

### Zoning Docket from July 14<sup>th</sup>, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2025-053</b>	Greenville County Council Countywide Text Amendment to amend Article 8, Section 8:5.1, <u>ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent,</u> of the Greenville County Zoning Ordinance	All	Denial	Denial 7/23/25		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 16, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Legal Counsel <ul style="list-style-type: none"> <li>• Supports the changes to the ESD-PM district to enact stronger restrictions for Paris Mountain</li> <li>• Having stronger restrictions will help with preserving existing tree line and wildlife</li> </ul> </li> <li>2. Citizen <ul style="list-style-type: none"> <li>• Lives on Paris Mountain</li> <li>• Would like to support the proposed text amendment to protect Paris Mountain</li> <li>• Has been working on the proposed amendments for over 2 years</li> <li>• Would like to add further amendments as well</li> </ul> </li> <li>3. Citizen <ul style="list-style-type: none"> <li>• Lives on Paris Mountain</li> <li>• The initial effort of the ESD-PM District was to protect the mountain from over development and clearcutting and would like to support the text amendment that put additional regulations in place to do just that</li> </ul> </li> <li>4. Citizen <ul style="list-style-type: none"> <li>• Lives on Paris Mountain</li> <li>• Wanted to show his support to the work that is being done to protect the mountain</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u></p>
<b>Staff Report</b>	<p><b>REQUEST HISTORY and EXPLANATION</b></p> <p>The proposed amendment contains changes to several sections of the Greenville County Zoning Ordinance as detailed in the included draft ordinance. It is staff's understanding that this amendment has been brought forward by community members and introduced by Councilor Blount for consideration.</p> <p>This text amendment request went as a Consent Item before County Council on June 16, 2025.</p>					

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	<p>A Zoning Public Hearing was held on July 14th, 2025.</p>
	<p><b>CONCLUSION and RECOMMENDATION</b></p> <p>Staff is of the opinion that the proposed text amendments as currently presented would create contradictions with other County regulations currently in effect in the Zoning Ordinance, Land Development Regulations, and Tree Ordinance, which could cause complications with their enforcement. Additionally, some of the proposed regulation changes would be difficult for County Zoning Staff to administer or enforce. A change such as the regulation of short-term rentals would necessitate the adoption of new processes and/or permits, while other restrictions such as parking on road shoulders may not fall within the purview of Zoning Administration.</p> <p>Based on these reasons, Staff recommends denial of the proposed text amendment.</p>



Greenville County Planning Division  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Deputy Zoning Administrator

**RE:** CZ-2025-053

**APPLICANT:** Greenville County Council

**PROPERTY LOCATION:** Countywide

**PIN/TMS#(s):** N/A

**Request:** To amend Article 4, Definitions; Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses; and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain, of the Greenville County Zoning Ordinance

**ACREAGE:** N/A

**COUNCIL DISTRICT:** All

**REQUEST HISTORY AND**

**EXPLANATION:**

The proposed amendment contains changes to several sections of the Greenville County Zoning Ordinance as detailed in the included draft ordinance. It is staff's understanding that this amendment has been brought forward by community members and introduced by Councilor Blount for consideration.

This text amendment request went as a Consent Item before County Council on June 16, 2025.

A Zoning Public Hearing was held on July 14<sup>th</sup>, 2025.

**CONCLUSION:**

Staff is of the opinion that the proposed text amendments as currently presented would create contradictions with other County regulations currently in effect in the Zoning Ordinance, Land Development Regulations, and Tree Ordinance, which could cause complications with their enforcement. Additionally, some of the proposed regulation changes would be difficult for County Zoning Staff to administer or enforce. A change such as the regulation of short-term rentals would necessitate the adoption of new processes and/or permits, while other restrictions such as parking on road shoulders may not fall within the purview of Zoning Administration.

**STAFF**

**RECOMMENDATION:**

Based on these reasons, Staff recommends denial of the proposed text amendment.