

ZONING DOCKETS FROM FEBRUARY 4, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-4	Greenville County Council Text Amendment to require Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards, and scrap processors to be a Special Exception subject to conditions	All	A	A	A as Amended	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 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>Some of the purposes of zoning as specified in the Greenville County Zoning Ordinance are to: promote health and the general welfare; to secure safety from fire, panic and other danger; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population. The goal of these regulations is to ensure compatibility amongst various land uses while encouraging the most appropriate use of land.</p> <p>Per the memorandum from Chairman Butch Kirven dated November 16, 2012 "The purpose of this amendment is to address the problems that arise when certain industrial activity interferes with the quality of life of nearby residents. This proposed amendment would establish criteria designed to ensure existing neighborhoods would not be adversely affected by excessive noise and other disruptions caused by specified activities in the I-1 zoned areas in close proximity to residential neighborhoods." County Council initiated the text amendment process on November 20, 2012 at their regular meeting to attempt to address these issues.</p> <p>Staff consulted with various professionals about the issue including and not limited to: regulations from both local jurisdictions and nationwide, along with a professional sound engineer who specializes in assisting with the creation of noise ordinances. The current Zoning Ordinance does include specific regulations addressing some of the aforementioned issues and uses, however, the proposed amendment is an attempt to combine the existing regulations with some new conditions and to allow for additional public input that was not previously required for all cases.</p>					
P and D	The Committee members amended Part B of Section 11:10 of Article 11 to read "within 500 feet of the property line on which the facility is located to any residential property existing at the time business operations are started." The Committee approved the amended ordinance.					

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