

# Proposed General Plan Update Goal, Policy, and Implementation Action Concepts



## Lands Outside of the Urban Growth Boundary

### February 28, 2011 Task Force Meeting

*(Italics indicate SC County General Plan policies not included within the Draft Envision Plan.)*

#### Goals for Open Hillside Lands

- Support and enhance rural character
- Protect and promote wise management of natural resources; Conservation of resources (grazing lands, mineral deposits, forests, wildlife habitat, rare or locally unique plant and animal communities, historic and archeological sites, and recreational and scenic areas of regional importance)
- Avoid risks associated with natural hazards characteristic of hillside areas
- Protect quality of watersheds.

#### Goals for Agriculture Lands

- Protect and preserve farmlands outside of UGB/USA
- Support economic activity, ancillary commercial uses, tourism
- Preserve open space
- Promote ecologically sustainable practices

#### Potential Open Hillside Land Uses

- Single-family residential (minimum 20-160 acre lot size)
- Low-impact agriculture and grazing
- *Mineral extraction*
- Land in its natural state
- Wildlife refuge (habitat conservation area)
- Commercial, industrial or institutional uses, which by their nature:
  - 1) require remote, rural settings; or
  - 2) which support the recreational or productive use, study or appreciation of the natural environment.
- *Specifically identified commercial, industrial or institutional uses, such as cemeteries, golf courses, wineries and rural conference centers and rehabilitation centers*

#### Open Hillside Development Policies – Residential

- Standard density is 1 DU per 160 acres
- Allow up to 1 DU per 20 acres per slope density formula
- *Limit gross area of all structures to 10% of total site area*

#### Open Hillside Development Policies – Non-Residential

- Minimum lot size of TBD acres
- Maximum building coverage of TBD%
- Preserve TBD% of site as permanent open space
- Minimal environmental impact AND environmental benefit

Open Hillside Development Policies – General Design Principles

- Limit all development to non-urban projects (wastewater, traffic, grading, vegetation removal, noise, nuisance, growth inducing potential)
- Efficiency to minimize roadways and other infrastructure
- Adequate roadways for traffic volumes and safety
- Locate infrastructure to minimize hazards and environmental impacts
- Dedicate hazard areas as permanent open space
- *Avoid creating visible “scars” on the landscape with new buildings, roads, etc.*
- Avoid significant visual impact for structures on ridgelines
- *Prohibit most development on lands with slope > 30%*
- No significant increase in demand for public services