

Zoning Docket from July 20, 2020 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|-----------|----------|---|
| CZ-2020-46 | Greenville County Council County Wide R-6 through R-20, R-20A, R-M2 through R-M20, R-MA, C-1, C-2, and C-3 Zoning 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 realized some complexities when reviewing proposed single-family attached residential developments under the current requirements in Section 7:2 <u>Open Space Residential Development</u>. Staff is concerned the current text, as written, does not allow developers the ability to propose 100% single-family attached residential developments in the zoning districts that allow for Open Space developments. 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>According to Section 7:2, developers have the right to propose a development as an Open Space development meeting several different conditions and options. Under Option 1 and Option 2, single-family attached residential developments are permitted in Open Space developments, but must adhere to a certain maximum percentage of attached dwelling units. This requirement prohibits developers from proposing 100% single-family attached developments and forces a mixture of residential types (i.e. single-family attached and single-family detached).</p> <p>If developers do not want to pursue the mixture of residential types of development, then they must refer back to Table 6.1 <u>Uses Permitted, Uses by Special Exception, and Conditional Uses</u>. Under this table, single-family attached is permitted in Zoning Districts R-6 through R-20 and R-20A, so long as they adhere to Condition 10 <u>Dwelling, Single-Family Attached, and Dwelling, Two-Family (Duplex)</u>. Under this condition, properties zoned R-20, R-20A, R-15, and R-12 only allow single-family attached under Section 7:2, which then requires them to adhere to the maximum percentage of dwelling units requirement and not be allowed to have 100% attached developments. Furthermore, Condition 10 will only allow these type developments so long as each individual lot for each individual attached unit meets the minimum lot size requirement per that zoning district (i.e. if there is one building with 6 individual units in an R-10 zoning district, then each individual lot will be required to have a minimum lot size of 10,000 sq. ft. and thus requiring over an acre for 6 townhomes).</p> | | | | | |

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| | <p>Staff is of the opinion that placing a maximum percentage on the number of attached dwelling units in a proposed development places an undue burden on development and does not allow for 100% attached developments in some cases. Allowing these types of developments, without the aforementioned percentage requirement, would allow more options for attached residential housing in Greenville County, while still preserving the required open space.</p> <p>Based on these reasons, Staff recommends approval of the proposed Text Amendment.</p> |
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