

# REZONING IN GREENVILLE COUNTY

## WHY REZONE?

- To allow for a different use than allowed under the existing zoning designation.
- To allow for more intense development such as a higher density residential district.

## WHO MAY REZONE PROPERTY?

- The property owner or an authorized representative such as a real estate agent, engineer, attorney, etc.
- County Council
- Planning Commission

## HOW TO FIND THE ZONING OF A SPECIFIC PARCEL

The zoning map is available online at [www.gcgis.org](http://www.gcgis.org). Additionally, Planning can provide a letter stating the zoning designation of a specific parcel with submittal of a zoning verification request form available online ([www.greenvilleplanning.com](http://www.greenvilleplanning.com)). This service carries a charge of \$10.00 per request per parcel.

## HOW TO FIND REZONING HISTORY

Conduct a Zoning History search online ([www.greenvilleplanning.com](http://www.greenvilleplanning.com)). Select Zoning, then select Search All Zoning Applications.

## HOW TO START

Applications are available from the Planning and Code Compliance Department (Planning) or online at [greenvilleplanning.com](http://greenvilleplanning.com). Submit with the appropriate fee shown below to Planning by the deadline found on the back page of the brochure.

## HOW TO FILE A REQUEST

Greenville County Council (Council) hears all requests for rezoning in the unincorporated areas of the county. Applications may be filed by the property owner or authorized representative of the property owner(s) at the Planning office. If a rezoning request is for a portion of a lot, A boundary survey of the portion to be rezoned must accompany the application.

## FEE SCHEDULE

Zoning Requested <i>Districts</i>	Acreage <i>1 or less</i>	Acreage <i>2 or less</i>	Acreage <i>3 or less</i>	Acreage <i>4 or less</i>	Acreage <i>5 or less</i>	Acreage <i>6 or less</i>	Acreage <i>7 or less</i>	Acreage <i>8 or less</i>	Acreage <i>9 or less</i>	Acreage <i>9 or more</i>
<i>Single-Family Residential</i>	\$70.00	\$100.00	\$135.00	\$170.00	\$205.00	\$240.00	\$270.00	\$305.00	\$340.00	\$350.00
<i>Multifamily Residential</i>	\$205.00	\$240.00	\$270.00	\$305.00	\$340.00	\$375.00	\$405.00	\$440.00	\$475.00	\$500.00
<i>Nonresidential Districts</i>	\$270.00	\$305.00	\$340.00	\$375.00	\$405.00	\$440.00	\$475.00	\$510.00	\$540.00	\$600.00

*Other Districts:*

*PD:* \$650.00

*FRD:* \$750.00

*Text Amendments:* \$100.00

## THE PUBLIC HEARING PROCESS

The public hearing procedure described on this page begins the process to formally consider the rezoning application. The next page focuses specifically on the Commission and Council actions that follow the public hearing.

## HOW TO FILE A REQUEST

### REZONING HEARING

[www.greenvilleplanning.com](http://www.greenvilleplanning.com)

467-7477

Upon receipt of the application and filing fee, planning staff will provide the applicant with hearing notice signs, which must be posted on the subject property by the applicant a minimum of *15 days prior* to the public hearing. Planning also places a legal ad in the Greenville Journal advertising the request 15 days prior to the public hearing. Public hearings are held monthly, except in the months of July and December. Relevant dates for rezoning requests this year are on the back of this brochure.

## SUPPORTING OR OPPOSING A REZONING

Because public comments are subject to a time limitation, it is advisable that large groups choose a spokesperson. The spokesperson may recognize the group in favor/opposition of the request. This process allows those who share the same view to be efficiently recognized by Council. Additionally, petitions and letters to support or oppose a request may be submitted prior to the public hearing. Template petition forms are available online at [www.greenvilleplanning.com](http://www.greenvilleplanning.com) and at the Planning office.

## WHAT HAPPENS AT THE PUBLIC HEARING?

A public hearing is held before Council at County Square (see address on page 3). Persons interested in commenting on a rezoning request should specifically attend the public hearing. The public hearing provides the only opportunity for public comment. The following procedure is customary:

- Planning staff reports the request along with land uses, zoning classification, and zoning history for the site and surrounding areas.
- The applicant and others in support of the request are allowed to present their comments.
- Those in opposition are then allowed to present their comments against the request.
- Council generally does not allow rebuttals or closing remarks.

Following the public hearing, Planning reports an analysis of the request and recommends an action. This report is first presented at the monthly meeting of the Greenville County Planning Commission and is made available to the public the following day. Planning reports are then forwarded to the Planning and Development Committee (P&D Committee, a committee of Council), and subsequently to the remainder of Council through the next steps highlighted on the next page.

## ABBREVIATIONS

Planning – Planning and Code Compliance Department  
Council – Greenville County Council  
Commission – Greenville County Planning Commission  
P&D Committee – Greenville County Planning and Development Committee

## ACTIONS BY PLANNING COMMISSION & COUNTY COUNCIL

### FIRST READING BY COUNCIL

The First Reading by Council is a designation when the rezoning request is entered into the public record, usually on the Tuesday following the public hearing. The request is formally forwarded to the Commission and subsequently to P&D Committee for their recommendations.

### PLANNING COMMISSION

The Commission meets on the fourth Wednesday of each month and votes to recommend approval, denial, or offer an amendment to the request. The Commission recommendation is then forwarded to P&D Committee for further consideration.

### PLANNING & DEVELOPMENT COMMITTEE

The P&D Committee meets on the first and third Monday of each month and votes to recommend to approve, deny, or amend the request. The P&D Committee recommendation is then forwarded to Council for a decision.

### SECOND AND THIRD READINGS BY COUNCIL

The P&D Committee recommendation is presented at the next Council meeting for Second Reading. A vote is taken by Council to approve, deny, or amend the request at Second Reading. Council by-laws require a favorable simple majority (7 votes) to approve a rezoning request. At least eight votes are required to approve a request following a recommendation of denial from either the Commission or P&D Committee. If the request is denied, Third Reading is not given and the applicant is notified by mail of the denial. If Council votes to approve the request at Second Reading, the request proceeds to the next meeting of Council for Third Reading. Approvals are effective the day following a successful Third Reading.

### NOTIFICATION OF COUNCIL DECISION

Planning notifies the applicant of the Council's final decision by mail. Notifications are also sent to the County Clerk, Building Safety/Permits, and Real Property Services.

### DENIAL OPTIONS

If a rezoning request is denied, the earliest to reapply for the same property is at least one (1) year from the date of denial of the rezoning by Council. This applies to requests for the same or more intensive zoning classifications. A new request for more restrictive classifications is not subject to the waiting period. Any challenge to an action of Council may be filed in Circuit Court.

## COUNTY SQUARE ADDRESS & TYPICAL MEETING LOCATIONS

301 University Ridge  
Greenville, SC 29601  
Council, Public Hearing: Council Chambers  
P&D Committee, Commission: Conference Room D  
Zoning & Building Permits: Suite 4100

## ZONING CLASSIFICATIONS

### R-R3 AND R-R1, RURAL RESIDENTIAL DISTRICTS

To provide a low density housing option in areas that are rural in character and necessarily served by public water or sewer. Minimum lot size - 3 acres (R-R3) and 1 acre (R-R1).

### R-S, RESIDENTIAL SUBURBAN DISTRICT

To provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Minimum lot size - 25,000 sq ft with public water or 37,500 sq ft without public water or as mandated by SCDHEC for lots requiring septic tanks. Density = 1.7 units per acre with 25,000 sq ft lots or 1.2 units per acre with 37,500 sq ft.

### R-20, R-20A, R-15, R-12, R-10, R-7.5, AND R-6, SINGLE-FAMILY RESIDENTIAL DISTRICTS

These districts are established as areas in which the principal use of land is for single-family dwellings, both attached (R-10, R-7.5, and R-6) and detached (all districts). Minimum lot size\*:

R-20:	20,000 sq ft	2.2 dwelling units per acre	R-10:	10,000 sq ft	4.4 dwelling units per acre
R-15:	15,000 sq ft	2.9 dwelling units per acre	R-7.5:	7,500 sq ft	5.8 dwelling units per acre
R-12:	12,000 sq ft	3.6 dwelling units per acre	R-6:	6,000 sq ft	7.2 dwelling units per acre

### R-M2 THROUGH R-M20, MULTIFAMILY RESIDENTIAL DISTRICTS

Established to provide for varying population densities. Minimum lot size (Open Space) - No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 2 acres, however, within a 2 acre multifamily development, no minimum lot size required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district.

### R-MA, MULTIFAMILY RESIDENTIAL DISTRICT

Established to provide for high population density. Minimum lot size - No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 12,000 sq ft; however, within a 12,000 sq ft multifamily development, no minimum lot size is required. Density = Maximum of 20 units per acre.

### R-MHP, RESIDENTIAL MANUFACTURED HOME PARK DISTRICT

Established to allow manufactured home parks provided certain location criteria are met and the request is approved by County Council. Minimum Site Size = 2 acres.

### PD, PLANNED DEVELOPMENT

Established to encourage innovative and creative design of residential and commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. Mixed use required. Minimum Site Size = 5 acres.

### FRD, FLEXIBLE REVIEW DISTRICT

Established to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameter required therein. Minimum Site Size = None.

### NC, NEIGHBORHOOD COMMERCIAL

Established to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. Minimum Site Size = None.

## ZONING CLASSIFICATIONS

### C-1, COMMERCIAL

Established to provide commercial establishments for the convenience of local residents including but not limited to the following: garden center, laundromat, medical clinic and office and commercial uses including group commercial (shopping centers), and group offices uses not exceeding 75,000 sq ft. Single-Family and Multifamily uses are allowed as conditional uses.

### C-2, COMMERCIAL

Established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobiles and for the convenience of local residents including but not limited to the following: Auto Service Facilities and Stations, Catering Establishment, Electronics and home appliance repair. The C-2 districts is the only district in Greenville County that allows for ABC (liquor sales), and night clubs/taverns. Single-Family and Multifamily residential uses are allowed as conditional uses.

### C-3, COMMERCIAL

Established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents including but not limited to the following: commercial amusements, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stands, hospitals, museums, pawn shops, recording studios, sign manufacturing. Single-Family and Multifamily Residential uses are allowed as conditional uses.

### S-1, SERVICES

Established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related and uses which involve light industry having a minimal effect of adjoining properties. The following are examples of permitted uses not limited to the following: institutional dry-cleaning, commercial and industrial gas sales, kennel (outside runs), pest or insect control business, photo processing (production).

### I-1, INDUSTRIAL

Established as a district for manufacturing plants, assembly plants and warehouses. The following are examples of permitted uses not limited to the following: junkyards with a Special Exception, group industrial development, and industrial uses.

### I-2, INDUSTRIAL PARK

Established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations with a park atmosphere.

### ESD-PM, ENVIRONMENTALLY SENSITIVE DISTRICT - PARIS MOUNTAIN

Established to protect the environmentally sensitive nature of Paris Mountain by encouraging the safe placement of structures in conformance with the natural landform, landscape, and existing plant life.

### O-D, OFFICE DISTRICT

Established to provide for office uses including but not limited to the following: accounting, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate and research facilities.

### POD, PLANNED OFFICE DEVELOPMENT

Established to accommodate office development that is found to be compatible with surrounding physical development. Minimum Site Size = None.

# 2016 GREENVILLE COUNTY REZONING SCHEDULE

## MONTHLY PUBLIC HEARINGS

**APPLICATION DEADLINE**  
Thursday  
4:00 pm

**SIGN POSTING DATE**  
8:00 am OR  
Evening Before

**PUBLIC HEARING**  
6:00 pm  
Council Chambers

**FIRST READING**  
6:00 pm  
Council Chambers

**PLANNING COMMISSION**  
4:30 pm  
Conference Room D

**P&D COMMITTEE**  
5:00 pm  
Conference Room D

**SECOND READING**  
6:00 pm  
Council Chambers

**THIRD READING**  
6:00 pm  
Council Chambers

**EFFECTIVE DATE OF ADOPTION**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN
APPLICATION DEADLINE	DEC 10	JAN 14	FEB 11	MAR 10	APR 14	MAY 12	—	JUL 7	AUG 11	SEPT 15	OCT 13	—	TBA
SIGN POSTING DATE	DEC 23	JAN 28	FEB 25	MAR 31	APR 28	JUN 2	—	JUL 21	SEPT 1	SEPT 29	OCT 27	—	TBA
PUBLIC HEARING	JAN 11	FEB 15	MAR 14	APR 18	MAY 16	JUN 20	—	AUG 15	SEPT 19	OCT 17	NOV 14	—	TBA
FIRST READING	JAN 19	FEB 16	MAR 15	APR 19	MAY 17	JUN 21	—	AUG 16	SEPT 20	OCT 18	NOV 15	—	TBA
PLANNING COMMISSION	JAN 27	FEB 24	MAR 23	APR 27	MAY 25	JUN 22	—	AUG 24	SEPT 28	OCT 26	NOV 16	—	TBA
P&D COMMITTEE	FEB 1	FEB 29	APR 4	MAY 2	JUN 6	JUL 11	—	AUG 29	OCT 3	OCT 31	NOV 28	—	TBA
SECOND READING	FEB 16	MAR 15	APR 19	MAY 17	JUN 21	AUG 16	—	SEPT 6	OCT 18	NOV 15	DEC 6	—	TBA
THIRD READING	MAR 1	APR 5	MAY 3	JUN 7	JUL 12	SEPT 6	—	SEPT 20	NOV 1	DEC 6	TBA	—	TBA
EFFECTIVE DATE OF ADOPTION	MAR 2	APR 6	MAY 4	JUN 8	JUL 13	SEPT 7	—	SEPT 21	NOV 2	DEC 7	TBA	—	TBA

NO JULY HEARING SCHEDULE

NO DECEMBER HEARING SCHEDULE

**ALL DATES SUBJECT TO CHANGE**

TBA = TO BE ANNOUNCED

Planned Development and Flexible Review District Applications require a pre-submittal conference with Planning a minimum of 10 days prior to the application deadline.



### GREENVILLE COUNTY ZONING ADMINISTRATION

301 University Ridge, Suite 4100  
Greenville, SC 29601  
(864) 467-7425

Zoning@GreenvilleCounty.org  
www.greenvilleplanning.com  
County Zoning Maps: www.gcgis.org