### Zoning Docket from June 16<sup>th</sup>, 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, ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent, of the Greenville County Zoning Ordinance	All	Approval	Approval 6/25/25		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on June 16, 2025 were:  Speakers For:  1. Citizen  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  Petition/Letter For:  Against:					
	Speakers Against: None					
Staff Report	List of meetings with staff: None  REQUEST HISTORY and EXPLANAT The current language of Article 8, Mountain; Intent, of the Greenville  8:5.1 Intent The purpose of this district is to es nature of Paris Mountain by encounties with the natural landform, landscott the proposed amendment would language:  8:5.1 Intent The purpose of the ESD-PM district Mountain through proper and safe conformance with the natural land of motor vehicle and bicycle safety	Section e Count tablish ouraging ape, and replace t is to preplacen dform, lo	y Zoning Ord a land use po the proper a I existing pla the current totect the en ment of struc andscape an	attern to pro nd safe plac nt life. wording of S vironmenta tures, easen d existing pl	Is as thus:  Section 8:5.1 when the section 8	nmentally sensitive tures in conformance with the following ture of Paris nd uses in
	This text amendment request wer	May 20, 2025.				

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

## Zoning Docket from June 16<sup>th</sup>, 2025 Public Hearing

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Ī	CONCLUSION and RECOMMENDATION					
	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.					
	Based on these reasons, staff recommends approval of the proposed text amendment.					



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
DE.	67 2025 044
RE:	CZ-2025-044
APPLICANT:	Greenville County Council
7.1.1.2.107.1111	dicentine county countin
PROPERTY LOCATION:	Countywide
PIN/TMS#(s):	N/A
Request:	To amend Article 8, Section 8:5.1, ESD-PM,
	<u>Environmentally Sensitive District – Paris Mountain;</u>
	Intent, of the Greenville County Zoning Ordinance
ACREAGE:	N/A
ACREAGE.	N/A
COUNCIL DISTRICT:	All

# REQUEST HISTORY AND EXPLANATION:

The current language of Article 8, Section 8:5.1, <u>ESD-PM</u>, <u>Environmentally Sensitive District – Paris Mountain; Intent</u>, 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.