

Zoning Docket from October 16th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-072	Greenville County Council Countywide Text Amendment to amend Pelham Road Commercial Corridor Overlay of the Greenville County Zoning Ordinance	All	Approval	Denial 10/25/23	Approval 11/6/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 16th, 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 <u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>REQUEST HISTORY and EXPLANATION</p> <p>Over the past year, numerous stakeholders, public officials, and county staff participated in a series of meetings to develop the Pelham Road Commercial Corridor Overlay District.</p> <p>The Pelham Road Commercial Corridor Overlay District reflects the business community’s desire to improve the appearance, functionality, and accessibility of the Pelham Road Commercial Corridor as it continues to develop and redevelop over time.</p> <p>The Pelham Road Commercial Corridor Overlay District is intended to encourage development and corridor design that is compatible with mixed-use commercial thoroughfares and mixed-use employment centers located along Pelham Road from Blacks Drive to SC Hwy 14. Considerations include site design of commercial properties, walkability, vehicular connectivity, beautification, and signage. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the visions outlined in the Plan Greenville County Comprehensive Plan.</p> <p>This text amendment request went as a Consent Item before County Council on August 14th, 2023.</p> <p>CONCLUSION and RECOMMENDATION</p> <p>Therefore, staff is requesting approval by resolution of the Pelham Road Commercial Corridor Overlay District standards as an amendment to the Greenville County Zoning Ordinance.</p>					
GCPC	At the October 25, 2023 Planning Commission meeting, the Commission voted to deny the text amendment to the Greenville County Zoning Ordinance due to some of the concerns with how the proposed Ordinance was written.					
P&D	At the November 6, 2023 Planning and Development Committee meeting, the Committee voted to approve the proposed text amendment for the Pelham Road Commercial Corridor Overlay District after further discussion with Staff regarding concerns from Planning Commissioners.					