

ZONING DOCKETS FROM JANUARY 23, 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		
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>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
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>					

Planning Report

DOCKET NUMBER: CZ-2013-4

APPLICANT: Greenville County Council

TEXT AMENDMENT: Proposed Text Amendment to Require Auto Wrecking Facilities, Junkyards, Recycling Collection and Processing Centers, Salvage Yards, and Scrap Processors to be a Special Exception Subject to Conditions

BACKGROUND:

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.

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ATTACHMENT: Proposed Amendment

AN ORDINANCE

AN ORDINANCE TO AMEND TABLE 6.1 USES PERMITTED AND SECTION 6:2 USE CONDITIONS OF THE GREENVILLE COUNTY ZONING ORDINANCE, AND FURTHER AMEND ARTICLE 11 PROVISIONS FOR USES BY SPECIAL EXCEPTION.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Findings. Greenville County Council finds that in response to the concerns of the citizens of Greenville County, that some uses now permitted in the I-1 Zoning District have come to be surrounded by mixed-use and residential neighborhoods, while others remain in clearly defined industrial areas;

And further, existing industrial activities are becoming incompatible with mixed-use locations, and nearby residential neighborhoods, and as a result some types of industrial activities are entering the county that bring with them undesirable conditions such as loud noises and unsightly external appearances that affect the lives and the enjoyable use of ones property;

And further, an example of such businesses would be businesses that collect, process, and ship industrial waste and by-products such as scrap metal processing and recycling.

Therefore, Greenville County Council finds that it is necessary to amend the Greenville County Zoning Ordinance to achieve a harmonious balance between the industrial and residential uses in the zoned areas of the unincorporated areas of Greenville County.

Section 2. Amendment. Table 6.1 and Section 6:2 and Article 11 of the Greenville County Zoning Ordinance, as amended, is hereby amended to read as follows:

PART 1:

Amendment to Table 6:1

Recycling collection and processing center –

Delete the permitted Use (P) in the I-1 district

Add Use by Special Exception (SE) in the I-1 district

Amendment to Section 6.2:

Delete Condition (20) in its entirety and further reserve this condition for future use.

PART 2:

Amendment to Article 11

Add: Section 11:10 Required Conditions for Auto Wrecking Facilities, Junkyards, Recycling Collection and Processing Center, Salvage Yards and Scrap Processors

Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards and scrap processors may be permitted in the I-1, Industrial district subject to the requirements of the Greenville County Junk Yard Ordinance #1777, as amended (Appendix D) and the following requirements.

- A. Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards and scrap processors shall be located on a site of at least 2 acres.
- B. No auto wrecking facility, junkyard, recycling collection and processing center, salvage yard or scrap processor shall be located within 1000 feet radius measured from the approximate center of the parcel on which the facility is located to any residential district existing at the time business operations are started.
- C. A continuous visual screen shall be provided and maintained along the property line and shall enclose open storage areas. The screen shall be an 8-foot wall, fence, or evergreen plant material, or a combination of wall, fence and evergreen plant material. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous screen at least 8 feet in height, with individual plantings spaced not more than 5 feet apart. Materials stored in the open shall not be stacked higher than the required screen.
- D. The facility may not operate or caused to be operated, any source of sound in such a manner to create a maximum event measured on the 'A' weighting scale that exceeds the limits as set forth below:

Monday through Friday 7:00am to 7:00pm	70 Db(A)
Monday through Friday 7:00pm to 7:00am	55 Db(A)
Including all day Saturday and Sunday	

For the purpose of sound level readings, when measured at point on the boundary planes of the property line of the affected party.

PART 3:

The changes set forth in this amendment shall be reflected in all applicable and affected sections of the GCZO.

Section 3. Effective Date. This ordinance shall become effective on the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2013.

Herman G. Kirven, Jr., Chairman
Greenville County Council

ATTEST: _____
Joseph Kernell
County Administrator

Theresa B. Kizer
Clerk to Council
First Reading _____
Second Reading _____
Third Reading _____
Public Hearing _____