

GREENVILLE COUNTY REZONING BROCHURE



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. Additionally, Zoning staff can provide a letter stating the zoning designation of a specific parcel with submittal of a zoning verification request form available online (www.greenvillecounty.org/Zoning/Rezoning.aspx). This service carries a charge of \$10.00 per request per parcel.

HOW TO FIND REZONING HISTORY

Conduct a Zoning History search online (www.greenvillecounty.org/Zoning/Rezoning.aspx). Select Zoning, then select Search All Zoning Applications.

HOW TO START

Applications are available from the Planning and Zoning Department or online at www.greenvillecounty.org/Zoning/Rezoning.aspx. Submit with the appropriate fee shown below to Zoning staff 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 Zoning 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. If covenants exist for the property, a copy of the covenants must accompany the application, as well.

FEE SCHEDULE

Zoning Requested Districts	Acreage 1 or less	Acreage 2 or less	Acreage 3 or less	Acreage 4 or less	Acreage 5 or less	Acreage 6 or less	Acreage 7 or less	Acreage 8 or less	Acreage 9 or less	Acreage 9 or more
Single-Family Residential	\$70.00	\$100.00	\$135.00	\$170.00	\$205.00	\$240.00	\$270.00	\$305.00	\$340.00	\$350.00
Multifamily Residential	\$205.00	\$240.00	\$270.00	\$305.00	\$340.00	\$375.00	\$405.00	\$440.00	\$475.00	\$500.00
Nonresidential Districts	\$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.greenvillecounty.org

467-7477

Upon receipt of the application and filing fee, zoning staff will provide the applicant with hearing notice signs (deposit fees may apply), 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, with the exception of December. Relevant dates for rezoning requests this year are on the back of this brochure. Signs are to be returned to Zoning so that deposits may be returned to the applicant.

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.greenvillecounty.org/Zoning/Rezoning.aspx and at the Zoning office. All electronic presentations for a Public Hearing, either by the applicant or the public, are required by 12:00 pm (noon), the day of the Public Hearing.

WHAT HAPPENS AT THE PUBLIC HEARING?

A public hearing is held before Council at County Square (301 University Ridge, Greenville, SC 29601). 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:

- Zoning staff analyzes 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, Zoning 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. Rezoning 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 Zoning 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

Zoning staff 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, Planning 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.

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.

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.

BTD, BUSINESS AND TECHNOLOGY DISTRICT

Established to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, office support services, and warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. The district also provides for "flex space" where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.

2020 GREENVILLE COUNTY REZONING SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN
MONTHLY PUBLIC HEARINGS													
APPLICATION DEADLINE Thursday 12:00 pm	DEC 12	JAN 9	FEB 6	MAR 5	APR 9	MAY 7	JUN 11	JUL 9	AUG 6	SEPT 3	OCT 8		DEC 10
SIGN POSTING DATE 8:00 am OR Evening Before	DEC 26	JAN 30	FEB 27	APR 2	APR 30	MAY 28	JUL 2	JUL 30	AUG 27	OCT 1	OCT 29		DEC 23
PUBLIC HEARING 6:00 pm Council Chambers	JAN 13	FEB 17	MAR 16	APR 20	MAY 18	JUN 15	JUL 20	AUG 17	SEPT 14	OCT 19	NOV 16		JAN 11
FIRST READING 6:00 pm Council Chambers	JAN 21	FEB 18	MAR 17	APR 21	MAY 19	JUN 16	JUL 21	AUG 18	SEPT 15	OCT 20	NOV 17		JAN 19
PLANNING COMMISSION 4:30 pm Conference Room D	JAN 22	FEB 26	MAR 25	APR 22	MAY 27	JUN 24	JUL 22	AUG 26	SEPT 23	OCT 28	NOV 18		JAN 20
P&D COMMITTEE 5:00 pm Conference Room D	FEB 3	MAR 2	APR 6	MAY 4	JUN 1	JUL 6	AUG 17	AUG 31	OCT 5	NOV 2	NOV 30		TBD
SECOND READING 6:00 pm Council Chambers	FEB 18	MAR 17	APR 21	MAY 19	JUN 16	JUL 21	SEPT 1	SEPT 15	OCT 20	NOV 17	TBD		TBD
THIRD READING 6:00 pm Council Chambers	MAR 3	APR 7	MAY 5	JUN 2	JUL 21	AUG 18	SEPT 15	OCT 6	NOV 3	DEC 1	TBD		TBD
EFFECTIVE DATE OF ADOPTION	MAR 4	APR 8	MAY 6	JUN 3	JUL 22	AUG 19	SEPT 16	OCT 7	NOV 4	DEC 2	TBD		TBD

NO DECEMBER HEARING SCHEDULE

ALL DATES SUBJECT TO CHANGE

TBD = To Be Determined

All Review District Applications (PD, FRD, NC, POD, I-2) require a pre-submittal conference with Zoning Staff a minimum of ten (10) days prior to the application deadline. All electronic presentations for a Public Hearing, either by the applicant or the public, are required by 12:00 pm (noon), the day of the Public Hearing.

* = Meeting to be held in **Conference Room D**



GREENVILLE COUNTY ZONING ADMINISTRATION

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

Zoning@GreenvilleCounty.org

www.greenvillecounty.org/Zoning/Rezoning.aspx

County Zoning Maps: www.gcgis.org