

ZONING DOCKET FROM May 24, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC	COUNCIL ACTION
CZ-2014-17	Greenville County Council Text Amendment to the Greenville County Zoning Ordinance to amend Table 6.1, Article 4, and Article 11 to allow Special Event Facilities			Approved as amended 5-28-14		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were: <u>Speakers For:</u> None <u>Speakers Against:</u> None				Petition/Letter <u>For:</u> None <u>Against:</u> None	
Staff Report	<p>In 2013, Zoning Docket CZ-2013-43 came before the Planning Commission and the Planning and Development Committee requesting rezoning approval to allow for a Wedding Chapel/Special Event Center in a rural residential area. After a thorough discussion, staff was directed by the Planning and Development Committee to draft a Zoning Ordinance text amendment to address these types of uses in residential areas of the County.</p> <p>Staff researched existing wedding chapel /special event centers and met with the Planning Commission during two (2) separate workshops in an effort to develop language for the Zoning Ordinance to effectively address these types of issues. On March 31, 2014, the Planning and Development Committee approved the initiation of a public hearing on the proposed text amendment.</p>					
GCPC	At the May 28, 2014 Planning Commission meeting, the Commission approved the Text Amendment with an amendment to remove the proposed Special Event use as an allowable use in the I-1 District, citing compatibility and safety concerns.					

Planning Report

DOCKET NUMBER: CZ-2014-17

APPLICANT: Greenville County Council

STAFF REPORT: 2013, Zoning Docket CZ-2013-43 came before the Planning Commission and the Planning and Development Committee requesting rezoning approval to allow for a Wedding Chapel/Special Event Center in a rural residential area. After a thorough discussion, staff was directed by the Planning and Development Committee to draft a Zoning Ordinance text amendment to address these types of uses in residential areas of the County.

Staff researched existing wedding chapel /special event centers and met with the Planning Commission during two (2) separate workshops in an effort to develop language for the Zoning Ordinance to effectively address these types of issues. On March 31, 2014, the Planning and Development Committee approved the initiation of a public hearing on the proposed text amendment. The Planning Commission members amended the docket to remove the proposed Special Event use as an allowable use in the I-1 District, citing compatibility and safety concerns.

ARTICLE 4

DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

Banquet Hall – See Special Event Facility

Special Event – A Special Event is a celebration, ceremony, wedding, reception, corporate function, or similar activity that takes place on a regular basis, involving the gathering of individuals assembled for the common purpose of attending an event. Special Events are subject to a use agreement between a facility owner and another party. Uses that are accessory to a single family residential use and are not subject to a use agreement are not defined as a special event and are not regulated under this ordinance. These include, but are not limited to, private parties, gatherings, and similar activities. This definition does not include churches and similar congregations where a wedding or funeral is an ancillary use.

Special Event Facility – A facility where Special Events are permitted to occur under this ordinance. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside of a structure.

Wedding Chapel – See Special Event Facility

§ 6:1.2 USES SUBJECT TO CONDITIONS = C.

A “C” indicates that a use type is permitted in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this ordinance. The applicable conditions are found at the end of Table 6.1. The number following the “C” provides a cross-reference to the use-specific conditions.

§ 6:2 USE CONDITIONS.

(30) Special Event Facilities

All Special Event Facilities must conform to the requirements of the zoning district in which they are located. Special Event Facilities may only be allowed in RR-3, RR-1, R-S, R-6 through R-20, R-20A, R-M2 through R-M20, R-MA, and R-MHP districts as an accessory use to a lawful principal use. Special Event establishments are permitted in all zoning districts subject to the following conditions:

- A. Facilities must include improvements to accommodate special events, including access and circulation improvements, parking areas, water supplies & sewer systems, gathering areas, and other physical improvements necessary to accommodate special events.
 - a. A scaled site plan shall be submitted to the Zoning Administrator; illustrating proposed uses, structures, drive aisles, access points, and off-street parking.
 - b. Off-street parking shall be contained on-site within all residentially zoned areas.
 - c. In residential districts, one (1) non-illuminated sign not more than six (6) square feet in size shall be permitted in an area mounted flat against the wall of the principal building or decorative entry feature, or hung from a yard post with an overall height not more than five (5) feet above ground. Placement of signs shall conform with Section 19-42 of the Greenville County Code of Ordinances.

ARTICLE 11 PROVISIONS FOR USES BY SPECIAL EXCEPTION

Section 11:1 General Provisions...

The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section. The Board may grant, deny, or modify any request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant in accordance with Article 3, Section 3:3. The Board may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the use can commence. The Board shall act on requests for uses permitted by special exception within 60 days of the date of submittal. Failure to act within 60 days shall constitute approval of the request. The Board shall consider the following factors:

- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

The reasons for the Board's decision and any conditions shall be entered in the minutes of the meeting. In granting the request, the Board may designate specific conditions.