

Zoning Docket from November 6th, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCP REC. | P&D REC. | COUNCIL ACTION |
|--------------------|--|-------------|---------------|-------------|-------------|---|
| CZ-2023-078 | Greenville County Council Countywide Text Amendment to amend Article 12, Table 12.1 <u>Community Recreation Area</u> of the Greenville County Zoning Ordinance | All | Approval | Approval | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on November 6th, 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>The current language of Article 12, Table 12.1 <u>Community Recreation Area</u> of the Greenville County Zoning Ordinance primarily considers the presence of a swimming pool when determining the minimum parking requirements for Community recreation amenities within subdivisions. Amenity areas can include swimming pools, clubhouses, game courts and other site amenities. See below for the current language;</p> <p>Community recreation area- With Swimming Pool - One space for every 100 square feet of water surface area. Without Swimming Pool – One space per 30 square feet of assembly area.</p> <p>Staff feels the current regulations place unreasonably high parking minimums on subdivisions that provide other types of recreation amenities such as clubhouses, games courts, and playgrounds. Reducing the minimum parking requirements for these uses is fitting since the amenity areas within subdivisions can typically be accessed by walking.</p> <p>The proposed amendment would change the minimum parking requirements for community recreation areas to be based off of <i>site amenity area</i>, additionally swimming pools shall require one space for every 100 square feet of water surface area. Staff is proposing the following language;</p> <p>Community recreation area (proposed text) One space for each 2000 sq. ft. of site amenity area. In addition, swimming pools shall require one space for every 100 square feet of water surface area.</p> <p>This text amendment request went as a Consent Item before County Council on October 3rd, 2023. A Zoning Public Hearing was held on November 6th, 2023.</p> <p>CONCLUSION and RECOMMENDATION</p> <p>Staff is of the opinion that the proposed changes would allow for more amenities to be provided</p> | | | | | |

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| | within subdivisions while reducing the hardscape required by the current language. |
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| | Based on these reasons, staff recommends approval of the proposed Text Amendment. |
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Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2023-078

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

REQUEST: To amend Article 12, Table 12.1 Community Recreation Area of the Greenville County Zoning Ordinance

ACREAGE: N/A

COUNCIL DISTRICT: All

**REQUEST HISTORY and
EXPLANATION:**

The current language of Article 12, Table 12.1 Community Recreation Area of the Greenville County Zoning Ordinance primarily considers the presence of a swimming pool when determining the minimum parking requirements for Community recreation amenities within subdivisions. Amenity areas can include swimming pools, clubhouses, game courts and other site amenities. See below for the current language;

Community recreation area-

With Swimming Pool - One space for every 100 square feet of water surface area.

Without Swimming Pool – One space per 30 square feet of assembly area.

Staff feels the current regulations place unreasonably high parking minimums on subdivisions that provide other types of recreation amenities such as clubhouses, games courts, and playgrounds. Reducing the minimum parking requirements for these uses is fitting since the amenity areas within subdivisions can typically be accessed by walking.

The proposed amendment would change the minimum parking requirements for community recreation areas to be based off of *site amenity area*, additionally swimming pools shall require one space for every 100 square feet of water surface area. Staff is proposing the following language;

Community recreation area (proposed text)

One space for each 2000 sq. ft. of site amenity area. In addition, swimming pools shall require one space for every 100 square feet of water surface area.

This text amendment request went as a Consent Item before County Council on October 3rd, 2023. A Zoning Public Hearing was held on November 6th, 2023.

CONCLUSION:

Staff is of the opinion that the proposed changes would allow for more amenities to be provided within subdivisions while reducing the hardscape required by the current language.

STAFF

RECOMMENDATION:

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