

**DRAFT COPY**

No. \_\_\_\_\_

**AN ORDINANCE**

**AN ORDINANCE TO AMEND TABLE 6.1 USES PERMITTED AND SECTION 6:2 USE CONDITIONS OF THE GREENVILLE COUNTY ZONING ORDINANCE, AND FURTHER AMEND ARTICLE 11 PROVISIONS FOR USES BY SPECIAL EXCEPTION.**

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

**Section 1. Findings.** Greenville County Council finds that in response to the concerns of the citizens of Greenville County, that some uses now permitted in the I-1 Zoning District have come to be surrounded by mixed-use and residential neighborhoods, while others remain in clearly defined industrial areas;

And further, Greenville County Council finds that certain industrial activities are becoming incompatible with mixed-use locations, and nearby residential neighborhoods, and as a result some types of industrial activities are entering the county that bring with them undesirable conditions such as loud noises and unsightly external appearances that affect the lives and the enjoyable use of ones property;

And further, an example of such businesses would be businesses that collect, process, and ship industrial waste and by-products such as scrap metal processing and recycling.

Therefore, Greenville County Council finds that it is necessary to amend the Greenville County Zoning Ordinance to achieve a harmonious balance between the industrial and residential uses in the zoned areas of the unincorporated areas of Greenville County.

**Section 2. Amendment.** Table 6.1 and Section 6:2 and Article 11 of the Greenville County Zoning Ordinance, as amended, is hereby amended to read as follows:

**PART 1:**

Amendment to Table 6:1

Recycling collection and processing center –

**Delete** the permitted Use (P) in the I-1 district

**Add** Use by Special Exception (SE) in the I-1 district

Amendment to Section 6.2:

**Delete** Condition (20) in its entirety and further reserve this condition for future use.

**PART 2:**

**Amendment to Article 11**

**Add:** Section 11:10 Required Conditions for Auto Wrecking Facilities, Junkyards, Recycling Collection and Processing Center, Salvage Yards and Scrap Processors

Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards and scrap processors may be permitted in the I-1, Industrial district subject to the requirements of the Greenville County Junk Yard Ordinance #1777, as amended (Appendix D) and the following requirements.

- A. Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards and scrap processors shall be located on a site of at least 2 acres.
- B. No auto wrecking facility, junkyard, recycling collection and processing center, salvage yard or scrap processor shall be located within 1000 feet radius measured from the approximate center of the parcel on which the facility is located to any residential district existing at the time business operations are started.
- C. A continuous visual screen shall be provided and maintained along the property line and shall enclose open storage areas. The screen shall be an 8-foot wall, fence, or evergreen plant material, or a combination of wall, fence and evergreen plant material. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous screen at least 8 feet in height, with individual plantings spaced not more than 5 feet apart. Materials stored in the open shall not be stacked higher than the required screen.
- D. The facility may not operate or caused to be operated, any source of sound in such a manner to create a maximum event measured on the 'A' weighting scale that exceeds the limits as set forth below:

- Monday through Friday 7:00am to 7:00pm                      70 Db(A)
- Monday through Friday 7:00pm to 7:00am                      55 Db(A)  
and all day Saturday and Sunday

For the purpose of sound level readings, the measurement shall be taken when measured at point on the boundary planes of the property line of the affected party.

**PART 3:**

The changes set forth in this amendment shall be reflected in all applicable and affected sections of the GCZO. The provisions of this ordinance shall apply prospectively and shall not affect the operation of any auto wrecking facility, junkyard, recycling collection and processing center, salvage yard or scrap processor lawfully in existence on the effective date of the ordinance.

**Section 3. Effective Date.** This ordinance shall become effective on the date of its adoption.

DONE IN REGULAR MEETING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
Herman G. Kirven, Jr., Chairman  
Greenville County Council

ATTEST:

\_\_\_\_\_  
Joseph Kernell  
County Administrator

\_\_\_\_\_  
Theresa B. Kizer  
Clerk to Council

First Reading \_\_\_\_\_  
Second Reading \_\_\_\_\_  
Third Reading \_\_\_\_\_  
Public Hearing \_\_\_\_\_