

Zoning Docket from August 16, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPD REC. | P&D REC. | COUNCIL ACTION |
|------------------------|---|----------|------------|---------------------|----------|---|
| CZ-2021-74 | Greenville County Council County Wide | All | Approval | Approval 8-25-21 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • None <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • None <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter For: None</p> <p>Against: None</p> |
| Staff Report | <p>REQUEST HISTORY</p> <p>In May 2021, Staff sought to initiate a zoning text amendment to address the ability that Recreation – (commercial) indoor or outdoor including skating, swimming, game courts, health facilities driving ranges and Recreation – (private/public/nonprofit) indoor or outdoor including skating, swimming, game courts, health facilities driving ranges uses be allowed in the I-1, Industrial zone. In doing so, Staff also sought to add a new use category in Table 6.1 for Private Fitness Centers which would be allowed in the following districts: NC, Neighborhood Commercial; C-1, C-2, C-3, Commercial; S-1, Services; and I-1, Industrial.</p> <p>With this new use category, Staff also proposes a new definition for Private Fitness Center. This new use would be defined as a “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.” This text amendment request went before the Planning and Development Committee on June 14, 2021, a Zoning Public Hearing on August 16, 2021, and then to First Reading before County Council on August 17, 2021.</p> <p>ANALYSIS</p> <p>Under our current regulations, recreation uses (both commercial and public/private/non-profit) are not allowed in the I-1, Industrial District. Staff believes that over the past few years, new “gym” type facilities have been introduced, and that allowing them in industrialized areas utilizing closed/abandoned warehouse and industrial buildings would help bring business back to these properties. Some of these uses need larger facilities that can be found in the I-1, Industrial District.</p> <p>Staff also sees the need for a new use category breaking out smaller “personal training” type facilities from the Recreation – Commercial and Recreation – Private/public/non-profit categories. This new Private Fitness Center use would allow these smaller facilities to still be located in the same zoning classifications as the larger establishments, but would also be allowed in the NC, Neighborhood Commercial District. There are several strip center facilities with small tenant square footages that can accommodate these type uses that are geared to one-on-one private training.</p> <p>CONCLUSION</p> <p>Staff is of the opinion that the proposed amendments would allow for more use of non-utilized industrial type buildings and also allow a new use in the NC, Neighborhood Commercial District to help fill the existing vacant tenant spaces in existing buildings.</p> <p>Based on these reasons, Staff recommends approval of the proposed Text Amendment.</p> | | | | | |

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson, Zoning Administrator

RE: CZ-2021-74

APPLICANT: Greenville County Council

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

REQUEST: To amend the Greenville County Zoning Ordinance to allow for recreation-type uses in the I-1, Industrial zone and to create a new use category for Private Fitness Center.

ACREAGE: N/A

COUNCIL DISTRICT: All

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REQUEST HISTORY:

In May 2021, Staff sought to initiate a zoning text amendment to address the ability that Recreation – (*commercial*) *indoor or outdoor including skating, swimming, game courts, health facilities driving ranges* and Recreation – (*private/public/nonprofit*) *indoor or outdoor including skating, swimming, game courts, health facilities driving ranges* uses be allowed in the I-1, Industrial zone. In doing so, Staff also sought to add a new use category in Table 6.1 for Private Fitness Centers which would be allowed in the following districts: NC, Neighborhood Commercial; C-1, C-2, C-3, Commercial; S-1, Services; and I-1, Industrial.

With this new use category, Staff also proposes a new definition for Private Fitness Center. This new use would be defined as a “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.”

This text amendment request went before the Planning and Development Committee on June 14, 2021, a Zoning Public Hearing on August 16, 2021, and then to First Reading before County Council on August 17, 2021.

ANALYSIS:

Under our current regulations, recreation uses (both commercial and public/private/non-profit) are not allowed in the I-1, Industrial District. Staff believes that over the past few years, new “gym” type facilities have been introduced, and that allowing them in industrialized areas utilizing closed/abandoned warehouse and industrial buildings would help bring business back to these properties. Some of these uses need larger facilities that can be found in the I-1, Industrial District.

Staff also sees the need for a new use category breaking out smaller “personal training” type facilities from the Recreation – Commercial and Recreation – Private/public/non-profit categories. This new Private Fitness Center use would allow these smaller facilities to still be located in the same zoning classifications as the larger establishments, but would also be allowed in the NC, Neighborhood Commercial District. There are several strip center facilities with small tenant square footages that can accommodate these type uses that are geared to one-on-one private training.

CONCLUSION:

Staff is of the opinion that the proposed amendments would allow for more use of non-utilized industrial type buildings and also allow a new use in the NC, Neighborhood Commercial District to help fill the existing vacant tenant spaces in existing buildings.

Based on these reasons, Staff recommends approval of the proposed Text Amendment.