
STORM WATER SERVICE FEE CREDIT POLICY

A. Purpose

Greenville County (County) has established a policy and procedure for providing credits (i.e. reductions) against the Storm Water Service Fee for Classification 2 properties (developed non-residential properties) in an effort to provide equity and consistency in the application of the Storm Water Service Fee to individual properties. It is the County's intent to encourage sound technical design practices and the use of applicable best management practices (BMPs) to reduce the impact of development on the drainage system and reduce water quality impairment on the environment through a simple but effective crediting system. Credits will be granted for water quantity and/or water quality impact reductions.

B. Applicability

Any Classification 2 property on which an approved, on-site post-construction storm water control facility or an approved water quality facility or BMP was installed may be eligible for a reduction of the Storm Water Service Fee billed to that specific parcel. Approved post-construction water quality facilities and BMPs are identified in Appendix G of the Greenville County Storm Water Management Design Manual. The County will evaluate each case individually in determining the appropriate level of credit. Credit for facilities or BMPs will remain in effect as long as:

1. The post-construction storm water control facility or BMP is contained within a recorded sanitary sewer easement, drainage easement, or equivalent restrictions to future changes in use. See *Section G* for exceptions.
2. The owner has obtained applicable permits and the facility or BMP has been constructed in compliance with approved plans.
3. The property owner and/or applicant remain(s) responsible for all cost of operation and maintenance of the facility or BMP.
4. The facility or BMP is maintained in compliance with County standards.
5. The County is permitted access to the facility or BMP for purposes of inspecting the facility's or BMP's compliance with design, maintenance and operating standards.
6. There are no significant changes in land use or impervious surface within the watershed that is serviced by the facility or BMP. If significant land use changes occur, the owner and/or applicant may be required to re-evaluate the performance of the facility or BMP in order to continue receiving a reduction in their Storm Water Service Fee.

C. Credit Schedule

A total maximum of up to a **25%** credit against the Storm Water Service Fee may be granted. The following criteria shall apply:

1. The credit will be applied by reducing the number of billable equivalent residential units (ERUs).
2. The property can qualify for both water quantity and water quality credits.
3. The maximum allowable water quantity credit percentage = 25%.
4. The maximum allowable water quality credit percentage = 25%.

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5. The adjusted ERU includes the credit for both water quantity and water quality.
 6. The minimum adjusted ERU is one.

D. Inspections

The County may perform periodic evaluations of facilities or BMPs. These evaluations will ensure that the facilities and BMPs are being maintained and functioning as intended. If a facility or BMP fails an evaluation, a notice of violation will be sent to the property owner stating that improvements and/or corrections need to be made. If adequate improvements and/or corrections to the facility or BMP in question are not completed or addressed within the time frame specified in the notice of violation, the credit shall be rescinded. In order to reinstate the credit, the owner must reapply using the procedures required by the County. The owner will not be eligible for reinstatement of credits for a period of one year.

E. Facility and BMP Maintenance

The post-construction storm water control facilities and BMPs shall be constructed in compliance with approved plans, functioning as intended, and properly maintained prior to the submittal of a Credit Application. The property owner's engineer shall inspect the facility or BMP using forms provided by the County. Most nuisance and maintenance deficiencies can be corrected within a short period of time. A longer period of time for corrections may be granted if any structural and/or construction-related deficiencies are found during inspection. All facility or BMP deficiencies shall be corrected or addressed prior to the approval of any credit to be applied against the Storm Water Service Fee. An annual report and certification of proper operation and maintenance is required to maintain the credit annually.

F. Maintenance Agreement

Applicants may request a credit for post-construction storm water control facilities or BMPs located on upstream and/or downstream properties. To be eligible for a credit, the facility or BMP must be designed to mitigate the impacts of storm water runoff from the property in question. Both the applicant and the facility or BMP owner must agree on the contents of the Credit Application and ensure that the facility or BMP is maintained in accordance with County guidelines. Requests for credits for storm water facilities or BMPs located on adjacent upstream and/or downstream properties must include a maintenance agreement between the applicant and the facility or BMP owner.

G. Facility or BMP Not Located in a Dedicated Easement

An applicant may request a credit for a post-construction storm water control facility or BMP not located in a recorded sanitary sewer easement, drainage easement, or equivalent restriction to future changes in use. Although the County prefers that post-construction storm water control facilities or BMPs be located in a recorded sanitary sewer easement, drainage easement, or equivalent restrictions to future changes in use, credit may be allowed in situations where the applicant enters into an agreement with the County to maintain the facility or BMP as designed in lieu of establishing a recorded sanitary sewer easement, drainage easement, or equivalent restrictions to future changes in use. Acceptance of this alternative will be determined at the discretion of the County. The applicant should contact the County for the viability of using this option prior to requesting the Credit Application.

H. Storm Water Service Fee Credit Calculation Procedure

All credits must be rounded to the nearest whole number.

Water Quantity Credit

The maximum allowable water quantity credit percentage = 25%

1. *Tree Preservation Credit* – Up to a 10% credit will be available for property owners that go above the requirements of the Greenville County Tree Ordinance.

Credit will be considered for the preservation of natural undisturbed areas within a parcel of at least 1 contiguous acre that are preserved and maintained as a natural and undisturbed area. Natural undisturbed land areas must meet the standards necessary to qualify for a conservation use as outlined in the South Carolina guidelines on Nature Conservancy and recorded as such in the restrictive covenants. The fee credit allowance for such areas will be 1 percent for each acre of contiguous area up to a maximum of 10 percent.

A credit will also be considered for parcels for which storm water runoff from impervious surfaces is effectively treated by a stream buffer. Stream buffers must meet the minimum current standards stipulated by the Storm Water Design Manual. The fee credit allowance for such areas will be 1 percent for each acre of impervious surface that drains to the stream buffer up to a maximum of 10 percent.

2. *Upgrade of Existing Detention or Retention Facilities Credit* – Up to a 15% credit will be available for property owners who re-construct existing detention or retention facilities that comply with the current storm water regulations. To be eligible for this credit, the property owner shall submit a certification from a licensed engineer verifying that the facility meets the requirements of current County storm water regulations for both water quantity and water quality.
3. *Over Detention/Retention Credit* – Up to a 25% credit will be available for property owners that construct detention or retention facilities designed to detain/retain storm water runoff from the property in excess of the values required under the current storm water regulations. To be eligible for this credit, the property owner shall submit a certification from a licensed engineer verifying that the facility detains/retains storm water runoff from the property in excess of the values required in the current County storm water regulations

The Over Detention/Retention Credit shall be determined using the following formula:

$$C_{100} + C_{50} + C_{25} + C_{10} + C_2 = \text{Over Detention/Retention Credit (not to exceed 25\%)}$$

with maximum credit per storm event to total 25% as follows:

Maximum credit for control of 100-year runoff = 1%
Maximum credit for control of 50-year runoff = 2%
Maximum credit for control of 25-year runoff = 11%
Maximum credit for control of 10-year runoff = 6%
Maximum credit for control of 2-year runoff = 5%

Where:

$$C_{100} = \left[\frac{(Q_{\text{post}_{100}} - Q_{\text{w/controls}_{100}})}{(Q_{\text{post}_{100}})} \right] \times 0.01 \times 100$$

$$C_{50} = \left[\frac{(Q_{\text{post}_{50}} - Q_{\text{w/controls}_{50}})}{(Q_{\text{post}_{50}})} \right] \times 0.02 \times 100$$

$$C_{25} = \left[\frac{(Q_{\text{post}_{25}} - Q_{\text{w/controls}_{25}})}{(Q_{\text{post}_{25}})} \right] \times 0.11 \times 100$$

$$C_{10} = \left[\frac{(Q_{\text{post}_{10}} - Q_{\text{w/controls}_{10}})}{(Q_{\text{post}_{10}} - Q_{\text{predeveloped}_{10}})} - 1 \right] \times 0.06 \times 100$$

$$C_2 = \left[\frac{(Q_{\text{post}_2} - Q_{\text{w/controls}_2})}{(Q_{\text{post}_2} - Q_{\text{predeveloped}_2})} - 1 \right] \times 0.05 \times 100$$

$Q_{\text{pre-developed}}$ = the peak discharge without development (cfs)

Q_{post} = the post-developed peak discharge without controls (cfs)

$Q_{\text{w/controls}}$ = the post-development peak discharge from the developed site with storm water controls (i.e. detention/retention facility) in place (cfs)

To be eligible for the over detention/retention credit, the ratio for the 2-year and 10-year events must be *greater* than one (1.0). Over detention/ retention credit percentage calculations shall reflect a pre-development land use without development and/or prior to any land disturbing activities (i.e., clearing, grading, existing development, addition of impervious surfaces, etc.).

4. *Discharge Elimination Credit* – Up to 25% will be available for property owners that do not discharge runoff to the county storm water management system. These areas treat, store, dispose, transpire, evaporate, infiltrate or otherwise manage all rainfall events up to and including the 100 year reoccurrence event with no discharge or releases of water or pollutants to the county storm water management system. To be eligible for this credit, the property owner shall submit a certification from a licensed engineer verifying that the facility retains storm water runoff from the property.

Water Quality Credit

The maximum allowable water quality credit percentage = 25%

1. *New Development, New BMPs* – Up to a 10% credit will be available for property owners that install water quality facilities and best management practices (BMPs) on their properties. All storm water quality BMP structural controls must be designed in accordance with the Greenville County Storm Water Management Design Manual. All other water quality protection structural control systems will be considered on a case-by-case basis. Innovative solutions addressing storm water quality issues are encouraged by Greenville County.

The water quality facilities and BMPs shall be designed to effectively reduce pollutants associated with post-construction storm water runoff. To be eligible for this credit, the property owner shall submit a certification from a licensed engineer verifying that the flow from the percentage of the property indicated is routed through the water quality facility or BMP.

The County's approved list of BMPs is included in Appendix G of the Greenville County Storm Water Management Design Manual and Best Management Practices Manual. A Water Quality Factor for each approved BMP is also provided in Appendix G. This Water Quality Factor shall be used along with the percent imperviousness drainage area of the property draining to the BMP to determine the Water Quality Credit for new water quality BMPs. Credit will be given for the installation, operation, and maintenance of new county-approved water quality facilities or BMPs based upon the following formula:

- *New Storm Water Quality Control BMP Credit = Percentage of the impervious area of the property that is routed through the BMP x Water Quality Factor % (from Appendix G) x 10%*

Before the approval of structural storm water quality facilities or BMPs that are not included in the County Design Manual or BMP Manual, the County may require valid documentation from full-scale testing by an independent third party to verify that the pollutants of concern will be properly controlled.

2. *Retrofitting Existing Facilities* - The current design and development standards of the County have established the standards that all new developments must meet. The new standards were developed and adopted to control and minimize the negative impacts of development on flooding and water quality and to put measures into place that protect watershed resources. These new standards were not retro-active. A number of properties were designed and built prior to the new standards. In many cases, properties built to the previous standards can be altered or retro-fitted to meet the new standards. The following conditions and stipulations apply:
 - a) Developments that intend to retro-fit their storm water facilities and properties to the new standards must file the credit application and obtain a development permit from the County prior to making any changes.
 - b) Only one credit application per parcel, the credit applies to the property served by the retro-fit and meeting the new standards. Calculations are to be provided to support the requested credit amount.

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- c) A site map prepared and sealed by a licensed SC professional engineer or a licensed SC surveyor showing property boundaries, easements, topography, drainage features, natural conservation areas (and acreage), floodplain/floodway locations (and acreage), stream buffers (with width and length), overland flow and recharge areas (with acreage), and structures is to be submitted with the service fee credit application.
 - d) A storm water design analysis and a hydrologic/hydraulic report with calculations in accordance with the design manual prepared and sealed by a SC licensed PE is to be submitted with the service fee credit application.
 - e) It is the responsibility of the property owner to provide all necessary documentation and certification that the property has been brought up to the current County standards. This will include as-built plans that are signed and sealed by a license SC professional engineer.
 - f) The service free credit is for a term of up to 5 years beginning the billing period following acceptance of the application and as-built plans. An annual report and certification of proper operation and maintenance is required.
 - g) Failure to properly maintain storm water management facilities or property features that are the basis for the credit will nullify the credit and may disqualify the property for further service fee consideration.

A storm water fee credit of **25%** for each applicable minimum standard, up to the maximum allowable, will be considered for property owners that retro-fit or other modify and maintain their property to meet current minimum standards. Additional credits for qualifying properties may also be available in conjunction with any other credit defined by the policy up to the maximum allowable.

- 3. *Offsite Storm Water Quality Control Credit* – A Storm Water Fee Credit, up to 25% of the fee, may be granted if the property owner demonstrates to the satisfaction of the County (with supporting data and calculations) that the storm water treatment facility provided on the property is adequate (designed in accordance with the Storm Water Design Manual) to treat offsite runoff from one or more developed properties (for which no storm water controls exist at the time of the application for credit), in addition to the onsite runoff. No credit will be granted for non-point source pollution control for offsite undeveloped properties, since the provisions for this control have to be made onsite on the respective properties. To be eligible for offsite runoff quality control treatment credit, the offsite drainage area must be contiguous with the onsite drainage area. The credit will be allowed only if there is no contractual BMP maintenance agreement between the owners of the upstream offsite development and the credit applicant. A notarized signature statement to this fact must be submitted with the credit application from a Licensed SC Professional Engineer.

At such time that the offsite runoff is treated prior to draining onsite through BMP structure, or a maintenance agreement is executed between the appropriate parties, the offsite runoff quality control treatment credit may be re-evaluated for reduction or cancellation accordingly, based on the following formula:

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- **Offsite Storm Water Quality Control Credit** = Offsite Drainage Area / Onsite Drainage Area X Water Quality Factor % (from Appendix G) X 25%

Total Credit Percentage and Adjusted ERU Calculations

After the water quantity credit percentage and the water quality credit percentage are determined, the adjusted Storm Water Service Fee will be calculated as follows:

- A. Total Base Credit Percentage = 100% - ((Water Quantity Credit Percentage + Water Quality Credit Percentage) --> not to exceed 25%)
- B. Adjusted Storm Water Service Fee = Total Credit Base Percentage x Number of ERUs for the Property multiplied by the Storm Water Service Rate for the property
- D. The minimum adjusted ERU is one.

I. Approved Best Management Practices

A listing of the County-approved water quality facilities and best management practices (BMPs) for water quality credits are included in Appendix G of the County's Storm Water Management and *Design and Best Management Practices Manuals*. These manuals includes the design and maintenance requirements that must be followed, as well as the performance specifications that must be met in order to receive water quality credits for these water quality facilities and BMPs.

The County may consider other water quality facilities and BMPs for credits based on information submitted by the property owner. The credit values given by the County for these other water quality BMPs will be at the County's discretion.

J. Disqualifying Provisions

The effectiveness of the various credits may be significantly diminished by certain conditions or practices. These conditions or practice include but are not limited to the following:

1. Development and construction in the floodplain
2. Development and construction on slopes, particularly in excess of 15 percent
3. Siting on porous or erodible soils
4. Excessive soil removal and excavation
5. Severe topography modifications
6. Channelization
7. Development in sensitive areas
8. Clear cutting

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9. Excessive grading
 10. Windborne dust and soils
 11. Transfer of pollutions by vehicles and equipment

The county reserves the right to deny or reduce the amount of credit on the basis of any of the above considerations or others that may diminish or mitigate the effectiveness of various storm water management measures and that have an unfavorable impact on water quality or the county's associated cost of storm water management services. The County may disqualify egregious conditions that result in construction site stop work orders or citations related to excessive windborne dust and soils, transfer of pollution by vehicles and equipment, erosion control and illicit discharge violations.