

Zoning Docket from March 20, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-022	Greenville County Council Countywide Text Amendment to amend Article 6, Section 6.2 (31) <u>Automobile and Personal Motorized Vehicle Sales and Rental of the Greenville County Zoning Ordinance</u>	All	Approval	Approval 3/22/23		
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 6, Section 6.2 (31) <u>Automobile and Personal Motorized Vehicle Sales and Rental</u> of the Greenville County Zoning Ordinance prevents site changes to existing automobile and personal motorized vehicle sales and rental facilities that do not meet the minimum parcel size of one acre. Automobile Sales and Rental is only allowed as a conditional use; therefore, Condition 31 must be met for any site changes or expansion of these facilities. Even after a successful rezoning to an appropriate district the minimum lot size described in Condition 31 still applies.</p> <p>The proposed changes will allow property owners of existing automobile or personal motor vehicle sales and rental lots that do not meet the minimum parcel size, but otherwise conform to the Zoning Ordinance, to make changes to their facilities. Below is the proposed amendment to Article 6, Section 6.2 (31) <u>Automobile and Personal Motorized Vehicle Sales and Rental</u> to include the following language (in red):</p> <p style="margin-left: 40px;">A. Minimum Parcel Size</p> <ol style="list-style-type: none"> 1. Minimum parcel size for this use shall be one (1) acre (43,560 square feet). 2. If the property includes multiple uses or tenants requiring permits, only those areas designated for vehicle sales/rental operations shall be used towards meeting the minimum parcel size requirement. 3. Minimum parcel size only applies to new developments and does not apply to existing non-conforming automobile or personal motorized vehicle sales and rental lots that do not currently have one (1) acre and are existing at the time of this Amendment. <p>This text amendment request went as a Consent Item before County Council on February 6, 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

The proposed change only applies to existing automobile and personal motorized vehicle sales and rental lots that do not meet the minimum lot size. Staff is of the opinion that the proposed changes will allow property owners to maintain and update the facilities on these sites, benefitting the subject parcels as well as adjacent property owners.

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



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-2023-022

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

REQUEST: To amend Article 6, Section 6.2 (31) Automobile and Personal Motorized Vehicle Sales and Rental 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 6, Section 6.2 (31) Automobile and Personal Motorized Vehicle Sales and Rental of the Greenville County Zoning Ordinance prevents site changes to existing automobile and personal motorized vehicle sales and rental facilities that do not meet the minimum parcel size of one acre. Automobile Sales and Rental is only allowed as a conditional use; therefore, Condition 31 must be met for any site changes or expansion of these facilities. Even after a successful rezoning to an appropriate district the minimum lot size described in Condition 31 still applies.

The proposed changes will allow property owners of existing automobile or personal motor vehicle sales and rental lots that do not meet the minimum parcel size, but otherwise conform to the Zoning Ordinance, to make changes to their facilities. Below is the proposed amendment to Article 6, Section 6.2 (31) Automobile and Personal Motorized Vehicle Sales and Rental to include the following language (in red):

A. Minimum Parcel Size

1. Minimum parcel size for this use shall be one (1) acre (43,560 square feet).
2. If the property includes multiple uses or tenants requiring permits, only those areas designated for vehicle sales/rental operations shall be used towards meeting the minimum parcel size requirement.
3. **Minimum parcel size only applies to new developments and does not apply to existing non-conforming automobile or personal motorized vehicle sales and rental lots that do not currently have one (1) acre and are existing at the time of this Amendment.**

This text amendment request went as a Consent Item before County Council on February 6, 2022. A Zoning Public Hearing is scheduled for March 20, 2023 and followed by a First Reading before County Council on March 21, 2023.

CONCLUSION:

The proposed change only applies to existing automobile and personal motorized vehicle sales and rental lots that do not meet the minimum lot size. Staff is of the opinion that the proposed changes will allow property owners to maintain and update the facilities on these sites, benefitting the subject parcels as well as adjacent property owners.

STAFF

RECOMMENDATION:

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