



Committee on Planning & Development

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COMMITTEE ON PLANNING & DEVELOPMENT

Agenda Item No. PD-4-1 Meeting Date: February 29, 2016

REQUEST FOR COMMITTEE ACTION

To: Joe Dill, Chairman, Committee on Planning & Development

From: Paula Gucker, Assistant County Administrator, Department of Community Planning and Development

Department: Planning Department

Item Title: LDR 2016-01

Action Taken by Committee previously (include dates when Item was discussed): Scuffletown Site Plan Review Guidelines

Motion Requested Today: Approval

Staff Recommendation: Approval

Impact of Action:

Funding Amount/Source:

Requested by:

Staff Representative:

List of Attachments: Summaries and staff reports

02/25/2016
Date Submitted

Approved by the County Administrator

various
Council District



Greenville County Community Planning & Development

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Memorandum

To: Planning and Development Committee
cc: Paula Gucker, Eric Vinson, Tom Meeks, Helen Hahn
From: Patrea St John, AICP, LEED AP, RLA
Date: February 26, 2016
Re: LDR-2016-01 Scuffletown Site Plan Review Guidelines

Scuffletown Rural Conservation District

Over the past year, community residents, stakeholders, planners, and public officials participated in a series of meetings to update the Scuffletown Area Plan which was originally adopted in 2006.

The Scuffletown Area Plan 2015 recommends establishing the Scuffletown Rural Conservation District Site that is intended to provide for residential development that supports the goals of the plan and retains the predominantly rural character of the area.

Therefore, staff is requesting that the Planning and Development Committee recommends approval of the amendment to the Land Development Regulations to add Exhibit A, Scuffletown Rural Conservation District Review Guidelines, and to forward to County Council for consideration.

A copy of the plan is located on the Greenville County Planning website at <http://www.greenvillecounty.org/apps/LongRangePlanning/uploads/ScuffyAreaPlanReview.pdf>

AN ORDINANCE

AN ORDINANCE TO AMEND THE COUNTY'S LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO ADD SECTION 12 ADOPTING SITE PLAN REVIEW GUIDELINES FOR THE SCUFFLETOWN RURAL CONSERVATION DISTRICT.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1: Add Section 12 to Provide Site Plan Review Guidelines for the Scuffletown Rural Conservation District.

8.12. The Scuffletown Rural Conservation District Site Plan Guidelines as attached hereto as Exhibit "A" are hereby adopted as an amendment to the County Land Development Regulations, as amended.

Section 2. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2016.

ATTEST:

Theresa B. Kizer
Clerk to Council

Bob Taylor., Chairman
Greenville County Council

Joseph M. Kernell
County Administrator

EXHIBIT A

GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS

SECTION 12

SCUFFLETOWN RURAL CONSERVATION DISTRICT SITE PLAN REVIEW GUIDELINES

12.1 Intent

This section is intended to serve as guidelines for the review of Major Subdivisions within the Scuffletown Rural Conservation District as identified in the Scuffletown Area plan and shown on the Official Zoning Map and in this Section.

12.2 Pre-Application Review

A preliminary application review with the Planning and Zoning Department is encouraged prior to submittal of a Preliminary Subdivision Plan. The review session is intended to familiarize the applicant with the approval process within the Scuffletown Rural Conservation District and to provide for an initial review of the development proposal and the basic development concepts prior to proceeding with the submittal of a more detailed preliminary subdivision plan. The pre-application review not required and applicants may choose to by-pass this step and proceed directly to the preliminary plan. The following information shall be provided at the time of the pre-application review meeting.

1. a boundary survey with vicinity map, title block, scale, and north arrow;
2. total number of acres of overall site;
3. location and type of existing buildings;
4. location and acreage of development areas, size and number of proposed lots;
5. location and acreage of open space and buffers;
6. the number and size of lots;
7. primary traffic circulation pattern, including external and internal points of ingress and egress;
8. land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site;
9. any natural, historic and cultural features;
10. topographic contour lines at 4-foot intervals;
11. location of watercourses, live streams, marshes, 100-year floodplain, floodways, wooded areas, water impoundments, and other natural or hydrological features;
12. any such information and descriptions as may be deemed reasonably appropriate for review.

12.3 Preliminary Subdivision Approval

In addition to the requirements in Article 3 of the Subdivision Regulations section of the Greenville County Land Development Regulations, the following information must be provided at the time of submittal for preliminary approval.

1. **Density Table** - located on the preliminary plat, should include the number of gross acres, permitted density per acre, required open space (total and breakdown by type), and total number of dwelling units.
2. **Open space delineation** - all property designated for open space shall be delineated on the preliminary plat. A breakdown of open space in flood plain and on steep slopes should be shown on the preliminary plat in total acres and percentages of gross acres. The Planning Commission shall determine the appropriateness of the dimensions of the required open space. The open space on the preliminary plat should have meaningful dimensions, proportions, and placement.
3. Areas with standing timber, areas of 30% or greater slope, and other natural features should be shown on the preliminary plat.
4. Required buffer yards should be shown on the preliminary plat.
5. Access to open space – all open space shall have a minimum of one primary access point from an internal subdivision road. Additional secondary access points may be included.

Access points to the open space shall have the following restrictions:

- a. The primary access point shall be twenty (20) feet in width.
- b. Additional secondary access point(s) shall be not less than six (6) feet in width.
- c. The primary and any secondary access points to the open space shall be shown as part of the open space and shall not be part of an individual lot nor shall it be an easement.

12.4 Final Subdivision Plats

In addition to the requirements in Article 5 of the Subdivision Regulations section of the Greenville County Land Development Regulations the following information must be provided with and noted on the final plat at the time of submittal:

1. **Density table**, using the same format as on the preliminary plan, the density table shall include the total required open space and the required proportional open space acreage being recorded.
2. **Notations** indicating the delineated open space, including metes and bounds, are to be shown on the Final Plat;
3. **Open Space Easements** - Prior to the recording of a subdivision final plat, an easement shall be placed on all lands and private waters used to satisfy the open space requirements. The easement shall include a complete metes and bounds of the property being designated as open space.

4. **Subdivision Covenants** - The covenants for the subdivision shall restrict further development and include provisions for the protection of trees and other natural amenities within the property designated for Open Space. A copy of the covenants is to be provided prior to the recording of a final plat.
5. **Access to open space** shall be shown on the final plat.
6. **Stub Streets** – When a stub street is provide a notation shall be made on the final subdivision plat that states that the land outside the street right-of-way shall revert to the abutting property owners.
7. **Notes** to be included on the Final Plat:
 - a. This development has been approved by the Planning Commission as a Conservation Subdivision and has provided certain acreage of Open Space.
 - b. **Open Space Easement:** The removal of trees and natural vegetation is permitted in the development phases for the purpose of utility crossing easements, passive recreational uses and drainage ways with the proper notations on the final plat. Neither the developer, property owners, or other subsequent contractors or builders shall be granted permission to remove or destroy any trees or natural vegetation from the open space area for passive recreational or any other purposes without the express written permission of the community board, or homeowners' association, or property owners, or trustees having jurisdiction over the implementation and enforcement of the subdivision covenants. If some part of the Open Space was designated to meet stormwater management requirements, permission must be obtained from the Land Development Division for any alteration of the designated Open Space. Normal maintenance and the removal of dead or fallen trees are permitted and recommended.
 - c. The Open Space for this development is protected by an easement that has been recorded at the Greenville County Register of Deeds Office (Instrument #) and as outlined in the Subdivision Covenants (Instrument # _____).