

**Zoning Docket from April 17<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-030	Greenville County Council Countywide Text Amendment to Article 4, Definitions and Article 9, Section 9:5.2 Commercial Vehicles	All	Approval	Approval 4/26/23	Approval 5/1/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 17<sup>th</sup>, 2023 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>REQUEST HISTORY and EXPLANATION</b></p> <p>It has come to Staff's attention that the current language of Article 4, <u>Definitions</u>; and Article 9, Section 9:5.2 <u>Commercial Vehicles</u> of the Greenville County Zoning Ordinance utilizes ambiguous terminology. This has caused confusion for both the public and staff regarding enforcement of the Zoning Ordinance.</p> <p>The proposed changes would amend Article 4 <u>Definitions</u> and Article 9, Section 9:5.2 <u>Commercial Vehicles</u>. This amendment would add a new definition for Commercial Vehicles (indicated in red) and would remove the current language (struck through) and replace with what is proposed (indicated in red).</p> <p><b>Commercial Vehicle: A commercial vehicle is any vehicle that is used primarily for business purposes. Commercial vehicles shall be determined by business identification and/or class of vehicle as outlined by the Federal Highway Administration.</b></p> <p><b><del>9:5.2 Commercial Vehicles</del></b>  <del>Not more than one commercial vehicle that does not exceed 2 tons rated capacity shall be permitted on a lot in a residential district. No commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products shall be permitted.</del></p> <p><b>9:5.2 Commercial Vehicles</b></p> <p>A. Only vehicles classified as Class 1, 2, 3 and 5, as defined and classified by the Federal Highway Administration, are permitted on a residentially zoned parcel within the zoned areas of Greenville County. No more than three commercial vehicles are permitted per residentially zoned parcel and a maximum of one of the three permitted vehicles may be Class 5.</p> <p>B. Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are prohibited.</p> <p>This text amendment request went as a Consent Item before County Council on March 7, 2023. A Zoning Public Hearing is scheduled for April 17, 2023 and followed by a First Reading before County Council on April 18, 2023.</p>					

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**CONCLUSION and RECOMMENDATION:**

Staff is of the opinion that the proposed changes would offer more opportunity for individuals who park a work vehicle at home while also providing more consistent standards for staff in determining types of commercial vehicles.

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