

Incremental Development

Impacts caused by stormwater from unmanaged and unpermitted incremental development is the responsibility of the property owner from which the stormwater and /or pollutants is generated. For such sites where these conditions are identified, prior to further development, redevelopment, plating, subdividing, reestablishing boundary lines or zoning, the appropriate permits, including stormwater management must be obtained and valid maintenance agreements must be on file.

Where stormwater discharge impacts downstream properties, appropriate peak rate (as determined by GCLDD, based on the aerial photography), volume attenuation and drainage easements may be required. If the property has been incrementally developed without appropriate permits, specifically without stormwater management and maintenance plans, the current property owner is responsible for impacts and meeting the current permit criteria.

Stormwater management by County ordinance was implemented in 1972. Aerial photography from that period compared to current aerial photography will be used to determine if property development has occurred. SCDHEC stormwater permit records and Greenville County stormwater permit records can be searched to determine if property was properly permitted and has an active maintenance plan.

Should you have questions as to the development and stormwater management on your property, contact Greenville County Land Development Division.

Developments meeting any of the following items shall be required to obtain a permit from the Land Development Division:

- A. The development is part of a Larger Common Plan (LCP).
- B. Results in a total area of 10,890 sf (1/4 acre) or more of impervious cover.
- C. Changes an existing drainage pattern or requires a stormwater piping system which may have a potential impact upstream or downstream of your parcels.
- D. Increases the peak rate by 1 cfs.
- E. Non-documented / non-permitted development of parcel between comparisons of 1972 aerials and current aerials. (1997 and newer aerials are available online)

All development types, including single family residences or auxiliary buildings / pools which meet any of the above conditions may be required to obtain permits from the Land Development Division.