

**Zoning Docket from May 15th, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-033	Greenville County Council Countywide Text Amendment to amend Article 5, Section 5:9.7-8 <u>Patio or Deck</u> of the Greenville County Zoning Ordinance	All	Approval	Approval 5/24/23		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 15<sup>th</sup>, 2023 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>REQUEST HISTORY and EXPLANATION</b></p> <ul style="list-style-type: none"> <li>Under the current language of Article 5, Section 5:9.7-8, <u>Patio or Deck</u> of the Greenville County Zoning Ordinance, a manufactured home in the R-MHP, Residential Manufactured Home Park District must be accompanied by a patio or deck a minimum of 162 square feet in size. Staff can find no record for the reason behind this specific size requirement. A patio/deck of this size is costly, has trouble fitting on manufactured home lots, and is in conflict with the deck size limits in most home park covenants. This has created complications in permitting new manufactured homes and decks on R-MHP zoned properties.</li> <li>The proposed amendment would change the 162 square foot minimum to 16 square feet, which is the minimum size for a landing as required by Article 6, Section 6:2.11-M, <u>Code Requirements</u> of the Greenville County Zoning Ordinance.</li> <li>This text amendment request went as a Consent Item before County Council on April 18, 2023. A Zoning Public Hearing was held on May 15, 2023 and was followed by a First Reading before County Council on May 16, 2023.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>Staff is of the opinion that the proposed changes would amend an inconsistency between two sections of the Zoning Ordinance and allow for the creation of patios and/or decks of a more reasonable size in Manufactured Home Parks.</p> <p>Based on these reasons, staff recommends approval of the proposed Text Amendment.</p>					



Greenville County Planning and Zoning Division  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2023-033

**APPLICANT:** Greenville County Council

**PROPERTY LOCATION:** Countywide

**PIN/TMS#(s):** N/A

**REQUEST:** To amend Article 5, Section 5:9.7-8 Patio or Deck of the Greenville County Zoning Ordinance

**ACREAGE:** N/A

**COUNCIL DISTRICT:** All

**REQUEST HISTORY and  
EXPLANATION:**

Under the current language of Article 5, Section 5:9.7-8, Patio or Deck of the Greenville County Zoning Ordinance, a manufactured home in the R-MHP, Residential Manufactured Home Park District must be accompanied by a patio or deck a minimum of 162 square feet in size. Staff can find no record for the reason behind this specific size requirement. A patio/deck of this size is costly, has trouble fitting on manufactured home lots, and is in conflict with the deck size limits in most home park covenants. This has created complications in permitting new manufactured homes and decks on R-MHP zoned properties.

The proposed amendment would change the 162 square foot minimum to 16 square feet, which is the minimum size for a landing as required by Article 6, Section 6:2.11-M, Code Requirements of the Greenville County Zoning Ordinance.

This text amendment request went as a Consent Item before County Council on April 18, 2023. A Zoning Public Hearing was held on May 15, 2023 and was followed by a First Reading before County Council on May 16, 2023.

**CONCLUSION:**

Staff is of the opinion that the proposed changes would amend an inconsistency between two sections of the Zoning Ordinance and allow for the creation of patios and/or decks of a more reasonable size in Manufactured Home Parks.

**STAFF  
RECOMMENDATION:**

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