

Zoning Docket from January 23, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-014	Greenville County Council Countywide Text Amendment to amend Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached	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 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 Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached, which do not permit more than four (4) attached units per structure, is more restrictive than requirements in nearby jurisdictions and inconsistent with generally accepted planning principles. Additionally, the International Residential Code 2021 does not specify a maximum number of attached units in a townhouse building.</p> <p>The proposed changes will allow up to six (6) attached single-family units within a single townhouse structure. No other changes are proposed. Below is the proposed amendment to Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached both to read (struck-through language is current and red text is proposed):</p> <p style="padding-left: 40px;">C. Attached units may be a duplex, triplex, or quadraplex and shall not exceed more than 4 attached units per structure.</p> <p style="padding-left: 40px;">C. Attached units shall not exceed more than 6 attached units per structure.</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 does not conflict with the International Residential Code 2021 and will not create adverse impacts for the community. Further, the proposed amendment will allow more options for townhome residential development in Greenville County.</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-2023-014

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

REQUEST: To amend Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached 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 Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached, which do not permit more than four (4) attached units per structure, is more restrictive than requirements in nearby jurisdictions and inconsistent with generally accepted planning principles. Additionally, the International Residential Code 2021 does not specify a maximum number of attached units in a townhouse building.

The proposed changes will allow up to six (6) attached single-family units within a single townhouse structure. No other changes are proposed. Below is the proposed amendment to Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached both to read (struck-through language is current and red text is proposed):

~~C. Attached units may be a duplex, triplex, or quadraplex and shall not exceed more than 4 attached units per structure.~~

C. Attached units shall not exceed more than 6 attached units per structure.

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 does not conflict with the International Residential Code 2021 and will not create adverse impacts for the community. Further, the proposed amendment will allow more options for townhome residential development in Greenville County.

STAFF**RECOMMENDATION:**

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