

AN ORDINANCE

AN ORDINANCE DECLARING A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR AUTOMOBILE SALES IN CERTAIN AREAS OF GREENVILLE COUNTY.

WHEREAS, Greenville County Council finds that there are approximately 125 parcels containing used automobile sales lots in Greenville County, covering a land area of 159.69 acres. The parcels currently range in size between .09 acres and 13.72 acres, with the median lot size being .74 acres; and

WHEREAS, Greenville County Council further finds that there is an unusually high concentration of used automobile sales lots on White Horse Road. Currently, there are forty-four (44) used automobile sales lots located within 500 feet of White Horse Road. Several of these lots are surrounded by residential land uses; and

WHEREAS, Greenville County Council is concerned about the compatibility of a high number of automobile sales lots in close proximity to residential neighborhoods and other commercial uses; and

WHEREAS, Greenville County Council desires a reasonable time within which to develop needed amendments to the Zoning Ordinance to establish minimum standards for automobile and other vehicle sales properties and businesses for the protection and betterment of the public health, safety and welfare of the citizens of Greenville County.

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

Section 1. Moratorium. Greenville County Council hereby declares a moratorium on the issuance of building permits and certificates of occupancy by Greenville County for establishments engaged in automobile and/or vehicle sales located within 500 feet of White Horse Road, beginning at the intersection of White Horse Road and Augusta Road and extending north to the intersection of White Horse Road and Old White Horse Road; and within 500 feet of Augusta Road, beginning at the intersection of Augusta Road and White Horse Road and extending south to the intersection of Augusta Road and Highway 247. This moratorium shall take effect as established in Section 4 and shall remain in effect until January 1, 2018 or until Greenville County Council adopts amendments to the Greenville County Zoning Ordinance addressing standards and conditions for automobile sales establishments.

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.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2017.

ATTEST:

Theresa B. Kizer
Clerk to Council

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

Joseph M. Kernell
County Administrator