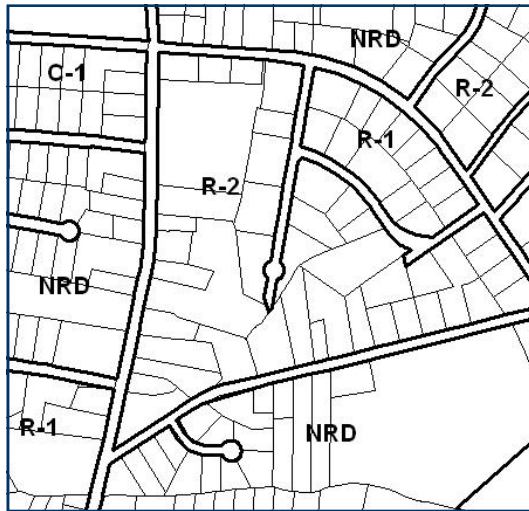


Neighborhood Revitalization District (NRD)

A Citizens Guide to the Purpose, Process and Implementation of a Neighborhood Revitalization District



**Greenwood City/County
Planning Department**

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Frequently Asked Questions

What percentage of the neighborhood do we have to have to request a rezoning to NRD? There are no set requirements for a minimum number of property owners to request a rezoning to NRD. However, the likelihood of a request being approved without support of the property owners and residents is low. The public hearing is used to gauge the public's approval of the request.

Will the County initiate a rezoning request to NRD without support in the neighborhood? The NRD is a citizen-based tool that is provided to address unique issues that can't be addressed with existing county standards. The intent is to allow citizens to identify their issues, develop their own proposed standards and request assistance from the County.

How long does the rezoning process take? The process runs at least three months and may take additional time if the request is opposed by the public. The approval process is based on state-required advertising requirements.

What happens when a change is needed after adoption of an NRD? If modifications to the document are needed after adoption, a rezoning application would need to be requested and the process would follow the same process as during the ordinance creation. This process would take a minimum of three months.

What is the cost for a rezoning request? The cost for a rezoning application is \$250. This is a fee identified to recoup costs related to notification and advertisement of the request.

What are the possible concerns of rezoning to this zoning category? If a complaint is received, county staff would be required to inspect the property and apply the standards equally within the district. In this case, an elderly property owner would have to meet the same standard as any other owner. Alternatively, a neighboring property outside of the NRD may not have the same property requirements and therefore, your home may be held to a higher standard.

Can I rezone property in the city to NRD? Currently, only properties in the Town of Ninety Six and the unincorporated portions of Greenwood County may request this zoning designation.

NRD (Neighborhood Revitalization District) is a zoning category that was approved by the Greenwood County Council as an option for neighborhoods to apply standards to properties above the current county standards.

Purpose. The NRD provides the ability for neighborhood groups or organizations to establish development standards for the maintenance of property beyond the current level of county law. This district is typically geared towards older neighborhoods who suffer from vacant, physically declining and underperforming properties and where there is a need to stimulate the development or redevelopment of the neighborhood.

Areas of Concern. The primary issues that the NRD is designed to address are abandoned or dilapidated structures which are unfit for human habitation, lots which are overgrown or neglected posing a health threat, and other matters detrimental to the neighborhood. Examples include overgrown lots, broken windows, collapsed roofs, storage of junk and miscellaneous items, structural failure, neglect of property, and the like.

Beginning the Process. If a neighborhood is interested in creating an NRD, the property owners would need to complete the following process:

- Conduct a meeting with your homeowner's association or neighborhood leaders, if possible, to discuss the NRD concept.
- Meet with County Planning Department staff to go over the concerns identified in the concept meeting.
- Conduct a community meeting to discuss the idea and identify specific concerns within the neighborhood that the NRD should address.
- Provide the concerns to County staff to assist in the drafting of an ordinance to meet your concerns.
- Apply for a rezoning change for your neighborhood to NRD.

The Planning Process. Once an application has been received by the Planning Department staff, the rezoning request will be forwarded to the Greenwood City/County Planning Commission for review. The Planning Commission is an advisory board appointed by County Council to provide recommendations on the long-term growth and development of the County. The Planning Commission will review the request based on the information provided by the neighborhood as to why there is a need to rezone to NRD. The Planning Commission will schedule the request for their next available meeting date. All property owners involved in the request will receive a notice in the mail describing the proposed zoning change. Signs will be placed at the entrances to the neighborhood for those that may want additional information.

The Planning Commission meets on the 4th Thursday evening of every month. On the date that your request is advertised, the Commission will hold a public hearing to receive comment from the public on the proposed zoning change. The Planning Commission will then make a recommendation to County Council whether to approve, deny or modify the request.

County Council will take the Commission's recommendation and will review the request up to three times with one of these meetings being an additional public hearing to receive comment from the public.

If County Council approves the request, then the NRD ordinance is approved and the standards established by the neighborhood will govern.

Implementation. Any violation of the newly adopted NRD standards would be enforced by County staff. Property owners may identify issues within their neighborhood. If a violation is identified, the County staff will require the property owner to bring the property into compliance with the NRD ordinance within 15 days of initial notice. If the property owner does not comply, the property owner may be issued a summons to appear before Magistrate's Court in order to force compliance.