

AN ORDINANCE

AN ORDINANCE TO AMEND SECTION 7:2 OF THE GREENVILLE COUNTY ZONING ORDINANCE, “OPEN SPACE RESIDENTIAL DEVELOPMENT” TO PROVIDE A PROCEDURE FOR AN ADMINISTRATIVE REDUCTION OF NOT MORE THAN .5 ACRES IN SIZE AND NOT MORE THAN ONE AND A HALF (1.5) PERCENT OF PREVIOUSLY APPROVED OPEN SPACE IN CERTAIN DEVELOPMENTS.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Amendment to Section 7:2 – Add New Section 7:2.7

The Planning Department staff is authorized to administratively reduce the required Open Space in a previously approved Residential Development, provided the development was originally approved under Option #2 (Section 7:2.5 of the GCZO), the development contains at least 30% Required Common Open Space (as listed in Table 7.2 Open Space Residential Development Options), the person or entity having ownership or control over the Open Space consents to the administrative reduction, and the applicant is able to demonstrate to the Planning Department staff that the reduction will not have a material adverse effect on the recreational, environmental, or ecological characteristics of the development. An administrative reduction of the required Open Space shall be no more than .5 acres in size and no more than 1.5 percent of the previously approved Open Space in a development.

Section 2. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2019.

ATTEST:

Regina McCaskill
Clerk to Council

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

Joseph M. Kernell
County Administrator