

Zoning Docket from April 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-30	Greenville County Council The proposed text amendment is to the Greenville County Zoning Ordinance Section 7:2 "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 development.	All Districts	No Recommendation	Denial 4-24-19	Held 5-6-19; Held 6-3-19; Next: 8-19-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Reduction request is not significant • For an existing neighborhood • Variance denied by Board of Zoning Appeals <p>2) Resident</p> <ul style="list-style-type: none"> • Health and safety concerns for abutting homes • Open space is attractive habitat for rats, snakes and animals • Trespassing, theft and security/safety <p>3) Resident</p> <ul style="list-style-type: none"> • 30 foot strip of open space • Area for kids to smoke and drink • Fences are low and people can jump over them <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Text amendment does not identify staff department • Should be done through a variance • Concerns that this is precedent setting • Enforcement issue, not a zoning issue • Final plats say that open space cannot be further subdivided • Conservation easement conflict <p>1) List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 3 Emails</p>
Staff Report	The proposed text amendment is to the Greenville County Zoning Ordinance Section 7:2 "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 approved under Option #2 of Section 7:2.5 of the Zoning Ordinance.					

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P&D Committee	At the May 6, 2019 Planning and Development meeting the Committee members voted to hold the proposed text amendment for further research.
P&D Committee	At the June 3, 2019 Planning and Development meeting the Committee members voted to hold the proposed text amendment for continued research.

Planning Report

DOCKET NUMBER: CZ-2019-30

APPLICANT: Greenville County Council

SUMMARY: The proposed text amendment is to the Greenville County Zoning Ordinance Section 7:2 “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 approved under Option #2 of Section 7:2.5 of the Zoning Ordinance.