

Zoning Docket from July 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-040	Greenville County Council Countywide Text Amendment To amend Article 6, Section 6:2 (10) <u>Dwelling, Single-Family Attached and Dwelling, Two-Family (Duplex)</u> , Article 7, Table 7.1 <u>Minimum Lot Area/Permitted Densities for Single-Family Residential</u> , Article 7, Section 7:2 <u>Open Space Residential Development</u> , Section 7:2.5 <u>Open Space Residential Development, Option #2</u> , and Article 7, Table 7.2 <u>Open Space Residential Development Options</u> of the Greenville County Zoning Ordinance.	All	Approval	Approval 7/22/26	Approval 8/3/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 20th, 2026 were: <u>Speakers For:</u> None <u>Speakers Against:</u> - Citizen - Was unable to obtain changes from the links - Citizen - Would like to see a redlined version of the proposed amendments List of meetings with staff: None					Petition/Letter For: Against:
Staff Report	REQUEST HISTORY and EXPLANATION The initiation of a text amendment to the Greenville County Zoning Ordinance that will revise the regulations for Open Space Residential Developments within Greenville County. These revisions are to help regulate open space developments with regards to density, required open space, and overall preservation of natural areas of Greenville County. The proposed amendment would revise the standards for Townhouses, Duplexes, and Single-family attached dwellings. The amendment revises standards for townhouses, duplexes and single-family attached dwellings. The proposed amendment eliminates standards for single-family attached dwellings in zones R-10, R-7.5, and R-6 to make them more consistent with the underlying zoning requirements. This would introduce minimum lot widths, reduced side setbacks, front setback staggering, roof pitch requirements, sidewalk installation and maximum attached unit counts. The proposed amendment eliminates Open Space Development “option #2” and consolidates the ordinance into a single Open Space Development Option. It establishes limits on attached housing in specified zones and allows up to 100% townhouse developments in higher-density Future Land Use					

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	Categories. The proposed amendment requires 20-foot roadside buffers and 25-foot exterior setbacks. In addition to this it adds 100-ft, 80-ft or 60 ft setbacks from existing public roads. The setback will depend on the road category. This text amendment request went as a Consent Item before County Council on June 16, 2026. A Zoning Public Hearing was held on July 20th, 2026.
	CONCLUSION and RECOMMENDATION Staff is of the opinion that the proposed text amendment would provide a compromise between Council Members, Planning Commissioners, and citizens concerned with residential development, and private land owners and developers looking to utilize their property for these developments. The amendment would also consolidate the open space development options creating more cohesive review criteria. Based on these reasons, Staff recommends approval of the proposed text amendment.