



Tee Coker, Assistant Administrator
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MEMORANDUM

To: Greenville County Council Planning & Development Committee

From: Tee Coker, Assistant County Administrator for Community Planning & Development

Cc: Rashida Jeffers-Campbell, Greenville County Planning Director

Date: October 23, 2024

Subject: Unified Development Ordinance – Request to Approve and Send to Full Council

Over the past four-and-a-half years, a diverse array of stakeholders, including elected and appointed officials, residents, staff, consultants, utility providers, school district representatives, business owners, developers, environmental groups, and other community organizations have participated in the development of the Greenville County Unified Development Ordinance (UDO).

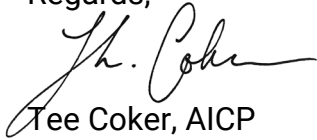
This wide-ranging collaboration was facilitated through nine joint County Council/Planning Commission workshops, an open-ended public comment period during which draft UDO modules were made available for review and comment on the Greenville County website, and multiple stakeholder workshops and public discussions with the Planning Commission, designers and engineers, and environmental advocates on specific topics such as open space, tree preservation, and zoning districts.

The goal of the UDO is to update and combine Greenville County's land use and development ordinances into a single document to advance best planning practices, enhance community participation in the development process, clarify administrative processes and terminology, establish design requirements, support affordable and workforce housing, improve environmental standards, and eliminate known deficiencies in our current ordinances, all to ensure high-quality development that aligns with the County's vision as stated in its *Plan Greenville County* comprehensive plan.

Therefore, staff is requesting that the Planning & Development Committee approve and send to County Council an ordinance to replace Greenville County's existing zoning ordinance, tree ordinance, and land development regulations with the new Unified Development Ordinance.

A copy of the UDO is available on the Planning Department's webpage at <https://www.greenvillecounty.org/Planning/UDO.aspx>. Please feel free to contact me at (864) 467-7047 or tcoker@greenvillecounty.org with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Tee Coker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tee Coker, AICP

Assistant Administrator for Community Planning & Development