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On May 6, 2024, Greenwood City Council enacted Ordinance 24-010 placing a Temporary Moratorium on certain types of residential construction. This Ordinance allows the City to take a brief pause on the approval of certain types of development while evaluating our land use policies.

WHAT DOES THE MORATORIUM DO?

1. Places a temporary restriction on the subdivision of land into 5 or more parcels, that are 7,000SF or less. This would not apply to larger lot subdivision of land.
2. Impacts any zoning district that allows for the type of development listed above.
3. The temporary restriction is in place for 120 days (until September 3, 2024).
4. Designed to take a temporary pause to study specific land use development documents and make necessary amendments to ensure the City is growing in a responsible and positive manner.

SOME FREQUENTLY ASKED QUESTIONS:

1. Why did City Council think this temporary moratorium was necessary? *In the last 3 years, the City of Greenwood has seen unprecedented interest in residential subdivisions. Council recognized that this growth pressure was likely to continue. As such, it is extremely important to review, evaluate and amend planning and land development documents to ensure they are adequate to address this growth in a responsible way. The temporary moratorium will allow a brief pause in approval while staff, planning commission and council members review and approve needed changes.*
2. If I am already zoned R7, RM7 or R10 am I restricted from subdividing into parcels 7,000 SF or less? *Yes. During this temporary suspension, there will be no subdivision of land into parcels smaller than 7,000 SF in any zoning district **unless** you have already received preliminary plat approval from Planning **and** you meet the definition of vested.*
3. If I am already zoned MPR or PDD am I restricted from subdividing my property as approved? *If you have a PDD or MPR zoning previously approved by City Council **and** meet the definition of "vested", you **can** develop your property as approved.*
4. How can I determine if my development is considered vested? *City Council passed Ordinance 05-009 in 2005 defining vested rights as it relates to land development. Questions regarding a particular property should be directed to the Planning Department 864.942.8716 or the Office of the City Manager 864.942.8412.*
5. How long will this temporary restriction be in place? *The Ordinance is written so that the suspension is lifted after 120 days (September 3, 2024).*

6. What does City Council want to accomplish during this temporary suspension?

The City Council is required to specify what goals will be accomplished during the temporary suspension. The Ordinance outlines these items as follows:

- Review, with the assistance of a third party, the City's Comprehensive Plan and Future Land Use Map;
- Prepare amendments to the Comprehensive Plan and Future Land Use plan to address inconsistent language and mapping, as well as, adequate facilities for open space, streets, parks, and consistency with adjacent land uses;
- Prepare a budget, scope, and schedule for updating the Comprehensive Plan and for exploring a Unified Development Ordinance.

7. Could the moratorium be extended? This pause is temporary and expires after 120 days. Council put the moratorium in place to allow staff, alongside a retained consultant, to evaluate the comprehensive plan and future land use map in the City. These documents guide the rezoning process and how the city grows. While we cannot guarantee that the moratorium will not be extended, the timeline selected by Council was designed to accomplish that work within 120 days. Any extension would require a vote of City Council.

Greenwood City Council is committed to facilitating growth within our community. Your patience and appreciation are valued as we take a brief pause to evaluate the tools used to make critical growth decisions for the community.

Any further questions regarding the temporary moratorium can be directed to the Office of the City Manager at 864.942.8412 or julie.wilkie@gwdcity.com.

Sincerely,



Julie M. Wilkie
City Manager