

Proposed Ordinance Article 3.1

(SC State codes 6-29-1120 and 6-29-1130)

The Planning Commission shall consider the public health, safety, economy, good order, appearance, convenience, morals, and general welfare requiring the harmonious, orderly, and progressive development of land within Greenville County. In furtherance of this general regulation of land development by the County the Planning Commission is authorized to consider the following purposes, among others:

- (1) to encourage the development of an economically sound and stable County;
- (2) to assure the timely provision of required streets, utilities, and other facilities and services to new developments;
- (3) to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
- (4) to assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and
- (5) to assure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the comprehensive plans of municipalities and counties.

No land development plan, including subdivision plats, will be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation or from other menaces to health, safety, or public welfare.