



**Planning Department  
Office of the Zoning Administrator**

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**MEMORANDUM**

**To:** Greenville County Committee on Planning and Development  
**VIA:** Tee Coker, Assistant County Administrator – Community Planning & Development

**From:** Joshua Henderson, Zoning Administrator

**Date:** February 6, 2023

**Subject:** Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 4, Definitions, Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6.2, Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts. This Amendment will be for the following changes:

1. To remove the definitions from Condition 28 and place them in Article 4;
2. To remove single-family (attached and detached), multifamily, and two-family (duplex) as a permitted conditional use in Table 6.1 in these commercial districts;
3. To add Mixed Use Developments and Mixed Use Structures as a new use category in Table 6.1 as permitted by condition in the NC, Neighborhood Commercial District and C-1, C-2, and C-3, Commercial Districts
4. To amend Condition 28 to remove provisions for single-family and multifamily and other necessary changes for the Mixed Use Development and Mixed Use Structure regulations

**Please refer to the attached document for the changes.**

Thank you for your consideration.