mr. Wright expressed concern of the availability of shooting ranges in several zonings

ACTION – Ms. Jones made a motion to approve MISCP 21-09. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.