THE FUTURE OF RURAL RESIDENTIAL DEVELOPMENT
VISION, GOALS + POLICY APPROACHES

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TEE COKER, AICP
RASHIDA JEFFERS-CAMPBELL
CHALLENGES

#1 GROWTH MANAGEMENT

- LAND CONSUMPTION
- TRANSPORTATION NETWORK
- CRITICAL INFRASTRUCTURE
- COMMUNITY OPEN SPACE
- ACCOMMODATING GROWTH
- QUALITY OF LIFE
CHALLENGES

#2 ENVIRONMENTAL PROTECTION

- WATER QUALITY
- HABITAT CORES AND CORRIDORS
- PUBLIC HEALTH AND SAFETY
VISION

WHAT DOES SUCCESS LOOK LIKE?

- CLEAN RIVERS AND STREAMS
- PRESERVED OPEN SPACE
- HIGH-QUALITY DEVELOPMENT
- RETAINED RURAL CHARACTER
- ORDERLY SUBURBANIZATION IN GROWTH AREAS
- SAFE AND EFFICIENT TRANSPORTATION NETWORK
GOALS

HOW DO WE DEFINE SUCCESS?

- MS4 WATER QUALITY METRICS
- ACREAGE OR PERCENTAGE OF OPEN SPACE PROTECTED
- CONDITION AND CAPACITY OF ROADS AND BRIDGES
- ACCESS TO PARKS, SCHOOLS, JOBS, SHOPPING
POTENTIAL POLICY TOOLS

HOW DO WE ACHIEVE OUR GOALS?

- AREA ZONING
- SUBDIVISION REGULATIONS
- MARKET-BASED INCENTIVES
LEVERAGE AN ESTABLISHED LAND USE PLANNING TOOL

- REGULATES TYPE, INTENSITY, AND DENSITY OF USE
- PROVIDES LEGISLATIVE OVERSIGHT OF LAND USE
- STANDARD CLASSIFICATIONS AND OVERLAY DISTRICTS
- HISTORICALLY DIFFICULT TO ESTABLISH IN RURAL AREAS
SUBDIVISION REGULATIONS

DEFINE THE RULES FOR SEPTIC DEVELOPMENT

- LOT COUNT AND/OR LOT SIZE REQUIREMENTS
- SEPTIC-SPECIFIC DESIGN AND BUFFER REQUIREMENTS
- OVERLAY DISTRICTS
- PLANNED DEVELOPMENT AGREEMENTS
MARKE-T-BASED INCENTIVES

PROMOTE AND INCENTIVIZE DESIRED LAND OUTCOMES

- PRIVATE EASEMENTS AND DEED RESTRICTIONS
- TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM
  - TDR REQUIRES SENDING AND RECEIVING AREAS
  - WILL REQUIRE GUIDANCE FROM OPEN SPACE PLAN
POLICY CONSIDERATIONS

ISSUES TO KEEP IN MIND AS YOU EVALUATE OPTIONS

- PUBLIC COST TO SERVE
- VALUATION OF RURAL LAND INVENTORY
- IMPACT ON HOUSING AFFORDABILITY
- BENEFIT TO WATER QUALITY
- RATE OF LAND CONSUMPTION
- POLITICS OF REGULATING LAND USE
- PLANNING FOR RURAL PRESERVATION
- STRATEGY FOR MANAGING CHANGE
WHERE DO WE GO FROM HERE?

- GREENVILLE COUNTY’S CHALLENGES ARE “GOOD PROBLEMS”
- THE POLICIES IN THIS PRESENTATION ARE NOT EXHAUSTIVE
- SUCCESS MAY REQUIRE MULTIPLE POLICIES WORKING IN CONCERT
- SELECT A PREFERRED APPROACH AND ANALYZE OUTCOMES
QUESTIONS?
LET’S DISCUSS!