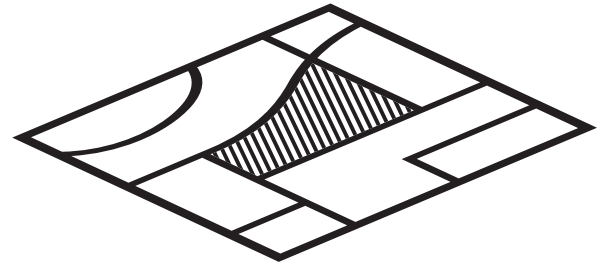




REVIEW DISTRICT PROCESS

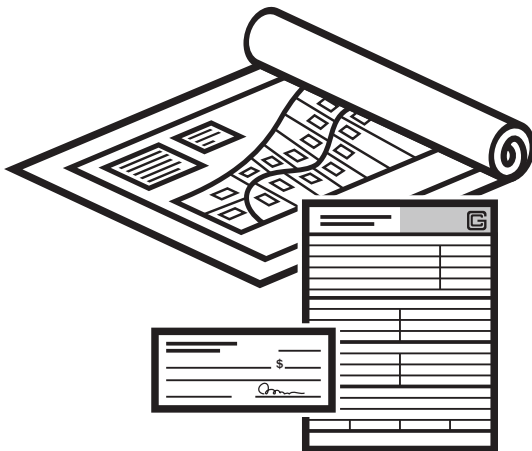
STEP 1: REVIEW DISTRICT REZONING

- **The following process applies to final development plan reviews for residential, commercial, and mixed use projects in the FRD, PD, NC and POD zoning districts.**
- Schedule and attend a virtual pre-submittal meeting with Zoning Administration 10 business days prior to submitting rezoning application according to the Rezoning Schedule located on the Zoning website page here: <https://www.greenvillecounty.org/Zoning/pdf/RezoningBrochure.pdf>. Items required for the pre-submittal meeting include: statement of intent, preliminary development plan and natural resources inventory. See Review District Checklist for list of all items required for application submittal here: <https://www.greenvillecounty.org/Zoning/pdf/FRDCHECKLIST.pdf>
- Submit rezoning application that meets the requirements found within Greenville County Zoning Ordinance Article 8 and Section 3:2. See Application for Amendment to Official GC Zoning Map located here: <https://www.greenvillecounty.org/Zoning/pdf/RezoningApplication.pdf>



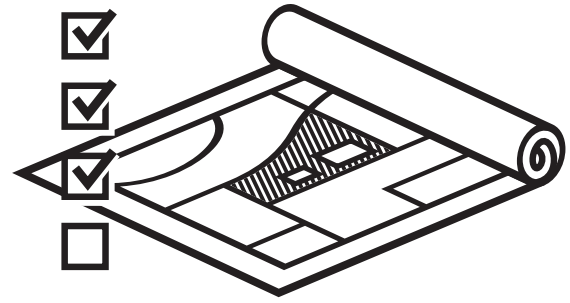
STEP 2: FINAL DEVELOPMENT PLAN APPROVAL

- If approved by County Council after 3rd Reading, submit a final development plan (FDP) application, applicable fee, and one (1) hard copy and one (1) digital copy of the site plan to Zoning Administration in accordance with Greenville County Zoning Ordinance Section 3:9.2. The FDP application is located here: <https://www.greenvillecounty.org/Zoning/pdf/SitePlanApplication.pdf>
- FDPs are subject to a 15-day sign posting. Once signage is received from the County, the applicant must submit evidence displaying proper postage. Approval of a FDP constitutes authority for the applicant to submit a grading permit application (if the development consists of a commercial or mixed use development with one development parcel) or a preliminary plan prior to submitting a grading permit if the FDP involves the creation of new lots.



STEP 3: GRADING PERMIT OR PRELIMINARY PLAN APPLICATION APPROVAL

- Grading Permit for commercial or mixed use developments with one development parcel: Schedule and attend a pre-design meeting with the Land Development Division before submitting a grading permit application on Greenville County's Online Permit Development Center here: <https://www.greenvillecounty.org/permitting/>. Grading permit applications must meet the requirements of the Greenville County Stormwater Management Ordinance and Flood Damage Prevention Ordinance. The application submittal documents are outlined here: https://www.greenvillecounty.org/LandDevelopment/pdf/stormwater_submittal_process.pdf
- Preliminary Plan for developments creating new lots: Applications must be submitted to Subdivision Administration on Greenville County's Online Permit Development Center per the Subdivision Review Calendar and in accordance with the procedures set forth in the Land Development Regulations. Public notice signs are available at the Subdivision Administration office. The Subdivision Review Calendar is located here: https://www.greenvillecounty.org/LandDevelopment/pdf/subdivision_review_calendar.pdf. The preliminary plan submittal checklist is located here: <https://www.greenvillecounty.org/LandDevelopment/pdf/PreliminaryPlanSubmittalProcessCheckList.pdf>



STEP 4: BUILDING PERMIT OR FINAL PLAT APPROVAL FOR CREATION OF LOTS

- Once the grading permit is approved and the road's riding surface has been paved for a subdivision, a final plat application and fee must be submitted to Subdivision Administration in the Greenville County's Online Permit Development Center. The final plat process and checklist are available on the Subdivision Administration website here: <https://www.greenvillecounty.org/LandDevelopment/FinalPlatProcess.aspx>. After the final plat is approved, a building permit can be obtained.
- For commercial or mixed use developments with one development parcel, a building permit application may be submitted to the Building Safety Division after a grading permit has been approved.

ADDITIONAL STEPS: REVISIONS TO AN APPROVED FINAL DEVELOPMENT PLAN

- Prior to submitting an application to change an FDP, the Zoning Administrator must determine whether a change is minor or major. If a major change, the amendment must be approved by County Council via the initial rezoning process.
- For subdivisions, a minor change application must be submitted to Zoning Administration for approval followed by the submission of a revised preliminary plan application to Subdivision Administration. Once the revised preliminary plan is approved, a grading permit application can either be initiated or continued with Land Development Division. Failure to amend the FDP and preliminary plan will result in the denial of final plat applications.
- For commercial developments (one development parcel), a minor change application must be approved by Zoning Administration before a grading permit application can be initiated or continued.