

B. Initiation of Zoning by Petition. Pursuant to State law, County Council may only impose zoning in the unincorporated areas of Greenville County. A County may also adopt zoning in selected parts of the unincorporated area of the County. Under the provisions of this subsection, property owners in unzoned parts of the County can initiate zoning in a specific area utilizing the petition method set forth as follows:

1. For purposes of this subsection, property owners of a minimum of 1 square mile or 640 acres of contiguous property in an unzoned area of the County may petition for first-time zoning consideration. To initiate a new zoning area under this method, concerned property owners must bring forward an application for new zoning backed up by written evidence (which may include but is not limited to: signed letters or informal petitions showing names, signatures, and property address or tax map number) of an interest in applying for zoning from at least 25% of the property owners in a proposed zoning area to the Greenville County Planning Department ("Planning Department"). Upon receipt of a qualifying application from proposed area, the Planning Department will coordinate with those persons who submitted the petition to establish formal boundaries of the new zoning area to be subject to a petition. The petition zoning area must be at least 1 square mile in size or 640 acres of contiguous property and be made up of contiguous property(ies). In establishing a petition area for zoning consideration, the Planning Department shall consult with interested residents and property owners in the area proposed for zoning by holding at least 1 publicized community meeting.
2. Prior to the release of the County Petition form for initial zoning, the Planning Department will prepare an amendment to the County Zoning Map covering the petition area in accordance with the County's Comprehensive Plan, including the future land use plan, as amended. Upon completion, the proposed zoning map will be made available by Planning Department staff to the public for review and comment for at least 30 days.
3. Initial adoption of zoning by petition requires the completion and submission of the formal County Petition, using a form available from the Planning Department, executed by 60% or more of the property owners who own at least 60% of the total acreage within the approved petition area to the Planning Department. Once the signed petition is received, Planning Department staff will acknowledge receipt and verify the ownership and acreage for certification based on records provided by the County's Real Property Services Division. Upon verification of the requisite signatures and acreage, the Planning Department will inform County Council and Planning Commission of its determination and forward the proposed petition area zoning map for public hearing and to the Planning Commission for its review and recommendation. Based upon the comments received, the Planning Commission will present the proposed zoning map, with its recommendations to the County Council Committee on Public Works, Planning and Development ("PWPD"). The PWPD Committee will consider and forward the proposed zoning map, with any amendments, on to County Council for final consideration.
4. Any authorized petition must be submitted to the Planning Department no later than 120 days after its release. If a petition is not submitted in time for consideration or upon verification is deemed to fall below the signature thresholds set forth in subsection 3,

County Council will not take up the proposed petition zoning plan. The petitioners in that area then wait 1 year from the date of the petition submission to begin a new petition effort pursuant to this section.

5. For a period of six months after the effective date of adoption of area zoning by petition, property owners in an unzoned area that are contiguous to the area may apply for initial zoning. Applications from contiguous properties can be processed and reviewed by County Council in the same manner as map amendments, without the need for a new petition. *(Am. Ord. 5013, §1, passed 9-4-2018)*