



## Business and Development Services

### Committee Agenda Item Summary Subject: Landscape Ordinance

**Staff Contact:**

Kim Hamel, Director  
[khamel@mauldincitysc.com](mailto:khamel@mauldincitysc.com)

**Meeting Date:** September 8, 2016 / **Revised for Public Input Meeting:** November 1, 2016

**Agenda Item:** Proposed Text Amendment to Zoning Ordinance: Landscaping

**Subject:** An ordinance to amend Section 6:2. Landscape and Design Standards to address ease of use, provide added clarity to the standards, increase flexibility by creating staff approved alternative compliance to the standards, and develop standards for delayed compliance.

**Background / History:**

Staff has been working on a comprehensive revision to the City's Landscaping and Design Standards. A very early draft of the proposed revisions was presented to the Committee in December. The item was tabled to allow staff additional time to work on the usability of the draft, simplify some of the recommended standards, and to obtain a newer landscape species list.

The revision replaces the current ordinance in its entirety to reflect a more comprehensive and balanced approach to new development and redevelopment of property. The ordinance illustrates the City's goal of being more business-friendly by providing codes with flexibility and options. It also addresses protection of neighborhoods from incompatible land uses through new transition buffer requirements, and promotes goals to improve the aesthetic appearance of our streetscape and built environment that supports future growth and economic opportunities. The ordinance also provides standards that assist in reducing impervious surfaces to aid in reducing the impacts of stormwater run-off and flooding.

The following highlights a number of enhancements and new standards included in the attached amendment:

- A new "Purpose and Intent" statement has been created to explicitly express the intended goals of the ordinance.
- The outline of the text has been restructured to improve flow and readability of the standards.
- New definitions have been added that will aid in the area of interpretation and code enforcement, and provide a reference to better explain a requirement or standard.
- Illustrations and tables have been added to enhance ease of use by the applicant and aid in determining levels and thresholds for compliance.
- Revised compliance threshold for renovation projects from 50% of Tax Assessed Value to 25% of the Taxable Fair Market Value over a three year period.
- New transition bufferyard standards between incompatible uses and zoning districts have been added.
- A new Alternative Compliance section that provides flexibility for the Business and Development Services Director to approve certain modifications to the standards for site constraints, and/or when a better design is proposed that is equal to or better than standard compliance has been added.
- Provides options for completion of improvements over a period of time through issuance of a Temporary Certificate of Occupancy, or an approved financial guarantee.

**Financial Impact:** Two new fees proposed:

Alternative Compliance fee: \$100.00

Temporary Certificate of Occupancy: \$50.00 per 30 day increment, maximum allowance of 120 days

**Actions:**

At the July Committee meeting, Committee members discussed economic development strategies and if landscaping requirements could be development to address specific streets and corridors. Staff has discussed the economic development incentives that are already in place and felt it is best to have an overall landscaping ordinance that includes a level of flexibility that can be approved by the Director; this is included in the proposed ordinance. Other landscape consideration may be considered as corridor plans begin to take shape and are presented to the Council and the public for input.

**September 8, 2016:** No formal action taken by the Committee. Committee instructed staff to schedule a Public Input Meeting and provide notice to business and property owners to garner input on the proposed changes.

**Recommendations:** Forward to the Planning Commission for a review and recommendation at their September 27, 2016 meeting.

**Attachments:** Proposed Text Amendment