

A RESOLUTION

DIRECTING GREENVILLE COUNTY STAFF AND PLANNING COMMISSION TO INVESTIGATE AND STUDY THE IMPLEMENTATION OF A LAND DEVELOPMENT CONCURRENCY REQUIREMENT.

WHEREAS, Greenville County continues to experience significant population growth and land development pressure, placing increased demand on public infrastructure and essential services, including transportation, water, sewer, stormwater, schools, emergency services, and parks; and

WHEREAS, unmanaged/unbalanced development has created a negative impact in traffic congestion, infrastructure deficiencies, fiscal strain on County resources, and diminished quality of life for County residents; and

WHEREAS, land development concurrency requirements are planning tools used by local governments to ensure that necessary public facilities and infrastructure are available at adopted levels of service concurrent with the impacts of new development; and

WHEREAS, concurrency policies may assist in coordinating land use decisions with capital improvement planning, infrastructure financing, and long-term growth management objectives; and

WHEREAS, South Carolina law grants counties authority over land use planning, zoning, and development regulations, subject to applicable state statutes and constitutional limitations; and

WHEREAS, Greenville County Council desires to fully evaluate the legal, fiscal, administrative, and policy implications of adopting any land development concurrency requirement prior to consideration of implementation.

NOW, THEREFORE, BE IT RESOLVED BY GREENVILLE COUNTY COUNCIL THAT:

1. **Study Authorized.** Greenville County Council hereby directs County staff, in coordination with the Planning Commission, County Attorney, and other appropriate departments and agencies, to investigate and study the feasibility of implementing a land development concurrency requirement within Greenville County.
2. **Scope of Study.** The study shall include, but not be limited to, the following considerations:
 - a. Legal authority and limitations under South Carolina law;
 - b. Types of concurrency models utilized by other counties or municipalities;
 - c. Infrastructure categories that could be subject to concurrency standards;
 - d. Potential levels of service and measurement methodologies;
 - e. Administrative and enforcement mechanisms;

f. Fiscal impacts to the County, developers, and taxpayers;
g. Potential effects on housing supply, economic development, and property rights; and
h. Compatibility with the County's Comprehensive Plan and capital improvement planning processes.

3. **Public and Stakeholder Input.** County staff is encouraged to seek input from stakeholders, including residents, development and business interests, service providers, and regional or state agencies, as part of the study process.
4. **Report to Council.** County staff shall present findings, options, and recommendations to Greenville County Council, with biweekly status updates and final on or before June 7, 2026, including any proposed next steps or policy alternatives, without obligating Council to adopt any concurrency requirement.
5. **No Adoption by Resolution.** This resolution is intended solely to authorize a study and investigation and shall not be construed as adopting, endorsing, or mandating a land development concurrency requirement.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption.

ADOPTED IN REGULAR MEETING THIS ____ DAY OF _____, 2026.

GREENVILLE COUNTY COUNCIL

Benton Blount, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator