

2012 REZONING SCHEDULE COUNTY OF GREENVILLE



The Rezoning Process in Greenville County

	JAN HEARING	FEB HEARING	MAR HEARING	APR HEARING	MAY HEARING	JUN HEARING	N O R T H E A S T	AUG HEARING	SEPT HEARING	OCT HEARING	NOV HEARING	S O U T H W E S T
APPLICATION DEADLINE ★ THURSDAY 4:00 P.M.	DEC 1	JAN 12	FEB 16	MAR 15	APR 12	MAY 17		JUL 5	AUG 16	SEP 13	OCT 18	
SIGN POSTING DATE 8:00 A.M. OR EVENING BEFORE	DEC 9	JAN 20	FEB 24	MAR 23	APR 20	MAY 25		JUL 13	AUG 24	SEP 21	OCT 26	
PUBLIC HEARING 6:00 P.M. COUNCIL CHAMBERS	JAN 9	FEB 20	MAR 19	APR 16	MAY 14	JUN 18		AUG 20	SEP 17	OCT 15	NOV 19	
FIRST READING 6:00 P.M. COUNCIL CHAMBERS	JAN 17	FEB 21	MAR 20	APR 17	MAY 15	JUN 19		AUG 21	SEP 18	OCT 16	NOV 20	
PLANNING COMMISSION 4:00 P.M. CONFERENCE ROOM D	JAN 25	FEB 22	MAR 28	APR 25	MAY 23	JUN 27		AUG 22	SEP 26	OCT 24	NOV 28	
P&D COMMITTEE 5:00 P.M. CONFERENCE ROOM D	FEB 6	MAR 5	APR 2	APR 30	JUN 4	JUL 16		SEP 17	OCT 1	NOV 5	DEC 3	
SECOND READING 6:00 P.M. COUNCIL CHAMBERS	FEB 21	MAR 20	APR 17	MAY 15	JUN 19	AUG 21		OCT 2	OCT 16	NOV 20	TBA	
THIRD READING 6:00 P.M. COUNCIL CHAMBERS	MAR 6	APR 3	MAY 1	JUN 5	JUL 17	SEP 4		OCT 16	NOV 6	DEC 4	TBA	
Effective Date of Adoption	MAR 7	APR 4	MAY 2	JUN 6	JUL 18	SEP 5		OCT 17	NOV 7	DEC 5	TBA	

ALL DATES SUBJECT TO CHANGE

What is involved in the process and how do I start?

Obtain an application from the Planning Department staff or via the web at www.greenvilleplanning.com and submit with the appropriate fee shown below to the GCPD by the deadline found on the back page of this brochure.

How to file a request

Greenville County Council hears all requests for rezoning in the unincorporated areas of the county. Applications for rezoning may be filed by the property owner, or an authorized representative of the property owner(s) at the Planning Department 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.

May I find the rezoning history of a particular parcel?

Yes, you may conduct a Zoning History search at www.greenvilleplanning.com. Select Zoning, scroll down, select [Search of all Zoning Applications](#). Then input various data such as property owner name, parcel ID, street name, etc.

Zoning Search

Enter **Owner(s) Name** (i.e. Thomas)
Or: Enter **Docket No.** CZ- (i.e. 2004-054)
Or: Enter **Parcel Id.** (i.e. 123456)
Or: Enter **Street** (i.e. Main St)

Why rezone property?

- To allow for a use that is not currently allowed under the existing zoning designation.
- To allow for increased development such as rezoning to a higher density residential district.

Who may rezone property?

- A property owner or an authorized representative of a property owner such as a real estate agent, engineer, attorney, etc.
- County Council or the Planning Commission also may initiate a rezoning of property.

How to determine the zoning of a particular parcel

The Official Zoning Map is available on the Internet at www.gcgis.org. Additionally, the Planning Department will verify a parcel's zoning in writing upon receipt of a written request that includes the relevant PIN number(s) - **the number on the property tax notice**. There is a fee of \$10.00 per 3 parcels for this service.

Notice of Public Hearing

Upon receipt of the application and filing fee, the 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. The Planning Department also places a legal ad in the newspaper 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 the brochure.



What happens at the Public Hearings?



Public hearings are held before members of County Council at County Square. The following procedure is customarily followed:

- The staff presents a brief report explaining the request which describes the land uses, zoning classification, and zoning history for the site and surrounding area.
- The applicant and other persons in support of the request are allowed a total of 10 minutes to present their comments in favor of the request (20 minutes if the request is a Planned Development or Flexible Review District).
- Those persons in opposition are then allowed a total of 10 minutes to present their comments against the request (20 minutes if the request is a Planned Development or Flexible Review District).
- County Council does not allow rebuttals or closing remarks.

Zoning Requested	FEE SCHEDULE									
	Acreage 1 or less	2 or less	3 or less	4 or less	5 or less	6 or less	7 or less	8 or less	9 or less	9.1 or Greater
Districts	Dollars									
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
PD (\$650)										
FRD (\$750)										
Text Amendments (\$100)										
Site Plan Review (\$75)										

Questions should be directed to Greenville County Planning Department
 Telephone: 467-7270 www.greenvilleplanning.com (County Zoning Maps www.gcgis.org)

★ **Planned Development and Flexible Review District Applications require a pre-submittal conference with Planning staff a minimum 10 days prior to the application deadline.**
 Revised November 2, 2011

STAFF REPORTS TO COUNCIL - WHAT HAPPENS AFTER THE PUBLIC HEARING?

Prior to the public hearing, the Planning Department staff prepares a report that includes an analysis of the request and a recommended action. The staff report is presented at the monthly meeting of the Greenville County Planning Commission and is available to the public the following day. Planning Department reports are forwarded to the Planning and Development Committee (P&D), and subsequently to the remainder of County Council.

• FIRST READING

The rezoning request is entered into the public record and is given First Reading by County Council on the Tuesday following the public hearing. The request is formally forwarded to the Planning Commission and P&D Committee for their recommendations.

• RECOMMENDATION OF THE GREENVILLE COUNTY PLANNING COMMISSION

The Planning Commission meets on the 4th Wednesday of each month. After the Commission reviews the staff's recommendation, it votes to approve, deny or amend the request. The Commission's recommendation is then forwarded to the P&D Committee for further consideration.

• SECOND AND THIRD READING BY COUNCIL

The P&D Committee's recommendation is presented at the next County Council meeting for Second Reading. A vote is taken by full Council to approve, deny, or amend the request at Second Reading. The By-Laws of County Council require a favorable simple majority (7 votes) to approve a rezoning request. Eight votes are required to approve a request following a recommendation of denial from either the Planning Commission or the 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. The requested change is effective on the day following the Third Reading*

NOTIFICATION OF COUNCIL'S DECISION

The Planning Department informs the applicant of Council's decision by mail. A notification is also sent to the County offices of Codes Enforcement and Real Property Services.

REAPPLICATION WHEN DENIED

If a rezoning request is denied, no new request affecting the same property may be filed for the same or a less restrictive zoning classification until one (1) year from the date of denial of the rezoning by County Council.



A request for a more restrictive classification is not subject to the one-year waiting period. Any challenges to an action of County Council may be filed in Circuit Court.



HOW TO SUPPORT OR OPPOSE A REZONING REQUEST

Persons interested in supporting or opposing a rezoning request should attend the public hearing. At the public hearing, each side is allowed a total of 10 minutes to present comments to Council (**20 minutes if the request is a Planned Development or Flexible Review District**). Because of time limitations, it is advisable that large groups choose a spokesperson. The spokesperson may ask those who favor/oppose the request to stand. This allows those who share the same view to be recognized by Council. All meetings of the Greenville County Planning Commission, P&D Committee, and County Council are open to the public. Although interested persons may attend these meetings, the only opportunity for public comment is limited to the Public Hearing. Additionally, petitions and letters to support or oppose a request may be filed. Petition forms are available at the Planning Department office and on the web site:

www.greenvilleplanning.com

ZONING CLASSIFICATIONS

RESIDENTIAL DISTRICTS

R-R3 and R-R1, Rural Residential Districts

To provide a low density housing option in areas that are rural in character and not 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. lots.

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 – 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 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

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.

C-1, Commercial

Established to provide for 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 Office uses not exceeding 75,000 square feet. Single-Family and Multifamily Residential 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 automobile 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 district 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 District

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 within 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.

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

POD, Planned Office District

Established to accommodate office development that is found to be compatible with surrounding physical development. 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

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 parameters required therein. Minimum Site Size = None

NON-RESIDENTIAL DISTRICTS