

AN ORDINANCE

TO DELETE ARTICLE 11 OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS AND TO PROHIBIT NEW CLUSTER DEVELOPMENTS IN GREENVILLE COUNTY.

WHEREAS, Greenville County Council is authorized under Title 6, Chapter 29 of the South Carolina Code of Laws (1976, as amended), to regulate land development in the interest of the public health, safety, and general welfare of its residents; and

WHEREAS, Greenville County currently permits cluster developments in certain zoning districts and under specified conditions; and

WHEREAS, Greenville County Council has determined that the intent of Article 11 of the Greenville County Land Development Regulations is being misconstrued, incorrectly interpreted, and incorrectly used to develop land in a manner detrimental to the citizens of Greenville County; and

WHEREAS, Greenville County Council has determined that to prevent further interpretations and applications that are inconsistent with the intent of Article 11, Article 11 of the Greenville County Land Development Regulations shall be wholly deleted.

NOW, THEREFORE, BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

Section 1. Prohibition.

Article 11 of the Greenville County Land Development Regulations is hereby deleted in its entirety. New cluster developments are hereby prohibited in all unincorporated areas of Greenville County.

A preliminary plan application that utilizes the Open Space options under Article 11 of the Greenville County Land Development and that was submitted to the County prior to the effective date of this Ordinance shall be allowed to proceed in accordance with said approvals, provided all applicable conditions are met.

Section 2. Severability.

Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 3. Effective Date. This ordinance becomes effective upon adoption.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2025.

ATTEST:

Benton Blount, Chairman
Greenville County Council

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator