



Subdivision Administration Policy Notice

TO: All Engineers, Surveyors and Real Estate Developers Serving Greenville County

SUBJECT: Clarification on LDR regarding Open Space Easements for Cluster Developments

EFFECTIVE: August 2, 2018

In accordance with LDR Article 11.6, a written instrument with language of actual conveyance shall be recorded to establish an open space easement for cluster developments. All land dedicated as open space shall be established by a subdivision plat easement and protected by an easement that has been recorded at the Greenville County Register of Deeds Office and as outlined in the Subdivision Covenants.

Prior to recording a subdivision final plat, an easement shall be placed on all lands and private waters used to satisfy the open space requirements of cluster development. The easement shall be solely for the purpose of ensuring the land remains undeveloped and shall not, in any way, imply the right of public access or any other right or duty not expressly set forth by the terms of the easement. The easement shall run with the land, provide for protection in perpetuity, and be granted to the County, subject to acceptance, a County-approved non-profit land trust, the Homeowners Association or other qualified organization approved by the County. The easement shall include a complete metes and bounds of the property being designated as open space.