

Zoning Docket from July 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-031	Greenville County Council Countywide Text Amendment to amend Article 8, <u>Special Purpose and Review District Regulations</u> , of the Greenville County Zoning Ordinance to add Section 8:13, <u>MCC, Mountain Creek Community District</u>	All	Approval with Conditions	Approval with Conditions as amended 7/22/26	Approval with Conditions as amended 8/3/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 20th, 2026 were: <u>Speakers For:</u> 1. Citizen - Concerned with the current and future water runoff issues and the proposed text amendment would help protect this area - Would like to retain existing tree canopy - Current homeowners are having to pay a lot of money due to runoff 2. Attorney - Has been working for the last year to create the proposed overlay - The proposed overlay is intended to protect the environmentally sensitive areas within the proposed boundary <u>Speakers Against:</u> None List of meetings with staff: None					Petition/Letter For: Email - 1 <u>Against:</u>
Staff Report	REQUEST HISTORY and EXPLANATION Residents of the Mountain Creek Community, concerned with increased development trends in their area and the impacts that they bring, have worked to create a new overlay district for their community aimed at reducing these impacts. Staff has assisted in drafting ordinance regulations which reflect the goals of the community, and has also helped facilitate community meetings to share information and gather feedback from the greater population of the subject area. The resulting overlay district aims to reduce flooding caused by loss of natural areas, improve screening and buffering of developments, preserve open space, and protect historic sites. The proposed amendment would establish Section 8:13: <u>MCC, Mountain Creek Community District</u> as part of the Greenville County Zoning Ordinance. The requirements of this overlay district would apply to new major subdivisions, new review districts, and major changes within existing review districts. Within the district boundary, applicable developments would have a 50-foot undisturbed perimeter buffer, with additional screening required from roadways. There would be a 100-foot riparian buffer along all streams and jurisdictional waters of the state. Sites must be developed to store stormwater					

Zoning Docket from July 20th, 2026 Public Hearing

	run-off for a 100-year storm event using low-impact development features. Also, 50% of the total site acreage must be dedicated towards protected open space. And lastly, all Historic Sites on the subject property must be noted on plats. This text amendment request went as a Consent Item before County Council on June 2, 2026. A Zoning Public Hearing was held on July 20th, 2026.
	CONCLUSION and RECOMMENDATION Staff is of the opinion that the proposed amendment would increase watershed protections for the Mountain Creek area, which are major concerns for the local citizens. The community is concerned that the increase in impervious development and loss of vegetated areas along wetlands and streams could worsen flood events. Staff does, however, recommend revisions to the version of the text amendment which was initiated at the Planning & Development Committee. These revisions are to better align the language of the proposed Section 8:13 with existing language in the County's Land Development Regulations and Stormwater Ordinance. They would also clarify the variance process from these requirements. Based on these reasons, staff recommends approval of the proposed text amendment, with the submitted revisions.
PC	At the July 22, 2026 Planning Commission meeting, the Commission voted to approve the text amendment with the conditions as presented by Staff with the additional revision to remove the following statement, "The provisions and requirement of this Ordinance shall expire two (2) years from its effective date unless re-adopted by Greenville County Council."