

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-010	Greenville County Council County-wide 0237020201700 Text Amendment for Section 3:2.3 B	All	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>REQUEST HISTORY AND EXPLANATION</p> <p>Staff has been approached by several groups regarding the initial zoning process and who are discouraged in the timeframe and other factors that our current Zoning Ordinance has in place. For example, currently Section 3:2.3. B requires that a minimum of 1 square mile (640 acres) of contiguous property owners must petition for first-time zoning. They have to submit a petition of names (and other property information) of at least 25% of the property owners within the boundary of the proposed zoning area. After this, and the establishment of the formal boundary, an additional requirement of 60% of property owners within this formal boundary must submit another petition to the Planning Department. This entire process could take up to two years before adoption of the formal boundary and zoning of the parcels. The last time that a massive zoning boundary was adopted was with the Southern Greenville County zoning effort in 2018.</p> <p>The proposed changes will streamline this process and align it with the timeline of a typical rezoning request which is approximately three to four months and reduce the total required acreage of contiguous parcels from 1 square mile (640 acres) to ½ square mile (320 acres). It will also remove the percentage requirements and instead only require a petition with the names of the individuals who desire to be zoned. These changes will not force zoning on any property owner and will only zone those parcels that are listed on the required petition. <i>Please refer to the final version of the proposed Ordinance and the informal redlined version showing the changes that are being proposed.</i></p> <p>This text amendment request went before the Planning and Development Committee on December 6, 2021, as a Consent Item before County Council on January 4, 2022, Zoning Public Hearing on January 10, 2022, and then to First Reading before County Council on January 18, 2022.</p> <p>CONCLUSION</p> <p>Staff is of the opinion that the proposed amendments will provide an easier process for initial zoning of parcels within Greenville County which will assist property owners in their efforts.</p> <p>Based on these reasons, Staff recommends approval of the proposed Text Amendment.</p>					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson, Zoning Administrator

RE: CZ-2022-010

APPLICANT: Greenville County Council

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

REQUEST: To amend Greenville County Zoning Ordinance Section 3:2.3 B *Initiation of Zoning by Petition*. This will be to create the new zoning district for the AG, Agricultural Preservation District with all applicable regulations.

ACREAGE: N/A

COUNCIL DISTRICT: All Council districts that include unzoned parcels within Greenville County

**REQUEST HISTORY and
EXPLANATION:**

Staff has been approached by several groups regarding the initial zoning process and who are discouraged in the timeframe and other factors that our current Zoning Ordinance has in place. For example, currently Section 3:2.3. B requires that a minimum of 1 square mile (640 acres) of contiguous property owners must petition for first-time zoning. They have to submit a petition of names (and other property information) of at least 25% of the property owners within the boundary of the proposed zoning area. After this, and the establishment of the formal boundary, an additional requirement of 60% of property owners within this formal boundary must submit another petition to the Planning Department. This entire process could take up to two years before adoption of the formal boundary and zoning of the parcels. The last time that a massive zoning boundary was adopted was with the Southern Greenville County zoning effort in 2018.

The proposed changes will streamline this process and align it with the timeline of a typical rezoning request which is approximately three to four months and reduce the total required acreage of contiguous parcels from 1 square mile (640 acres) to ½ square mile (320 acres). It will also remove the percentage requirements and instead only require a petition with the names of the individuals who desire to be zoned. These changes will not force zoning on any property owner and will only zone those parcels that are listed on the required petition. *Please refer to the final version of the proposed Ordinance and the informal redlined version showing the changes that are being proposed.*

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CONCLUSION:

Staff is of the opinion that the proposed amendments will provide an easier process for initial zoning of parcels within Greenville County which will assist property owners in their efforts.

Based on these reasons, Staff recommends approval of the proposed Text Amendment.