

Greenville County, South Carolina

Unified Development Ordinance



Article 15: Utilities

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ARTICLE 15: UTILITIES

15.1 GENERAL PROVISIONS

15.1.1 PURPOSE

The purpose of this Article is to ensure development throughout Greenville County has safe and efficient access to essential utilities and services, including potable water, sewage disposal, electric power, telephone service, and fire protection.

15.1.2 APPLICABILITY

- A. This Article applies to all development in the zoned and un-zoned areas of Greenville County.
- B. All development must comply with the provisions set forth in the current Greenville County Code Chapter 8, Article II: Floods and Flood Control in addition to the provisions in this Article. In the event of a conflict between the two, Greenville County Code Chapter 8, Article II, supersedes this Article.

15.1.3 AVAILABILITY OF & APPROVAL FOR ESSENTIAL SERVICES¹

- A. All projects that require the development of new public infrastructure that include new facilities or essential services shall obtain required approval of those new services by the service provider prior to final plat approval by Subdivision Administration. “Essential services” means provision of potable water, sewage disposal, electric power, telephone service, and fire protection.
- B. Non-availability of essential services shall be grounds for denying permits for development until such services are available.
 - 1. The service provider is not obligated to extend or supply essential services if capacity is not available. If capacity is available, the extension of services shall be by and at the cost of the developer, unless the service provider agrees otherwise.
 - 2. All service extensions shall be designed and installed in full compliance with the service provider’s standards for such services, and shall be subject to review, permit and inspection as required by the other policies and ordinances of the service provider.

¹ This Section carries forward LDR Section 7.1. Paragraph C is revised pursuant to input from ReWa and MetroConnects.

- C. Availability is determined based on proximity and capacity that exists for serving a project at the time of inquiry, and the feasibility to connect to the service provider's existing system.
1. Availability shall be assessed prior to the submission of a Preliminary Plan. The developer shall obtain letters from the service provider(s) with a notification of preliminary availability of services.
 2. Once the service provider approves final construction plans and specifications, a capacity commitment letter will be provided to the developer of the subdivision.
- D. Water and sewer system improvements shall be completed and approved/accepted by the service provider in accordance with the general standards specified in this Article before any Final Plat of a subdivision is eligible for final approval by Subdivision Administration.

15.1.4 GAS, CABLE, & OTHER NON-ESSENTIAL UTILITIES

Development may be served by natural gas, cable television, fiber optic communication services, and other non-essential utilities, consistent with the plans and standards of the appropriate agency.

15.2 UTILITY & DRAINAGE EASEMENTS²

- A. All utility lines and related facilities shall be located within dedicated easements, unless installed within a road right-of-way.
- B. The width, length, and location of all easements for drainage and utilities shall be established by the appropriate agency involved and shown on the Final Plat.
- C. A 5-foot drainage and utility easement is required on each side of all interior side and rear lot lines. A 10-foot drainage and utility easement is required along all exterior rear lot lines. If an adjoining subdivision has already dedicated a rear 5-foot easement; the 10-foot requirement is reduced to 5 feet.
- D. An easement acts as a reciprocal agreement between property owners. Each property owner is responsible for maintaining such easement on their property. Drainage and utility easements are intended to be reciprocal easements among the property owners and not a dedication to the County. Property owners are responsible for keeping easements intact and clear of debris or structures. Easements should not be altered in any manner.

² Carries forward LDR Section 8.17.1 *Drainage & Utility Easements* with minor revisions to Paragraph D, and adds Paragraph A.

15.3 WATER & SEWER SYSTEMS³

15.3.1 GENERAL PROVISIONS⁴

- A. In zoned areas, area requirements for individual lots in all zoning districts are minimum requirements with an approved water and sewerage disposal system accessible to the lot. If a lot of record with less than the minimum area is proposed for use and does not have an approved water and sewerage system available, a certificate from the South Carolina Department of Health and Environmental Control (SCDHEC) approving the proposed facilities must accompany a request for a building permit.⁵
- B. The developer is required to install a water distribution system, including fire protection, in accordance with the standards, procedures, and policies of the water service provider and applicable fire code provisions and Residential Code for 1 & 2 Family Dwellings, unless documented by the water service provider that the existing line size will not permit the additional service. The extension/upgrading of water lines, as well as the location and spacing of fire hydrants to be installed within a new development or subdivision will be determined by the water service provider and/or fire district.
- C. Should the installation of a public water system prove infeasible, individual well permits shall be obtained prior to the issuance of a building permit.
- D. The developer is required to provide public sewage disposal systems in accordance with the standards, procedures, and policies of the appropriate sewer service provider, unless it is documented by the Sewer Provider(s) providing wastewater services that sewer service and/or sewer treatment is not available or feasible.
- E. If the Sewer Treatment Provider determines, and the Sewer Collection Provider confirms, a connection to a public sewer system is not available or feasible, each lot in a proposed subdivision must receive a permit for an individual septic system from SCDHEC before the County can issue a building permit. [See Subsection 15.3.6: *Individual Septic Systems*]
- F. Proposed subdivisions utilizing a Community (Cluster) System as an on-site wastewater system are prohibited. This prohibition applies to all methods of subdividing land in Greenville County,

³ This Section generally carries forward the requirements in LDR Article 7: *Water Supply/Sewage Disposal Requirements*, except Section 7.5 *Water or Sewer Systems Not Connected To Municipal or Service Providers* which is not proposed to be carried forward pursuant to input from ReWa and MetroConnects. Other revisions are proposed as indicated in the footnotes in this Section.

⁴ Carries forward LDR Section 7.2.1 *General*, with minor edits to Paragraphs B and C and to Paragraphs D and E pursuant to input from ReWa and MetroConnects.

⁵ This Paragraph carries forward ZO Section 9:2.2 *Facility Approval*.

including, but not limited to, major subdivisions, minor subdivisions, group developments, and review districts.⁶

15.3.2 ADEQUATE FACILITIES REQUIRED FOR RESIDENTIAL DWELLINGS⁷

- A. It is unlawful to construct or occupy any residential dwelling that is not connected to an approved water supply and sewerage disposal facility.
- B. Wherever public water and sewerage systems are available, dwellings shall be connected to such systems. In every other case, individual water supply and sewerage disposal facilities must meet the requirements set by SCDHEC.

15.3.3 INITIAL CONTACT WITH SEWER TREATMENT PROVIDER⁸

The developer must initiate contact with the Sewer Treatment Provider at least 60 days prior to Greenville County application submittal (though 90 days is recommended) for preliminary review of sewer availability, feasibility, and Basin Plan consistency.

15.3.4 SERVICE ACCEPTANCE PROCEDURE⁹

- A. Before preliminary plans are submitted to Subdivision Administration, the Developer shall contact the Sewer Treatment Provider per Subsection 15.3.3: *Initial Contact With Sewer Treatment Provider* to initiate a Basin Plan Consistency / Sewer Provider Participation Review for the proposed development. Preliminary plans for proposed subdivisions of land shall be submitted to the service providers for water and the Sewer Providers for their approval to ensure that lines are available for the development to connect to and the line(s) has the necessary available capacity.¹⁰
- B. For a proposed subdivision that will be on a public sewage disposal system, construction plans for the collection system shall be submitted to Sewer Provider and the Sewer Treatment Provider for approval in accordance with their rules and regulations after Preliminary Plan approval is granted by the Planning Commission.
- C. Prior to approval and recording of the Final Plat, it must be reviewed by:

⁶ This Paragraph F is from a draft text amendment currently under consideration by County Council.

⁷ Carries forward ZO Section 9:2.1: *Water and Sewerage*.

⁸ This Section is new and is proposed to be added pursuant to input from ReWa and MetroConnects.

⁹ Carries forward LDR Section 7.2.2 *Service Acceptance Procedure* with substantive revisions proposed to Paragraphs A and C.1. and minor revisions proposed to Paragraphs D and F pursuant to input from ReWa and MetroConnects.

¹⁰ Revised to require coordination with the sewer providers prior to application submittal to Greenville County.

1. The Sewer Provider(s), if the subdivision will use a public sewage system. The Sewer Providers will issue a letter with the lot numbers with available public sewage to ensure the proposed lots are in compliance with the Sewer Provider(s)'s approved plans; and¹¹
 2. The water service provider to ensure the proposed lots are in compliance with their approved plans.
- D. Subdivision Administration must receive written approval from SCDHEC or an acceptance letter from the Sewer Providers prior to granting approval of the subdivision's Final Plat. A Preliminary Acceptance Letter from the water service provider is also required prior to granting approval of the subdivision Final Plat.
- E. Final letters that the service lines have been installed according to the construction plans and specification of the service providers must be received by Subdivision Administration prior to releasing the financial security.
- F. The addition or deletion of lots within a subdivision may require additional review and approval by the appropriate water and Sewer Provider(s) prior to recording the Final Plat or the recording of a revised Final Plat.

15.3.5 EXTENSION OF PUBLIC WATER & SEWER SYSTEMS¹²

- A. All extensions of public water and sewer systems, including fire protection systems and public main extensions and service laterals for sewer, shall have the approval of the service providers involved and shall be constructed according to their specifications and under their supervision. Subdivision Administration shall be notified in writing by SCDHEC and, where necessary, by the appropriate service providers of the acceptance of these extensions prior to granting final approval of the subdivision plat.
- B. Should extended public sewer systems prove infeasible by the Sewer Treatment Provider, individual permits shall be obtained from SCDHEC prior to the issuance of a building permit.

15.3.6 INDIVIDUAL SEPTIC SYSTEMS¹³

- A. If connection to public sewage facilities is not available or feasible as determined by the Sewer Treatment Provider and confirmed by the Sewer Collection Provider(s), the developer shall contact SCDHEC for septic tank approval information.

¹¹ Revised to clarify the Sewer Provider will issue a letter related to availability of public sewer system.

¹² Carries forward LDR Section 7.3 *Extension of Public Water and Sewer Systems*, and adds "and public main extensions and service laterals for sewer" to Paragraph A pursuant to input from ReWa and MetroConnects.

¹³ This Section is new and is added pursuant to input from ReWa and MetroConnects. Paragraphs C and D are significant additions to current requirements.

- B. Prior to Final Plat approval for a subdivision using individual septic tanks, the developer shall provide the County with a Soil Evaluations Report (PERC) to support the proposed developable area or number of proposed lots. Septic-suitable soil location areas shall be clearly identified on all plans and plats.
- C. Developments seeking septic tank approval shall plat lots with 25-foot minimum width sewer easements to accommodate sewer, should sewer become available in the future. Summary Plats, Preliminary Plans, and Final Plats shall depict the location of sewer easements required by the Sewer Treatment Provider. The developer must consult with the Sewer Treatment Provider to determine the appropriate easement locations.
- ~~D.~~ A primary and alternative septic tank and drainfield site is required for all lots in minor and major subdivisions.
 - ~~1.~~ Final and summary plats must delineate the location of the primary and alternative septic tank and drainfield locations.
 - ~~2.~~ Applications for minor and major subdivisions shall include a soil report and system layout for each proposed lot prepared by a professional soil classifier confirming septic suitability for the primary and alternative septic fields.

15.3.7 PRIVATE WATER SYSTEMS¹⁴

- A. Prior to construction, all community (private) water systems shall obtain a "Construction Permit" from SCDHEC.
- B. The service provider that issues the construction permit should be contacted when construction begins so they can make inspections.
- C. Upon completion and prior to placing the water system into service, SCDHEC will make a final inspection and issue a copy of their "Permit to Operate" to Subdivision Administration. Subdivision Administration must receive a copy of the "Permit to Operate" prior to approval and recording of the Final Plat.
- D. Should community (private) water systems prove unfeasible, individual permits shall be obtained from SCDHEC prior to the issuance of a building permit.

¹⁴ Carries forward the water-related portion of LDR Section 7.4 *Private Water and Sewer Systems*. Proposes to remove provisions for private sewer systems for consistency with a draft LDR text amendment currently under consideration by County Council. If Council does not approve this text amendment, the current text in LDR Section 7.4 plus revisions proposed by ReWa and MetroConnects will be incorporated into this Subsection of the UDO.