



Greenville County Council
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MEMORANDUM

TO: Chairman Blount and County Council Members
FROM: Councilor Curt McGahhey
DATE: September 10, 2026

At the Regular County Council Meeting on Tuesday, September 15, 2026, I will be making a motion to amend the Land Development Regulations Amendment / Open Space Residential Development ordinance as follows:

- Amend 11.1 (D). to strike the current language, "~~Allowing the flexibility of lot sizes within certain zoned areas of the County.~~" And add the following language in its place, "The development may utilize flexibility in lot sizes provided that all other applicable requirements of the Zoning Ordinance are satisfied."
- Amend 11.1 (E). to read as follows: "Home sites may be clustered to protect sensitive areas, including wetlands, historic sites and cemeteries, endangered species habitat, and prime agricultural land. Where such sensitive areas are owned by a homeowners association through recorded covenants, access by homeowners and residents may be restricted as necessary to preserve and protect those areas. Limited access to cemeteries shall be provided for maintenance and family visitation."
- Amend Table 11.1 so that the language in the third column, under the heading Open Space Development Density Allowance, reads, "There is no minimum lot size required. Minimum Lot Dimension: No side of any lot shall be less than twenty (20) linear feet."
- Amend 11.3.2 to strike the current language, "~~Changes to the overall total acreage shall be reviewed and approved by Planning Staff if the required acreage for open space is met.~~" And add the following language in its place, "Reductions to the total open space acreage of more than fifteen percent (15%) shall be reviewed and recommended by Planning Staff and approved by the Planning Commission, provided the required open space acreage is equal to or greater than the acreage required by Paragraph 11.3.2."

This memorandum shall serve as compliance with Council Rule IV(B)(3)(b).