

AN ORDINANCE

TO AMEND THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS FOR THE COUNTY OF GREENVILLE, SOUTH CAROLINA, AS AMENDED, TO PROVIDE FOR A SUBDIVISION JURISDICTION AREA ESTABLISHING BOUNDARIES AND REGULATIONS FOR NEW RESIDENTIAL SUBDIVISIONS PURSUANT TO THE ASSIGNED VALUES SET FORTH WITHIN THE SUBDIVISION JURISDICTION AREA; AND TO UPDATE THE PROVISIONS OF SECTION 3.1 OF THESE REGULATIONS TO REFLECT THE ESTABLISHMENT OF THE SUBDIVISION JURISDICTION AREA REGULATIONS.

WHEREAS, in 2019, Greenville County Council adopted Plan Greenville County, a new Comprehensive Plan (“the Comprehensive Plan”) to guide growth in the County; and

WHEREAS, the Comprehensive Plan was the product of significant public input from citizens and stakeholders across the County over the course of 2019; and

WHEREAS, after adoption of the Comprehensive Plan, which is not a regulatory document, there is a need to implement major components of the Comprehensive Plan by amending the land development regulations; and

WHEREAS, the Comprehensive Plan recommended certain levels of traditional residential housing development in the rural and suburban edge and neighborhood areas identified in the County; and

WHEREAS, these amendments recognize the need for more harmonious development occurring in the largely rural parts of Greenville County; and

WHEREAS, it is the intent of County Council to implement various elements of the new Comprehensive Plan for the County in compliance with State law to update and clarify the rules for new residential subdivision developments.

NOW, BE IT ORDAINED by the County Council of Greenville County, South Carolina:

Section 1. Amend the Greenville County Land Development Regulations to add new Article 22 establishing a subdivision jurisdiction area and lot standards for defined parts of Greenville County. Article 22 of the Greenville County Land Development Regulations is hereby added to read as follows:

“ARTICLE 22 SUBDIVISION JURISDICTION AREA

22.1 Subdivision Jurisdiction Area

22.1.1 Intent and Application

This article is intended to establish the boundaries of a subdivision jurisdiction area in Greenville County to include guidelines for the number of dwelling units that can be developed in new residential subdivisions located within the defined areas as mapped and described in this Article. Lot size and number requirements in this article do not apply to those properties located in areas where a zoning ordinance is in effect. The requirements of this Article apply to major and minor subdivisions, and do not regulate other, non-residential developments covered by other requirements in these regulations.

22.1.2 Subdivision Jurisdiction Area Established

A subdivision jurisdiction area is hereby established in the northern and southern regions of Greenville County to provide guidance and regulations on the number of allowable lots for new residential subdivision developments seeking preliminary plat approval within the defined areas appearing in Appendix G.

22.1.3 Lot sizes per Acre Categories and Standards

The standards for lot size and number of total allowable lots for new major and minor residential subdivision developments are established within the Subdivision Jurisdiction Area under the following development categories:

Rural: Minimum lot size 87,120 square feet (2 acres).

Rural Living: Minimum lot size 87,120 square feet (2 acres).

Rural Corridor: Minimum lot size 87,120 square feet (2 acres).

Rural Village: Minimum lot size 10,890 square feet (1/4 acre). On applicant request, the Planning Commission on review may allow minimum lots sizes of 5,445 square feet (1/8 acre) in this category in keeping with Comprehensive Plan recommendation.

Suburban Edge: Minimum lot size 43,560 square feet (1 acre).

Suburban Neighborhood: Minimum lot size 14,520 square feet (1/3 acre). On applicant request, the Planning Commission on review may allow minimum lots sizes of 8,712 square feet (1/5 acre) in this category in keeping with Comprehensive Plan recommendation.

New major and minor residential development projects located within the Subdivision Jurisdiction Area, and under an above listed category, shall be in compliance with the lot size and number per acre standard as delineated for the real property being proposed for subdivision development in the Subdivision Jurisdiction Area maps and listed categories appearing in Appendix G and maintained by the Subdivision Administration Office.”

Section 2. Amend Current Appendix A and Add New Appendix G to the Greenville County Land Development Regulations. Appendix A of the Greenville County Land Development Regulations is hereby amended as attached to this ordinance to reflect that it is a “Road Standards Map.” Appendix G is hereby added as attached to this ordinance to map the development categories established within the Subdivision Jurisdiction Area.

Section 3. Amend Section 3.1 of the Greenville County Land Development Regulations. Article 3.1 of the Greenville County Land Development Regulations is hereby amended as follows:

“3.1 Review Criteria

To further the intent set forth in Section 1.2, the following shall apply for all developments reviewed under this Article. Submitted developments may be approved if they meet all of the following criteria:

- Adequate existing infrastructure and transportation systems exist to support the project;
- ~~The project is compatible with the surrounding land use density;~~ The project is in compliance with allowed dwellings per acre under current zoning, or if the project is located in the Subdivision Jurisdiction Area then the project is in compliance with the applicable category requirements and provisions of Article 22 of these regulations; and
- The project is compatible with the site’s environmental conditions, such as but not limited to, wetlands, flooding, endangered species and/or habitat, and historic sites and/or cemeteries.”

Section 4. Amend Section 8.2 of the Greenville County Land Development Regulations. Article 8.2 of the Greenville County Land Development Regulations is hereby amended as follows:

“8.2 Minimum Lot Size

Lots located in areas where a zoning ordinance in effect shall conform to the zoning requirements. Lots in new major and minor residential developments located within the subdivision jurisdiction area and in a category listed in Section 22.1.3 shall conform to the requirements as set forth in Article 22. All other lots shall conform to the minimum of six thousand square feet (6,000 sqft.) or sized in accordance with the DHEC minimum standards for septic tanks.”

Section 5. Application. The provisions of this Ordinance shall apply prospectively only, beginning on the date of approval of this Ordinance and applying to preliminary plat applications submitted after that date.

Section 6. Severability. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 7. Effective Date. This Ordinance shall take effect on the date of its adoption.

DONE IN REGULAR MEETING THIS ___ DAY OF _____, 2020.

GREENVILLE COUNTY

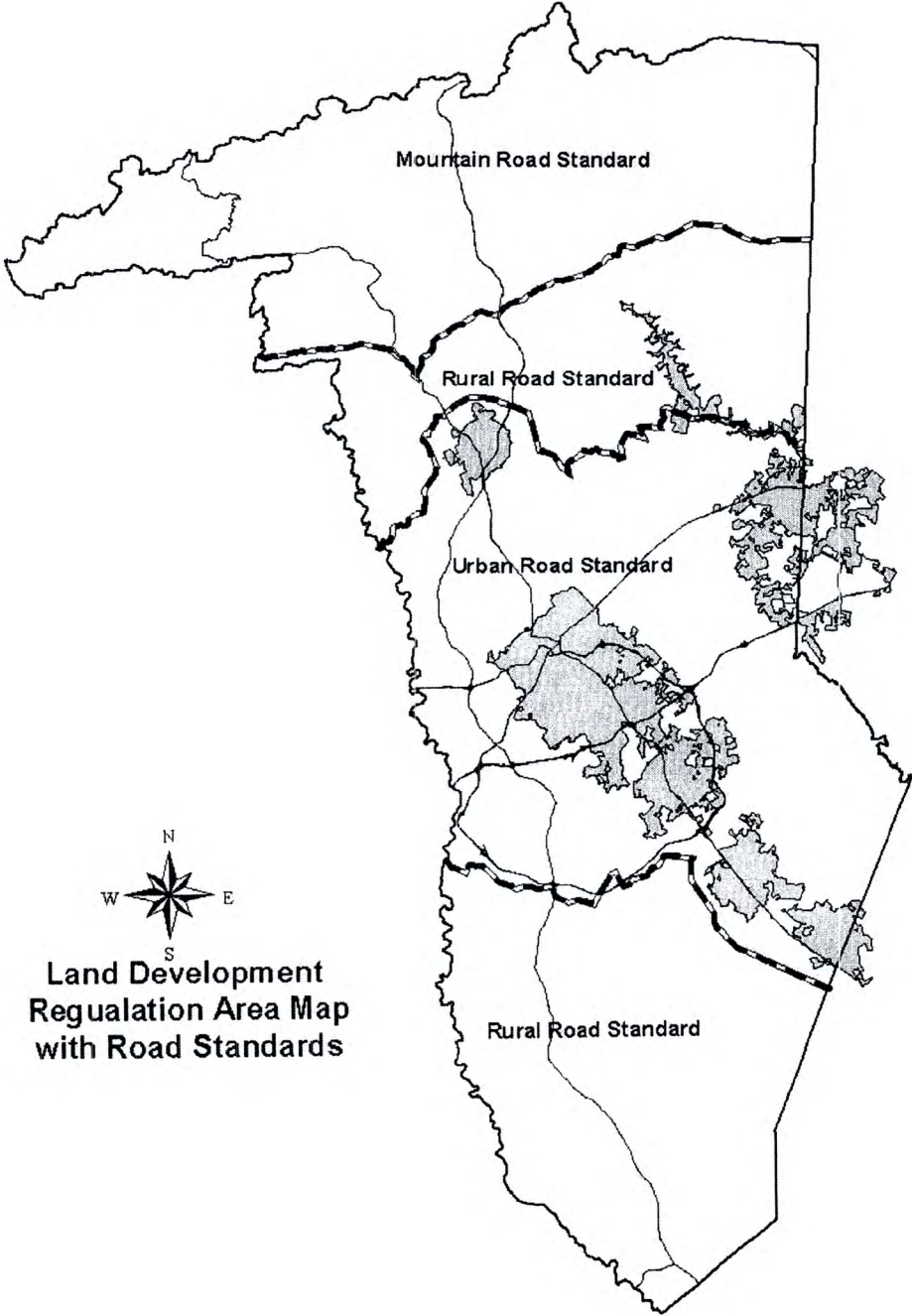
Herman G. Kirven, Jr., Chairman
County Council

ATTEST:

Regina McCaskill
Clerk to Council

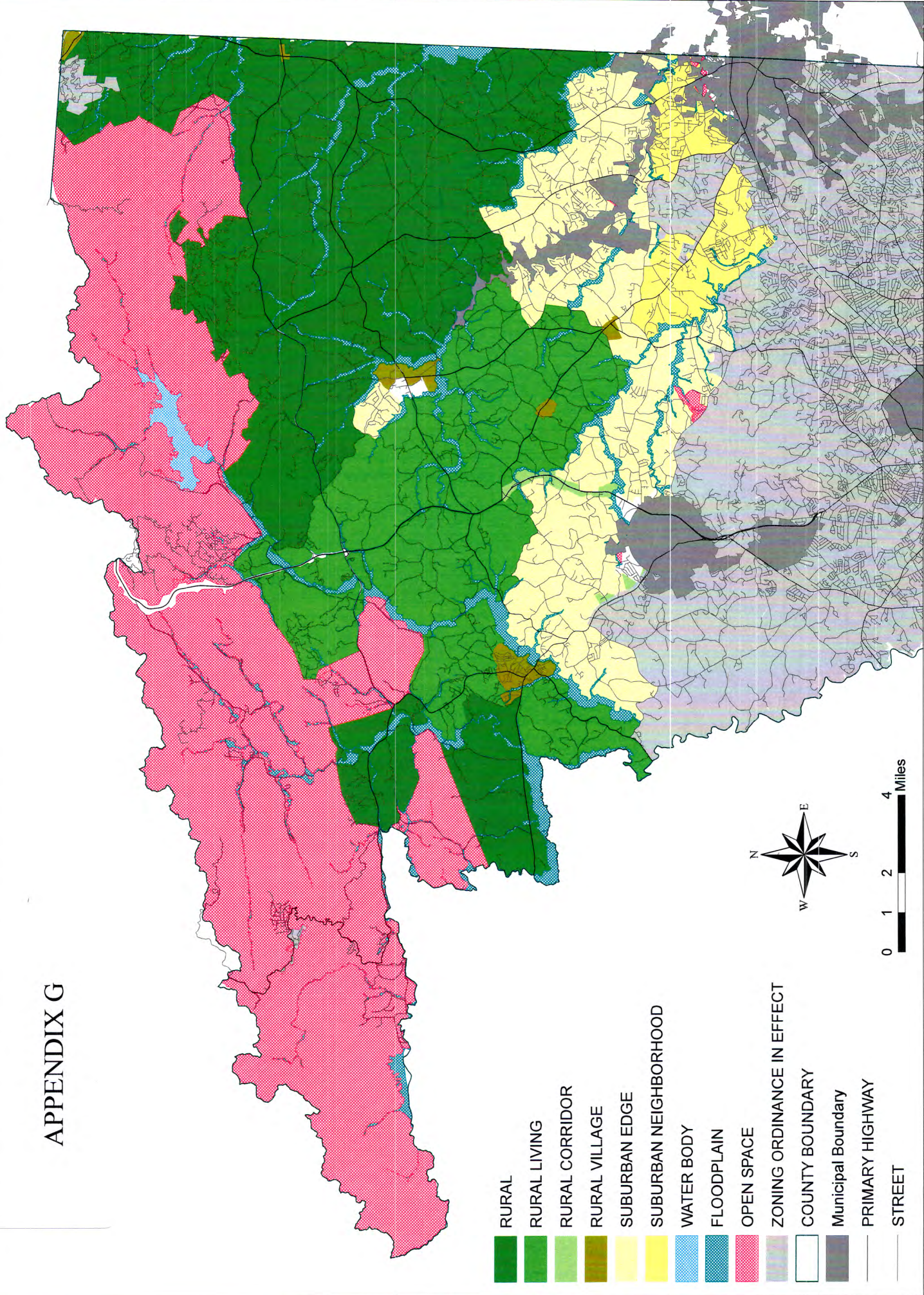
Joseph M. Kernell
County Administrator

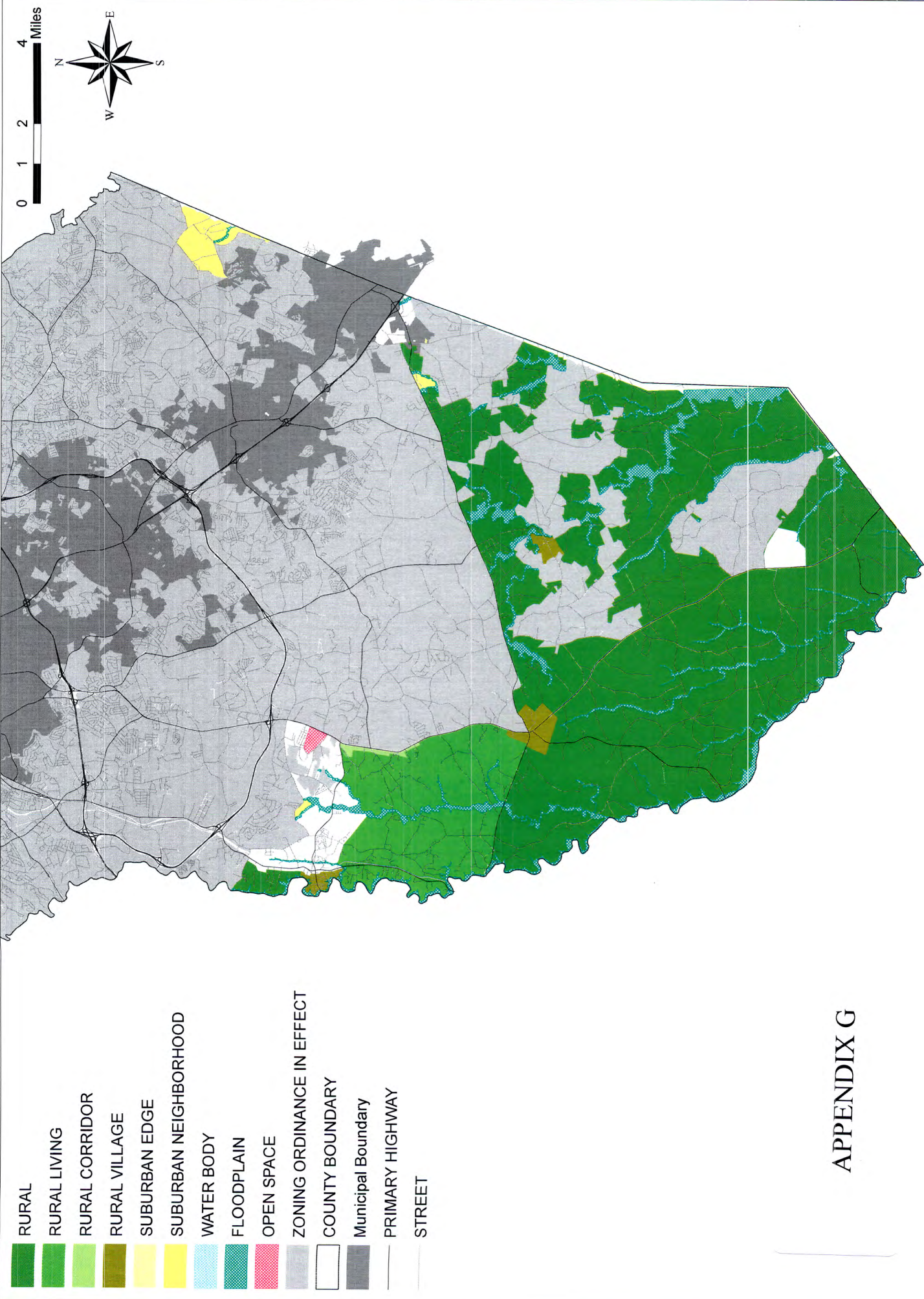
APPENDIX A. Road Standards Map



NORTHERN GREENVILLE COUNTY SUBDIVISION JURISDICTION AREA

APPENDIX G





APPENDIX G

SOUTHERN GREENVILLE COUNTY SUBDIVISION JURISDICTION AREA