



Department of Community Planning & Development
Planning Division
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MEMORANDUM

To: Greenville County Planning and Development Committee
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Rashida Jeffers-Campbell, Planning Director

Date: June 19, 2023

Subject: Amendment to the Greenville County Land Development Regulations

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of an amendment to the Greenville County Land Development Regulations that will amend Article 2 Definitions, Article 7 Section 7.2 Water and Sewer Systems, and Article 22 Section 22.3.6 (F) Required Open Space (Open Space Network). This amendment will add new definitions relating to community septic systems, prohibit the use of community septic systems as an onsite wastewater system for all subdivisions, development and design review districts, and remove language allowing community wastewater collection and treatment systems. The proposed additions to the Greenville County Land Development Regulations are indicated in red letters and the removal of current language is struck through as shown below:

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.”

Article 7 Section 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.”

Article 22 Section 22.3.6 (F) 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.~~

Thank you for your consideration.