

## Zoning Docket from July 20<sup>th</sup>, 2026 Public Hearing

| Docket Number              | Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CC<br>DIST. | STAFF<br>REC. | GCPC<br>REC.        | P&D<br>REC.        | COUNCIL ACTION                                                |
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| <b>CZ-2026-039</b>         | Greenville County Council<br>Countywide<br>Text Amendment to amend<br>Article 4, <u>Definitions</u> and Article<br>6, Section 6:2 (13) <u>Home<br/>Occupation</u> , of the Greenville<br>County Zoning Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All         | Approval      | Approval<br>7/22/26 | Approval<br>8/3/26 |                                                               |
| <b>Public<br/>Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on July 20<sup>th</sup>, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Chairman of Board of Zoning Appeals <ul style="list-style-type: none"> <li>Would like speak on behalf of the proposed amendment</li> <li>The proposed amendments clean up current text that could be outdated and allow new trends and working from the home</li> <li>This proposed amendment would give staff more ability to approve applications for uses that the Board usually approves</li> <li>Do not want to take away the ability for a citizen to be able to run their business from their home</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>Citizen <ul style="list-style-type: none"> <li>Currently has a home occupation agreement for an artist/tutor</li> <li>Has concerns with limiting the amount of people that are permitted on site</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>                                                                                                                                                                                                                                                                                                                                                                       |             |               |                     |                    | <p><b>Petition/Letter<br/>For:</b></p> <p><b>Against:</b></p> |
| <b>Staff Report</b>        | <p><b>REQUEST HISTORY and EXPLANATION</b></p> <p>Under current home occupation requirements, all home-based business operations must take place within the footprint of the home, and cannot occupy more than 25% of the structure. This limits the types of businesses which may be operated from a home-site. The Board of Zoning Appeals requests that a text amendment be made to the Home Occupation regulations of the Greenville County Zoning Ordinance to allow for more flexibility in how home-based businesses operate.</p> <p>Section 1 will be adding a land use definition for Small-scale Urban Farming which reads: Small-scale production of agricultural products such as produce and flowers grown to/ sell; through a marketing channel such as Farmers' Markets, CSAs, or other means. This does not include the production of animals or their products.</p> <p>Section 2 would continue to limit the amount of non-residents employed on site but would remove the verbiage that allows for employees that are not members of the applicants immediate family. It would place a limit on the number of clients that could be on the site at any one time, up to a maximum of 3, excluding day care clients.</p> <p>It would also add four new uses to the accepted home occupation list, Artist, Massage Therapy, Real Estate Professional and Small-scale Urban Farming. These are among the more common requests</p> |             |               |                     |                    |                                                               |

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|  | <p>that staff receives. It will also indicate specified uses that are not limited to the confines of the principal structure and may utilize up to 25% of the parcel area.</p> <p>A Zoning Public Hearing was held on July 20<sup>th</sup>, 2026.</p>                                                                                                                                                                                                                                                                                                                                                                   |
|  | <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>Staff is of the opinion that the proposed text amendment would reduce the frequency of Use by Special Exception requests submitted to the Board of Zoning Appeals for home-based businesses by adding some of the more commonly requested businesses to the permitted use table. This would create more opportunities for citizens looking to start a home-based business while also reducing the added time and cost associated with going to the Board of Zoning Appeals.</p> <p>Based on these reasons, Staff recommends approval of the proposed text amendment.</p> |