

AN ORDINANCE

AN ORDINANCE ESTABLISHING A MORATORIUM ON THE APPROVAL OF PRELIMINARY PLAN APPLICATIONS, REVIEW DISTRICT ZONING MAP AMENDMENTS, AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS WITHIN THE MOUNTAIN CREEK PLAN STUDY AREA FOR A PERIOD OF NINE MONTHS.

WHEREAS, Greenville County Council finds that development in and adjacent to the Mountain Creek Plan Study Area has raised concerns over the impact new subdivisions and residential development will have on the road infrastructure, streetscapes, traffic congestion, open space, natural habitats, and quality of life in this area of Greenville County currently under study; and

WHEREAS, a temporary pause on new residential development in and adjacent to the Mountain Creek Plan Study Area will provide Greenville County Council, County staff, and the public with an opportunity to study the multitude of issues attached to growth and redevelopment in the area, and look for improvements to County regulations for adoption that will assist the County in integrating future residential growth in the area: and

WHEREAS, the citizens of Greenville County will benefit from a temporary hold on new residential development applications in and adjacent to the Mountain Creek Plan Study Area for a reasonable period of time while County Planning staff works with residents and community stakeholders to develop an Area Plan, as an amendment to the *Plan Greenville County Comprehensive Plan* (2020), and potential amendments to the Greenville County Zoning Ordinance and Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

Section 1. Moratorium. Greenville County Council hereby declares a moratorium on the approval of preliminary plan applications (Major Subdivisions), residential review district zoning map amendments (PD, FRD, POD, and NC), and Multifamily Residential developments on unincorporated properties located in and adjacent to the Mountain Creek Plan Study Area, as defined by the map attached hereto and incorporated herein as “Exhibit A”. The term of this moratorium is for nine (9) months unless repealed or extended by County Council.

Section 2. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date. This Ordinance is subject to the pending ordinance doctrine and is effective upon its introduction and notice of Public Hearing.

Section 5. Study Area Boundary. The boundaries of the study area that is the subject of this ordinance and the restrictions contained herein are as shown in “Exhibit A” to this ordinance.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2023.

ATTEST:

Regina McCaskill
Clerk to Council

Dan Tripp, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator

