

Zoning Docket from April 14th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-028	Greenville County Council Countywide Text Amendment to amend Article 8, Section 8:5.8, <u>ESD-PM, Environmentally Sensitive District – Paris Mountain; Special Provisions</u> , of the Greenville County Zoning Ordinance	All	Approval	Approval 4/23/25	Approval 5/5/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8th, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Citizen/Attorney <ul style="list-style-type: none"> • Here to show her support in the removal of this text from the Zoning Ordinance • Discussed the environmentally sensitive activity of Paris Mountain • Paris Mountain’s environmentally sensitivity does not change regardless of what road you use 2. Citizen <ul style="list-style-type: none"> • Lives on Paris Mountain • This proposed amendment will correct an important section of the ESD-PM section of the Zoning Ordinance • Greenville County Zoning Ordinance and State Law requires a process before a property’s zoning designation can be changed. 3. Citizen <ul style="list-style-type: none"> • Lives on Paris Mountain • Safety along Altamont Road is very important and is a big concern for the residents on Paris Mountain. There have been several accidents both vehicular and involving cyclists • One neighbor has had approximately 31 cars laying in their front yard within 12 years • Would like Paris Mountain to remain residential 4. Citizen <ul style="list-style-type: none"> • Lives at the base of Paris Mountain • Does not want to see future non-residential development on Paris Mountain and believes that this text amendment will help • Concerned with noise pollution from future development 5. Citizen <ul style="list-style-type: none"> • Lives on Paris Mountain • Wants to save the mountain for the environment and the people in the area <p>**There were approximately 23 people in attendance that were in favor of the proposed text amendment.</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>

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	<u>Speakers Against:</u> None	
	List of meetings with staff: None	
Staff Report	REQUEST HISTORY and EXPLANATION The current language of Article 8, Section 8:5.8, ESD-PM, Environmentally Sensitive District – Paris Mountain; Special Provisions, of the Greenville County Zoning Ordinance reads as thus: <i>8:5.8 Special Provisions</i> <i>At any time that a property owner can demonstrate that the property can be developed by providing vehicular access from another source and not utilizing Altamont Road, the property will be removed from the ESD-P.M. classification and will revert back to the original zoning. The development must maintain the required setbacks from Altamont Road as buffer zones, and along the frontage of Altamont Road there shall be no points of ingress or egress.</i> The proposed amendment would remove the current wording of Section 8:5.8 and leave it blank. This text amendment request went as a Consent Item before County Council on March 18, 2025. A Zoning Public Hearing was held on April 14th, 2025.	
	CONCLUSION and RECOMMENDATION Staff is of the opinion that the proposed change would close an unintended loophole and remove an ambiguous process from the current text of the Greenville County Zoning Ordinance. Based on these reasons, staff recommends approval of the proposed text amendment.	