

# SAVE GREENVILLE COUNTY'S RURAL COMMUNITIES



RIGHT NOW, THERE ARE FEW LIMITS ON subdivisions in the unzoned parts of Greenville County. Most of Greenville County is unzoned, including our most valuable agricultural and environmental lands, critical to protecting water quality and residents' quality of life.

**If you are currently a resident in one of these unzoned areas, the properties around you could be subdivided and replaced with high density construction, and the County has few rules in place to ensure that your community is not overwhelmed by this new development.**

UNCONTROLLED AND UNPLANNED subdivision sprawl into rural Greenville County comes at a significant cost for everyone, but rural residents bear most of the burden. Once a subdivision is constructed, the developer walks away with the profit, and the community is left to deal with traffic, deteriorating roads, flooding, and other insufficient infrastructure problems.

GREENVILLE COUNTY FINDS ITSELF IN this present predicament because of vague and contradictory land development regulations, confusion on how to regulate land development in unzoned areas, and a failure to change land policy to enact previous comprehensive plans.

PRESENTLY BEFORE COUNTY COUNCIL IS a proposed ordinance that sets minimum lot sizes for subdivisions in the unzoned parts of the County. **This ordinance and its lot sizes are not a bureaucratic creation but rather are pulled directly from the 2020 Comprehensive Plan developed by the citizens of Greenville County.** Over the period of a year, hundreds of residents and stakeholder groups of every type submitted input into what eventually became the County's 175-page vision for tailoring future development to each unique section of our County. **The one and only thing that the proposed ordinance does is to give binding legal force to minimum lot sizes that were already determined in the painstaking comprehensive planning process.**

**COUNTY COUNCIL MUST ACT NOW TO control sprawl from new suburban-style residential subdivisions, consistent with the county's widely supported comprehensive plan that was unanimously adopted by County Council earlier this year.**

**MISINFORMATION REGARDING this ordinance has been propagated by interests who stand to profit from sprawl.**

The proposed ordinance will not prevent divisions of property among family members. Family subdivisions are treated differently from profit-seeking developments under the County's land development regulations, and the same can absolutely be true of this ordinance.

The proposed ordinance is extremely unlikely to devalue your rural property. This narrative is potentially true only if you own a large rural tract that you'd like to convert into a high density subdivision. For the other 99.9% of our rural residents, property values are likely to benefit from the protection of open space, scenic views, and rural amenities that actually attract people to these parts of the County.

The proposed ordinance is not zoning. By literal definition under state law, establishing minimum lot sizes is not zoning or "backdoor zoning." Greenville County already has minimum lot sizes for unzoned subdivisions—it's just that the existing minimums don't match the Comprehensive Plan. Further, there is a significant practical difference between imposing a comprehensive zoning system on our rural communities and simply specifying a minimum lot size for developers to meet in those communities.

## WHAT CAN YOU DO?

If you agree that our rural communities deserve protection, here is how you can help.

**(1) SHARE THIS INFORMATION WITH YOUR RURAL NEIGHBORS.**

**(2) DISPEL FALSE INFORMATION REGARDING THIS ORDINANCE WHEN YOU SEE IT.**

**(3) LET YOUR VOICE BE HEARD BY GREENVILLE COUNTY COUNCIL!**

**(4) SIGN THE PETITION!**  
<https://bit.ly/3kpmaJG>

## MORE INFORMATION

Michael Corley, Esq.  
Upstate Director  
South Carolina Environmental Law Project  
[michael@scelp.org](mailto:michael@scelp.org)  
(864) 412-7921

Lisa Hallo  
Land Policy Director  
Upstate Forever  
[lhalla@upstateforever.org](mailto:lhalla@upstateforever.org)  
(864) 250-0500 x33