

Zoning Docket from January 23, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-010	Greenville County Council Countywide Text Amendment to amend Section 8:9.2 Applicability of the Greenville County Zoning Ordinance	All	Approval	Approval 1/25/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 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</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>REQUEST HISTORY and EXPLANATION</p> <p>It has come to Staff's attention that the current language of Article 8, Section 8:9.2 Applicability, which pertains to the Scuffletown Rural Conservation District (SRCD) does not allow for subdivisions on any lot less than eight (8) acres in size due to the four (4) acre minimum lot size outlined in Section 8:9.4-2. Further, the requirements of the SCRCD cannot be remedied through a rezoning, as that would only alter the underlying zoning and not the SCRCD overlay requirements.</p> <p>The proposed changes will allow property owners one (1) subdivision that complies with the underlying zoning district without regard to the Scuffletown Rural Conservation District (SCRCD). Any parcel that has been previously subdivided using this method would not be eligible for further subdivision without complying with the other requirements of the SCRCD. Below is the proposed addition in Article 8, Section 8:9.2 Applicability:</p> <p>"A single parcel located in the Scuffletown Rural Conservation District that is greater than one acre in size but less than 8 acres in size may be subdivided into two parcels one time, following enactment of this provision, provided the resulting two parcels comply with the underlying zoning in the district. No parcel created by a subdivision authorized by this section is eligible for further subdivision, unless such subdivision is made in compliance with the other provisions of this Article."</p> <p>This text amendment request went as a Consent Item before County Council on December 6, 2022. A Zoning Public Hearing is scheduled for January 23, 2023 and followed by a First Reading before County Council on January 24, 2023.</p> <p>CONCLUSION and RECOMMENDATION</p> <p>Staff is of the opinion that the proposed amendment will provide property owners some flexibility to subdivide while still aligning with the original intent of the Scuffletown Rural Conservation District.</p> <p>Based on these reasons, Staff recommends approval of the proposed Text Amendment.</p>					



Greenville County Planning and Zoning Division
(864) 467-7425
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2023-010

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

REQUEST: To amend Article 8, Section 8:9.2 Applicability of the Greenville County Zoning Ordinance

ACREAGE: N/A

COUNCIL DISTRICT: All

**REQUEST HISTORY and
EXPLANATION:**

It has come to Staff's attention that the current language of Article 8, Section 8:9.2 Applicability, which pertains to the Scuffletown Rural Conservation District (SRCD) does not allow for subdivisions on any lot less than eight (8) acres in size due to the four (4) acre minimum lot size outlined in Section 8:9.4-2. Further, the requirements of the SCRCD cannot be remedied through a rezoning, as that would only alter the underlying zoning and not the SCRCD overlay requirements.

The proposed changes will allow property owners one (1) subdivision that complies with the underlying zoning district without regard to the Scuffletown Rural Conservation District (SCRCD). Any parcel that has been previously subdivided using this method would not be eligible for further subdivision without complying with the other requirements of the SCRCD. Below is the proposed addition in Article 8, Section 8:9.2 Applicability:

"A single parcel located in the Scuffletown Rural Conservation District that is greater than one acre in size but less than 8 acres in size may be subdivided into two parcels one time, following enactment of this provision, provided the resulting two parcels comply with the underlying zoning in the district. No parcel created by a subdivision authorized by this section is eligible for further subdivision, unless such subdivision is made in compliance with the other provisions of this Article."

This text amendment request went as a Consent Item before County Council on December 6, 2022. A Zoning Public Hearing is scheduled for January 23, 2023 and followed by a First Reading before County Council on January 24, 2023.

CONCLUSION:

Staff is of the opinion that the proposed amendment will provide property owners some flexibility to subdivide while still aligning with the original intent of the Scuffletown Rural Conservation District.

**STAFF
RECOMMENDATION:**

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