

Zoning Docket from April 17th, 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			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17th, 2023 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</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 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>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.</p> <p>9:5.2 Commercial Vehicles 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.</p> <p>9:5.2 Commercial Vehicles</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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	<p>CONCLUSION and RECOMMENDATION:</p> <p>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.</p> <p>Based on these reasons, staff recommends approval of the proposed Text Amendment.</p>



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-030

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

REQUEST: To amend Article 4 Definitions and Article 9, Section 9:5.2 Commercial Vehicles of the Greenville County Zoning Ordinance.

PROPOSED LAND USE: N/A

ACREAGE: N/A

COUNCIL DISTRICT: All

**REQUEST HISTORY and
EXPLANATION:**

It has come to Staff's attention that the current language of Article 4, Definitions; and Article 9, Section 9:5.2 Commercial Vehicles 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.

The proposed changes would amend Article 4 Definitions and Article 9, Section 9:5.2 Commercial Vehicles. 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).

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.

~~9:5.2 Commercial Vehicles~~

~~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.~~

9:5.2 Commercial Vehicles

- 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.
- B. Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are prohibited.




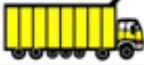
























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CONCLUSION:

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.

**STAFF
RECOMMENDATION:**

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

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semitrailer	
			
			
Class 4 Buses		Class 10 Six or more axle, single trailer	
			
		Class 11 Five or less axle, multi trailer	
Class 5 Two axle, six tire, single unit		Class 12 Six axle, multi-trailer	
			
		Class 13 Seven or more axle, multi-trailer	
Class 6 Three axle, single unit	