



Department of Community Planning and Development
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MEMORANDUM

TO: Greenville County Planning & Development Committee

VIA: Tee Coker, Assistant County Administrator, Community Planning and Development

FROM: Rashida Jeffers-Campbell, Planning Director *RJC*

DATE: August 14, 2023

RE: Greenville County LDR Text Amendment - To Protect Water Quality and Implement Features of 2020 Plan Greenville Comprehensive Plan

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Land Development Regulations (LDR) to update design standards for septic developments and establish countywide riparian buffer requirements to protect water quality and implement features of the 2020 Plan Greenville Comprehensive Plan. The proposed text amendment will amend LDR Article 8 Design Standards, Article 14 Manufacturing Housing, Article 22 Rural Conservation, and Article 23 Tiny Houses as shown below (red letters and strikethrough text indicated additions and deletions respectively):

Amend LDR Article 8 Design Standards Section 8.2 Minimum Lot Size to incorporate countywide minimum lot size requirements for subdivisions with 10 or more lots served by septic systems:

“8.2 Minimum Lot Size

Lots located in areas where a zoning ordinance is in effect shall conform to the zoning requirements **except for minimum lot size when lots are served by septic systems.** ~~All other lots shall conform to the minimum of six thousand square feet (6,000 sqft) or sized in accordance with DHEC minimum standards for septic tanks.~~ **All lots in the zoned areas of the County served by septic systems shall conform to the minimum lot size necessary to comply with SCDHEC’s minimum standards for septic systems or the minimum lot size required by the zoning district, whichever is larger. Lots established by a division of land resulting in ten (10) or more lots that are served by septic systems in the unzoned areas of the County shall conform to a minimum lot size of one and a half (1.5) acres. All other lots in the unzoned areas of the County shall conform to the minimum of six thousand square feet (6,000 sqft) or the minimum size necessary to comply with DHEC’s minimum standards for septic systems.**

Amend LDR Article 8 Design Standards to add Section 8.22 Riparian Buffers establishing countywide riparian buffer regulations:

8.22 Riparian Buffers

8.22.1 Generally

- A. **Applicability.** Riparian buffers shall be provided along all classes of stream and jurisdictional waters of the United States in accordance with the Greenville County Soil and Water Conservation Commission Storm Water Management Design Manual.
- B. **Exemptions.** In areas covered by an approved U.S. Army Corps of Engineers permit per the Clean Water Act, an applicant may be exempt from the County’s riparian buffer requirements at the discretion of the County Engineer or County Engineer’s designee.
- C. **Manual and Specifications.** Riparian buffers must comply with Greenville County’s “Riparian Buffer Design and Maintenance Manual” and the County’s “Stormwater Management Design Manual Technical Specification WQ-11: Permanent Water Quality Stream Buffer.”
- D. **Delineation.** Within the proposed project boundary all jurisdictional waters of the United States or streams classified as waters of the state shall be delineated by a certified licensed professional using U.S. Army Corps of Engineers and SCDHEC’s Water Classifications and Standards and shall be shown in the Stormwater Management Permit application along with all natural buffer areas. Delineation as described in this Article is not required for preliminary plan review and approval.

8.22.2 Standards

- A. A minimum 50-foot riparian buffer as measured from the top of the stream bank inland shall be established along each side of all intermittent, perennial, and blue line streams.
- B. A minimum 50-foot riparian buffer along all jurisdictional waters of the United States.
- C. For lots established by a division of land resulting in 10 or more lots served by septic systems, a minimum one hundred (100) foot riparian buffer as measured from the top of the stream bank inland established along each side of all intermittent, perennial and blue line streams.
- D. **No Disturbance.** Within a riparian buffer the existing vegetation shall not be cleared or disturbed. Grading, stripping of topsoil, plowing, cultivating, filling, or storage of materials and machinery are prohibited within the buffer.
- E. **Encroachments.** The following structures and activities if approved by Greenville County and/or the State of South Carolina are permitted within the riparian buffer:
 - 1. Road crossings, bridges, trails, and utilities.
 - 2. Stream restoration projects.
 - 3. Scientific studies, including water quality monitoring and stream gauging.
 - 4. Horticultural practices, including thinning and planting, may be used to maintain health of individual trees.
 - 5. Removal of hazard trees and invasive species.

Amend LDR Article 14 Manufacturing Housing Section 14.2.4 Design Standards to make it consistent with the countywide minimum lot size requirements for subdivisions with ten (10) or more lots served by septic systems:

“14.2.4 Design Standards

E. Minimum Lot Size & Utility Requirements

Within the approved park, each manufactured home site in a manufactured home park shall be provided with approved water and sewer service which is connected to the municipal water and sewerage systems or other systems meeting the approval of DHEC. **Lots established by a division of**

land resulting in ten (10) or more lots that are served by septic systems shall conform to a minimum lot size of one and a half (1.5) acres. Otherwise, subdivision lots subject to this Article must be a minimum of six thousand (6,000) square feet in size in areas where sewer and water provided by a municipal water or sewer utility is available or planned to serve the lot or lots. In areas not served by a municipal sewer and/or water utility, a single lot or lots established by the subdivision of land resulting in nine (9) or less lots must be properly sized to conform to the setback and spacing requirements established in South Carolina law and regulation for the installation of onsite wastewater and/or onsite drinking water systems, and the minimum lot size shall be that required by state law and regulation, but not less than six thousand (6,000) square feet.

Amend LDR Article 22 Rural Conservation Section 22.3.2 Minimum Lot Size to make it consistent with the countywide minimum lot size requirements for subdivisions with ten (10) or more lots served by septic systems:

“22.3.2 Minimum Lot Size

In areas subject to this Article, lots established by a division of land resulting in ten (10) or more lots that are served by septic systems shall conform to a minimum lot size of one and a half (1.5) acres. Otherwise, subdivision lots subject to this Article must be a minimum of six thousand (6,000) square feet in size in areas where sewer and water provided by a municipal water or sewer utility is available or planned to serve the lot or lots. In areas not served by a municipal sewer and/or water utility, a single lot or lots established by the subdivision of land resulting in nine (9) or less lots must be properly sized to conform to the setback and spacing requirements established in South Carolina law and regulation for the installation of onsite wastewater and/or onsite drinking water systems, and the minimum lot size shall be that required by state law and regulation, but not less than six thousand (6,000) square feet.

Amend LDR Article 22 Rural Conservation to remove Section 22.3.5(E) due to the countywide reach of the riparian buffer requirements amendment to LDR Article 8 Design Standards:

“22.3.5 Buffers and Screening

~~E. A minimum fifty (50) foot riparian buffer shall be provided on all waters of the state.”~~

Amend LDR Article 23 Tiny Houses Section 23.3 Design Standards to change the maximum lots permitted in a pocket neighborhood from thirty (30) tiny houses to ten (10) tiny houses when public sewer is unavailable.

“23.3 Design Standards

4. Lot Requirements. Where public sewer is unavailable, **a pocket neighborhood shall not exceed ten (10) tiny houses and** the minimum lot area per dwelling unit shall be of (6,000) six thousand square feet or sized in accordance with DHEC minimum standards for septic tanks. In areas where public sewer is available, the minimum area lot size shall be (1,950) one thousand nine hundred and fifty square feet.

Thank you for your consideration.