GREENVILLE COUNTY
REZONING BROCHURE

WHY REZONE

- To allow for a different use than allowed under the existing zoning designation.
- To allow for more intense development such as a higher density residential district.

WHO MAY REZONE PROPERTY

- The property owner or an authorized representative such as a real estate agent, engineer, attorney, etc.
- County Council
- Planning Commission

HOW TO FIND THE ZONING OF A SPECIFIC PARCEL

The zoning map is available online at www.gcgis.org. Additionally, Zoning staff can provide a letter stating the zoning designation of a specific parcel with submittal of a zoning verification request form available online (www.greenvillecounty.org/Zoning/Rezoning.aspx). This service carries a charge of $10.00 per request per parcel.

HOW TO FIND REZONING HISTORY

Conduct a Zoning History search online (www.greenvillecounty.org/Zoning/Rezoning.aspx). Select Zoning, then select Search All Zoning Applications.

HOW TO START

Applications are available from the Planning and Zoning Department or online at www.greenvillecounty.org/ Zoning/Rezoning.aspx. Submit with the appropriate fee shown below to Zoning staff by the deadline found on the back page of the brochure.

HOW TO FILE A REQUEST

Greenville County Council (Council) hears all requests for rezoning in the unincorporated areas of the county. Applications may be filed by the property owner or authorized representative of the property owner(s) at the Zoning office. If a rezoning request is for a portion of a lot, a boundary survey of the portion to be rezoned must accompany the application. If covenants exist for the property, a copy of the covenants must accompany the application, as well.

FEE SCHEDULE

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<th>Zoning Requested Districts</th>
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THE PUBLIC HEARING PROCESS

The public hearing procedure described on this page begins the process to formally consider the rezoning application. The next page focuses specifically on the Commission and Council actions that follow the public hearing.

HOW TO FILE A REQUEST

Upon receipt of the application and filing fee, zoning staff will provide the applicant with hearing notice signs (deposit fees may apply), which must be posted on the subject property by the applicant a minimum of 15 days prior to the public hearing. Planning also places a legal ad in the Greenville Journal advertising the request 15 days prior to the public hearing. Public hearings are held monthly, with the exception of December. Relevant dates for rezoning requests this year are on the back of this brochure. Signs are to be returned to Zoning so that deposits may be returned to the applicant.

SUPPORTING OR OPPOSING A REZONING

Because public comments are subject to a time limitation, it is advisable that large groups choose a spokesperson. The spokesperson may recognize the group in favor/opposition of the request. This process allows those who share the same view to be efficiently recognized by Council. Additionally, petitions and letters to support or oppose a request may be submitted prior to the public hearing. Template petition forms are available online at www.greenvillecounty.org/Zoning/Rezoning.aspx and at the Zoning office. All electronic presentations for a Public Hearing, either by the applicant or the public, are required by 3:00 pm (noon) the day of the Public Hearing.

WHAT HAPPENS AT THE PUBLIC HEARING?

A public hearing is held before Council at County Square (301 University Ridge, Greenville, SC 29601). Persons interested in commenting on a rezoning request should specifically attend the public hearing. The public hearing provides the only opportunity for public comment. The following procedure is customary:

• Zoning staff analyzes the request along with land uses, zoning classification, and zoning history for the site and surrounding areas.
• The applicant and others in support of the request are allowed to present their comments.
• Those in opposition are then allowed to present their comments against the request.
• Council generally does not allow rebuttals or closing remarks.

Following the public hearing, Zoning reports an analysis of the request and recommends an action. This report is first presented at the monthly meeting of the Greenville County Planning Commission. Zoning staff analyzes the request along with land uses, zoning classification, and zoning history for the site and surrounding areas.

A vote is taken by Council to approve, deny, or amend the request at Second Reading. Council by-laws require a favorable simple majority (7 votes) to approve a rezoning request. At least eight votes are required to approve a request following a recommendation of denial from either the Commission or P&D Committee. If the request is denied, Third Reading is not given and the applicant is notified by mail of the denial. If Council votes to approve the request at Second Reading, the request proceeds to the next meeting of Council for Third Reading. Approvals are effective the day following a successful Third Reading.

APPLICATION GUIDELINES

CASE OF DENIAL

If a rezoning request is denied, the earliest to reapply for the same property is at least one (1) year from the date of denial of the rezoning by Council. This applies to requests for the same or more intensive zoning classifications. A new request for more restrictive classifications is not subject to the waiting period. Any challenge to an action of Council may be filed in Circuit Court.

NOTIFICATION OF COUNCIL DECISION

Zoning staff notifies the applicant of the Council’s final decision by mail. Notifications are also sent to the County Clerk, Building Safety/Permits, and Real Property Services.

DENIAL OPTIONS

Actions by Planning Commission & County Council

**FIRST READING BY COUNCIL**

The First Reading by Council is a designation when the rezoning request is entered into the public record, usually on the Tuesday following the public hearing. The request is formally forwarded to the Commission and subsequently to P&D Committee for their recommendations.

**PLANNING COMMISSION**

The Commission meets on the fourth Wednesday of each month and votes to recommend approval, denial, or offer an amendment to the request. The Commission recommendation is then forwarded to P&D Committee for further consideration.

**PLANNING & DEVELOPMENT COMMITTEE**

The P&D Committee meets on the first and third Monday of each month and votes to recommend to approve, deny, or amend the request. The P&D Committee recommendation is then forwarded to Council for a decision.

**SECOND AND THIRD READINGS BY COUNCIL**

The P&D Committee recommendation is presented at the next Council meeting for Second Reading. A vote is taken by Council to approve, deny, or amend the request at Second Reading. Council by-laws require a favorable simple majority (7 votes) to approve a rezoning request. At least eight votes are required to approve a request following a recommendation of denial from either the Commission or P&D Committee. If the request is denied, Third Reading is not given and the applicant is notified by mail of the denial. If Council votes to approve the request at Second Reading, the request proceeds to the next meeting of Council for Third Reading. Approvals are effective the day following a successful Third Reading.

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**ABBREVIATIONS**

Planning = Planning and Zoning Department
Council = Greenville County Council
Commission = Greenville County Planning Commission
P&D Committee = Greenville County Planning and Development Committee

**COUNTY SQUARE ADDRESS & TYPICAL MEETING LOCATIONS**

301 University Ridge
Greenville, SC 29601
Council, Public Hearing: Council Chambers
P&D Committee, Planning Commission: Conference Room D
Zoning & Building Permits: Suite 4100
ZONING CLASSIFICATIONS

To provide a low density housing option in areas that are rural in character and necessarily served by public water or sewer. Minimum lot size - 3 acres (R-R-3) and 1 acre (R-R-1).

These districts are established as areas in which the principal use of land is for single-family dwellings; both attached (R-10, R-7.5, and R-6) and detached (all districts). Minimum lot size:

- R-R-3: 1 acre
- R-R-1: 0.5 acre
- R-10: 10,000 sq ft
- R-7.5: 7,500 sq ft
- R-6: 6,000 sq ft
- R-20: 20,000 sq ft
- R-15: 15,000 sq ft
- R-12: 12,000 sq ft
- R-7: 7,500 sq ft
- R-6: 6,000 sq ft
- R-5: 5,000 sq ft
- R-4: 4,000 sq ft
- R-3: 3,000 sq ft
- R-2: 2,900 sq ft
- R-1: 2,600 sq ft
- R-20A: 20,000 sq ft
- R-15A: 15,000 sq ft
- R-12A: 12,000 sq ft
- R-7.5A: 7,500 sq ft
- R-6A: 6,000 sq ft
- R-5A: 5,000 sq ft
- R-4A: 4,000 sq ft
- R-3A: 3,000 sq ft
- R-2A: 2,900 sq ft
- R-1A: 2,600 sq ft

These districts are established to provide for varying population densities. Minimum lot size (Open Space) - No minimum lot area for single-family detached. Single-family attached (townhouses, condominiums); and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 2 acres. However, within a 2 acre multifamily development, no minimum lot size required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district.

Established to provide for high population density. Minimum lot size - No minimum lot area for single-family detached. Single-family attached (townhouses, condominiums); and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 12,000 sq ft; however, within a 12,000 sq ft multifamily development, no minimum lot size is required. Density - Maximum of 20 units per acre.

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Established to provide a low density housing option in areas that are rural in character and necessarily served by public water or sewer. Minimum lot size - 3 acres (R-R-3) and 1 acre (R-R-1).

Established to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameter required therein. Minimum Site Size - None.

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Established to provide a high level of design quality, site amenities and open space for light industry having a minimal effect of adjoining properties. The following are examples of permitted uses not limited to the following institutional dry-cleaning, commercial and industrial gas sales, kennel (outside runs), pest or insect control business, photography (production).

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Established to allow manufactured home parks provided certain location criteria are met and the request is approved by County Council. Minimum Site Size = 2 acres.

Established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents including but not limited to the following: Auto Service Facilities and Stations, Catering Establishment, Electronics and home appliance repair. The C-2 districts is the only district in Greenville County that allows for ABC (liquor sales), and night clubs/taverns. Single-Family and Multifamily residential uses are allowed as conditional uses.

Established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related and uses which involve light industry having a minimal effect of adjoining properties. The following are examples of permitted uses not limited to the following institutional dry-cleaning, commercial and industrial gas sales, kennel (outside runs), pest or insect control business, photography (production).

Established to provide the convenience of local residents including but not limited to the following: commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents including but not limited to the following: Auto Service Facilities and Stations, Catering Establishment, Electronics and home appliance repair. The C-2 districts is the only district in Greenville County that allows for ABC (liquor sales), and night clubs/taverns. Single-Family and Multifamily residential uses are allowed as conditional uses.

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**ALL DATES SUBJECT TO CHANGE**

**TBD = To Be Determined**

All Review District Applications (PD, FRD, NC, POD, I-2) require a pre-submittal conference with Zoning Staff a minimum of ten (10) business days prior to the application deadline. All electronic presentations for a Public Hearing, either by the applicant or the public, are required by 12:00 pm (noon), the day of the Public Hearing.

* = Meeting to be held in Conference Room D

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**GREENVILLE COUNTY ZONING ADMINISTRATION**

301 University Ridge, Suite 4100
Greenville, SC 29601
(864) 467-7425
Zoning@greenvillecounty.org
www.greenvillecounty.org/Zoning/Rezoning.aspx
County Zoning Maps: www.gcgis.org

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