

Zoning Docket from July 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-45	Greenville County Council County Wide C-1, C-2, and C-3, Commercial Districts	All	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • None <p><u>Speakers Against:</u></p> <p>2)</p> <ul style="list-style-type: none"> • None <p>List of meetings with staff: 5-14-20</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>
Staff Report	<p>REQUEST HISTORY</p> <p>In May/June 2020, Staff sought to initiate a zoning text amendment to address the ability to review single-family and multifamily residential developments under Section 7:2 “Open Space Residential Development.” Staff is concerned the current text, as written, does not allow developers the ability to propose these developments in commercial zoning districts. This text amendment request went before the Planning and Development Committee on June 1, 2020 and then to First Reading with County Council on June 2, 2020.</p> <p>ANALYSIS</p> <p>Currently, under Condition 28 in Section 6:2 of the Greenville County Zoning Ordinance, it states “all single-family development requiring the submittal of a summary or preliminary plat for review shall conform to the density, setbacks, open space requirements, etc., if as set forth in the R-6, Single-Family Residential District.” Since single-family residential attached (i.e. townhomes) fits into this category of “all single-family development” it would require “townhomes” to be on individual lots of at least 6,000 sq. ft.</p> <p>Staff is of the opinion that requiring these developments to adhere to the R-6 Single-Family Residential requirements places an unnecessary burden on attached residential developments with regards to the individual lot sizes. Allowing these developments to also be reviewed and approved under Section 7:2 “Open Space Residential Development” would allow them to reduce the lot size of the individual attached units, while still preserving the required open space.</p> <p>Based on these reasons, Staff recommends approval of the proposed Text Amendment.</p>					