

Zoning Docket from July 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-063	Greenville County Council County-wide Text Amendment to add Community Centers as a new use	All	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 18, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> - CEO for Upstate Circle of Friends - Discussed the opportunities provided by Upstate Circle of Friends - Support this Text Amendment to accommodate these uses 2. Architect <ul style="list-style-type: none"> - This type use would be a benefit in the community and Greenville County <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>It has come to Staff’s attention that the use of a Community Center is not provided in Table 6:1, Uses Permitted, Uses by Special Exception, and Conditions Uses. By not having this type of use, Staff is required to place Community Center uses in the next closest use category in the table which would bring additional requirements both on a site and a building level rendering the possibility of utilizing existing unused structures (i.e. former schools) very problematic. For example, parking requirements would have to be based off of Recreational types uses which require an overabundance of parking that the Community Center types uses would not need. These uses are generally for community outreach, neighborhood enjoyment and after-school opportunities. The required parking counts would not be necessary since the uses are primarily at different times of the day. It also would require Staff to classify these as a recreational use which is only allowed in residential zones as a Use by Special Exception.</p> <p>The proposed changes to the Zoning Ordinance (that can be found in the attached documents) will allow Staff the ability to permit these types of uses while applying development conditions that are practical and more fitting for the type of activities that may occur. The attached documents indicate the proposed zoning districts and whether the new use will be permitted by right, not permitted, or permitted with conditions. It will also outline the conditions that would apply to an adaptive reuse type of project or a new construction development.</p> <p>This text amendment request went before the Planning and Development Committee on May 16, 2022, as a Consent Item before County Council on June 7, 2022, Zoning Public Hearing on June 18, 2022, and then to First Reading before County Council on June 19, 2022.</p> <p>CONCLUSION</p> <p>Staff is of the opinion that the proposed amendments will provide the ability for Community Centers to open in areas that are fitting for Greenville County residents without having to go through rezoning requests and allow Staff the opportunity to have better regulations in reviewing these types</p>					

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	<p>of uses.</p> <p>Based on these reasons, Staff recommends approval of the proposed Text Amendment.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson, Zoning Administrator

RE: CZ-2022-063

APPLICANT: Greenville County Council

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

REQUEST: To amend the Greenville County Zoning Ordinance that will amend Article 4 Definitions, Article 6, Table 6:1 Uses Permitted, Uses by Special Exception, and Conditional Uses, Article 6, Section 6:2 Use Conditions, and Article 12, Table 12:1 Minimum Parking Requirements. This will be to include a new use of a Community Center with all applicable regulations and conditions

ACREAGE: N/A

COUNCIL DISTRICT: All

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REQUEST HISTORY and EXPLANATION:

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The proposed changes to the Zoning Ordinance (that can be found in the attached documents) will allow Staff the ability to permit these types of uses while applying development conditions that are practical and more fitting for the type of activities that may occur. The attached documents indicate the proposed zoning districts and whether the new use will be permitted by right, not permitted, or permitted with conditions. It will also outline the conditions that would apply to an adaptive reuse type of project or a new construction development.

This text amendment request went before the Planning and Development Committee on May 16, 2022, as a Consent Item before County Council on June 7, 2022, Zoning Public Hearing on June 18, 2022, and then to First Reading before County Council on June 19, 2022.

CONCLUSION:

Staff is of the opinion that the proposed amendments will provide the ability for Community Centers to open in areas that are fitting for Greenville County residents without having to go through rezoning requests and allow Staff the opportunity to have better regulations in reviewing these types of uses.

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