

**ZONING DOCKETS FROM THE FEBRUARY 6, 2012 PLANNING AND DEVELOPMENT
COMMITTEE MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-3	Planning Commission To Amend Condition 28 of Section 6:2 of the Zoning Ordinance	ALL	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 9, 2012 were:</p> <p><u>Speakers For</u> (1) None</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	<p>BACKGROUND</p> <p>County Council approved a text amendment to the Greenville Zoning Ordinance in 2010 which added single-family and multifamily residential uses as a conditional use in the C1, C-2, and C-3, Commercial, districts (CZ-2010-33). The intent was to allow more flexibility in the commercial districts and to allow for mixed use development within these districts without requiring a rezoning.</p> <p>CONCLUSION</p> <p>As mentioned in the background section above, the Greenville County Zoning Ordinance was amended to include Condition 28 entitled <i>Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts</i>. However, although the intent of the ordinance was to allow for mixed use development, this was not clearly specified in the ordinance. To better clarify this issue, Planning Staff has worked closely over the past few months with Public Works and Codes Enforcement Staff to review and set forth an amendment to revise Condition 28 to clarify the original intent of the proposal.</p> <p>The amendment helps to accomplish one of the goals from the Imagine Greenville Comprehensive Plan, which is to promote infill development and allow for mixed use.</p>					