

AN ORDINANCE

AN ORDINANCE ESTABLISHING A MORATORIUM ON THE APPROVAL OF PRELIMINARY PLAT APPLICATIONS AND THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL DEVELOPMENT IN THE AUGUSTA ROAD CORRIDOR STRATEGIC PLAN STUDY AREA AND VICINITY FOR A PERIOD OF SIX MONTHS.

WHEREAS, Greenville County Council finds that development in and adjacent to the Augusta Road Corridor Strategic Plan Study Area has raised concerns over the impact new subdivisions and residential development will have on the road infrastructure, streetscapes, traffic congestion, open space, natural habitats, and quality of life in this area of Greenville County currently under study; and

WHEREAS, a temporary pause on new residential development in and adjacent to the Augusta Road Corridor Study Area will provide Greenville County Council, County staff, and the public with an opportunity to study the multitude of issues attached to growth and redevelopment in the area, and look for improvements to County regulations for adoption that will assist the County in integrating future residential growth in the area: and

WHEREAS, the citizens of Greenville County will benefit from a temporary hold on new residential development in and adjacent to the Augusta Road Corridor Study Area for a reasonable period of time while new plans and possible regulations are being developed.

NOW, THEREFORE, BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

Section 1. Moratorium. Greenville County Council hereby declares a moratorium on the approval of preliminary plat applications and on the issuance of building permits for residential development on unincorporated properties located in and adjacent to the Augusta Road Corridor Strategic Plan Study Area, as defined by the map in the Augusta Road Corridor Strategic Plan document dated 02/10/2022 attached hereto and incorporated herein as “Exhibit A”. The term of this moratorium is for six (6) months unless repealed or extended by County Council. Any property in the Augusta Road Corridor Study Area that is also inside the municipal boundaries of the City of Greenville is not affected by this ordinance.

Section 2. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date. This Ordinance is subject to the pending ordinance doctrine and is effective upon its introduction and notice of Public Hearing.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

ATTEST:

Regina McCaskill
Clerk to Council

Willis H. Meadows, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator