

AN ORDINANCE

TO AMEND THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS TO UPDATE THE COUNTYWIDE RIPARIAN BUFFER REQUIREMENTS TO PROTECT WATER QUALITY AND TO IMPLEMENT FEATURES OF THE 2020 GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, Greenville County (“County”) has an interest in the periodic review of its ordinances and Land Development Regulations to address regulations with amendments to meet changing community standards for new developments, to assist in the implementation of the County’s Comprehensive Plan, and to better serve the public; and

WHEREAS, Greenville County Council (“County Council”) finds that development of real estate is increasing in all unincorporated areas of the County; and

WHEREAS, County Council finds that continued growth of the County has potential adverse effects as development encroaches on natural barriers that protect water quality by filtering out pollutants, preventing soil erosion, and providing crucial wildlife habitats; and

WHEREAS, the National Pollution Discharge System (NPDES) permit administered by the South Carolina Department of Environmental Services for compliance with the Clean Water Act requires the County to address point source and nonpoint source pollution affecting waters of the state which are, in turn, affected by developments served by the riparian buffers separating development from waters of the state; and

WHEREAS, County Council finds that this Council began to address these issues on January 2, 2024, by adopting County Ordinance No. 5577, which, among other things, added Section 8.22 to LDR Article 8, establishing minimum riparian buffers in the unincorporated areas of the County; and

WHEREAS, County Council finds that an increase in the minimum riparian buffers applicable to the unincorporated areas of the County is in the interests of the general health, safety, and welfare of Greenville County and its residents.

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

Section 1. Amend Sections 8.22.2(A)(1) and (2) of Article 8 of the County Land Development Regulations as follows:

ARTICLE 8 GENERAL DESIGN STANDARDS

8.22 Riparian Buffers

8.22.2 Standards

A. Riparian Buffer Requirements:

1. A minimum ~~50~~100-foot riparian buffer as measured from the top of the stream bank inland shall be established along each side of all intermittent, perennial, and blue line streams.
2. A minimum ~~50~~100-foot riparian buffer shall be established along all jurisdictional waters of the state.
3. A minimum 100-foot riparian buffer as measured from the top of the stream bank inland shall be established along each side of all intermittent, perennial, and blue line streams within watersheds draining 50 acres or more.

Section 2. Severability. If any section, paragraph, clause, phrase, or provision of this Ordinance is 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 3. Repeal. Any ordinance, resolution, or order, the terms of which conflict with this Ordinance, is, only to the extent of that conflict, repealed.

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

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2026.

Benton Blount, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator