

ORDINANCE

TO AMEND AND UPDATE THE COUNTY LAND DEVELOPMENT REGULATIONS TO ADDRESS THE USE OF COMMUNITY SEPTIC SYSTEMS.

WHEREAS, Greenville County has an interest in the periodic review of its ordinances and Land Development Regulations to address outdated regulations; to make amendments to meet changing community standards for new developments; and to better serve the public; and

WHEREAS, Greenville County Council finds that requests to construct community septic systems to accommodate wastewater in proposed subdivisions are increasing; and

WHEREAS, Greenville County Council finds that community septic systems present unique challenges to the health and welfare of the public and the environment that warrant regulation specific to Greenville County in addition to the current South Carolina Department of Health and Environmental Control rules; and

WHEREAS, Greenville County Council finds that these amended provisions regulating community septic systems within the jurisdiction of the County are 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 Article 2 of the County Land Development Regulations to add definitions relating to community septic systems.

Article 2 to the County Land Development Regulations is amended to add the following and to read as follows:

ARTICLE 2 DEFINITIONS

“Community (Cluster) System - A wastewater collection and treatment system that provides shared collection, treatment, and disposal of domestic wastewater from multiple parcels or multiple units of individually deeded property. Such a system might serve a small subdivision or a condominium complex. Any onsite wastewater system serving more than one (1) piece of deeded property shall be considered a Community (Cluster) System.

Domestic Wastewater - The untreated liquid and solid human body waste and the liquids generated by water-using fixtures and appliances, including those associated with food service operations. For the purposes of this regulation, domestic wastewater shall not include industrial process wastewater.

Effluent - The liquid discharged from a septic tank, effluent pump station, or other sewage treatment device.

Gray Water - Domestic wastewater that is generated by water-using fixtures and appliances such as sinks (excluding kitchen sinks), showers, and laundry but that does not come into direct contact with human excreta or solid organic matter.

Onsite Wastewater (OSWW) System - A system, generally consisting of a collection sewer, septic tank(s), and subsurface wastewater infiltration area, designed to treat and dispose of domestic wastewater through a combination of natural processes that ultimately result in effluent being transmitted through the soil, renovated, and ultimately discharged to groundwater. An onsite wastewater system shall also include an onsite wastewater system, as described above, for the treatment and disposal of gray water.”

Section 2. Amend Article 7.2 of the County Land Development Regulations to incorporate regulations for community septic systems.

Section 7.2 appearing in Article 7 of the County Land Development Regulations is amended to read as follows:

ARTICLE 7 WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS

“7.2 Water and Sewer Systems

7.2.1 General

- D. If it is not feasible to connect a proposed subdivision to a public sewer system, each lot must receive a permit for an individual septic system from SCDHEC before the County can issue a building permit. ~~Should public sewer system prove not feasible, individual septic tank permits shall be obtained from the Environmental Quality Control office of SCDHEC prior to the issuance of a building permit.~~
- E. No subdivision shall be approved that will use a Community (Cluster) System as an Onsite Wastewater System. This prohibition applies to all methods of subdividing land in Greenville County, including, but not limited to, any major subdivisions, minor subdivisions, developments, and design review districts allowed under Greenville County’s Land Development Regulations or Zoning Ordinance.”

Section 3. Amend Article 22.3 of the County Land Development Regulations to remove language allowing community wastewater collection and treatment systems.

Section 22.3.6(F) appearing in Article 22.3 of the County Land Development Regulations is amended to read as follows:

ARTICLE 22 RURAL CONSERVATION SUBDIVISION

“22.3 Rural Conservation Subdivision Design Standards

22.3.6 Required Open Space (Open Space Network)

~~F. Septic drain fields as part of a community wastewater collection and treatment system may be permitted within the required open space.~~

Section 4. 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 5. Repeal. Any ordinance, resolution, or order, the terms of which conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 6. Effective Date. This Ordinance shall take effect on the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2023.

Dan Tripp, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator