



**Planning Department  
Office of the Zoning Administrator**

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**MEMORANDUM**

**To:** Greenville County Committee on Planning and Development  
**VIA:** Paula Gucker, Assistant County Administrator

**From:** Joshua Henderson, Zoning Administrator

**Date:** June 14, 2020

**Subject:** Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance Table 6.1 *Uses Permitted, Uses by Special Exception, and Conditional Uses* and Article 4 *Definitions*.

The text amendment would revise Table 6.1 with the following items:

1. To allow for the use of *Recreation – (commercial) indoor or outdoor including skating, swimming, game courts, health facilities driving ranges* as a permitted use under the I-1, Industrial District
2. To allow for the use of *Recreation – (private/public/nonprofit) indoor or outdoor including skating, swimming, game courts, health facilities driving ranges* as a permitted use under the I-1, Industrial District
3. To create a new use titled Private Fitness Center that will be allowed as a permitted use in the following zones:
  - a. NC, Neighborhood Commercial
  - b. C-1, Commercial
  - c. C-2, Commercial
  - d. C-3, Commercial
  - e. S-1, Services
  - f. I-1, Industrial

The text amendment would add a new definition under Article 4 *Definitions*

- **Private Fitness Center** – private gym or fitness facility that has restricted membership or access that offers the ability for exercise, weight training, personal/one-on-one training, etc. in an establishment with a maximum square footage not to exceed 3,000 sq. ft. of gross floor area.

Thank you for your consideration.