

Zoning Docket from March 20, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-021	Greenville County Council Countywide Text Amendment to amend Article 4, <u>Definitions</u> , Article 6, Table 6.1 <u>Uses Permitted, Uses by Special Exception, and Conditional Uses</u> and Section 6.2, <u>Use Conditions (28) Single- Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts</u> of the Greenville County Zoning Ordinance	All	Approval	Approval 3/22/23	Approval 4/3/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 20, 2023 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>It has come to Staff's attention that the current language of Article 4, <u>Definitions</u>; and Article 6, Table 6.1 <u>Uses Permitted, Uses by Special Exception, and Conditional Uses</u> and Section 6.2, <u>Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts</u> of the Greenville County Zoning Ordinance allows for uses that do not keep with the intent of the Zoning Ordinance.</p> <p>The proposed changes will allow for Mixed Use development, or residential use in conjunction with commercial use on parcels in the C-1, C-2, and C-3, Commercial Districts. However, residential uses will no longer be permitted as the only use in the aforementioned commercial zoning districts. See page 4 for the ordinance with proposed changes and see page 7 for a clean draft. The changes are summarized below:</p> <ol style="list-style-type: none"> 1. To remove the definitions from Condition 28 and place them in Article 4; 2. To remove single-family (attached and detached), multifamily, and two-family (duplex) as a permitted conditional use in Table 6.1 in these commercial districts; 3. To add Mixed Use Developments and Mixed Use Structures as a new use category in Table 6.1 as permitted by condition in the NC, Neighborhood Commercial District and C-1, C-2, and C-3, Commercial Districts; 4. To amend Condition 28 to remove provisions for single-family and multifamily and other necessary changes for the Mixed Use Development and Mixed Use Structure regulations. <p>This text amendment request went as a Consent Item before County Council on February 7, 2022. A Zoning Public Hearing is scheduled for March 20, 2023 and followed by a First Reading before County Council on March 21, 2023.</p>					

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CONCLUSION and RECOMMENDATION

Staff is of the opinion that the proposed changes, which will only allow residential uses in Commercial zoning districts as part of a Mixed Use Development or Mixed Use Structure, will prevent Commercial zoning districts from being used for residential development. Additionally, the proposed changes keep with the intent of the Commercial districts outlined in the Zoning Ordinance.

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