

Zoning Docket from June 16th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-044	Greenville County Council Countywide Text Amendment to amend Article 8, Section 8:5.1, <u>ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent, of the Greenville County Zoning Ordinance</u>	All	Approval	Approval 6/25/25		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Over the past few months, she has several conversations with other residents in Paris Mountain Supports the proposed Text Amendment to help protect the ESD-PM Zoning District <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>
Staff Report	<p>REQUEST HISTORY and EXPLANATION</p> <p>The current language of Article 8, Section 8:5.1, ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent, of the Greenville County Zoning Ordinance reads as thus:</p> <p>8:5.1 Intent <i>The purpose of this district is to establish a land use pattern to protect the environmentally sensitive nature of Paris Mountain by encouraging the proper and safe placement of structures in conformance with the natural landform, landscape, and existing plant life.</i></p> <p>The proposed amendment would replace the current wording of Section 8:5.1 with the following language:</p> <p>8:5.1 Intent <i>The purpose of the ESD-PM district is to protect the environmentally sensitive nature of Paris Mountain through proper and safe placement of structures, easements, access and uses in conformance with the natural landform, landscape and existing plant life and with due consideration of motor vehicle and bicycle safety and on the overall safe use of Altamont Rd.</i></p> <p>This text amendment request went as a Consent Item before County Council on May 20, 2025.</p> <p>A Zoning Public Hearing was held on June 16th, 2025.</p>					

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	<p>CONCLUSION and RECOMMENDATION</p> <p>Staff is of the opinion that the proposed change would refocus the purpose behind the ESD-PM zoning classification and could help guide future review of Paris Mountain.</p> <p>Based on these reasons, staff recommends approval of the proposed text amendment.</p>
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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2025-044

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

Request: To amend Article 8, Section 8:5.1, ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent, of the Greenville County Zoning Ordinance

ACREAGE: N/A

COUNCIL DISTRICT: All

REQUEST HISTORY AND

EXPLANATION:

The current language of Article 8, Section 8:5.1, ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent, of the Greenville County Zoning Ordinance reads as thus:

8:5.1 Intent

The purpose of this district is to establish a land use pattern to protect the environmentally sensitive nature of Paris Mountain by encouraging the proper and safe placement of structures in conformance with the natural landform, landscape, and existing plant life.

The proposed amendment would replace the current wording of Section 8:5.1 with the following language:

8:5.1 Intent

The purpose of the ESD-PM district is to protect the environmentally sensitive nature of Paris Mountain through proper and safe placement of structures, easements, access and uses in conformance with the natural landform, landscape and existing plant life and with due consideration of motor vehicle and bicycle safety and on the overall safe use of Altamont Rd.

This text amendment request went as a Consent Item before County Council on May 20, 2025.

A Zoning Public Hearing was held on June 16th, 2025.

CONCLUSION:

Staff is of the opinion that the proposed change would refocus the purpose behind the ESD-PM zoning classification and could help guide future review of Paris Mountain.

STAFF

RECOMMENDATION:

Based on these reasons, staff recommends approval of the proposed text amendment.