

Green Plan Amendments

The following modifications to the Charleston Green Plan were adopted by the Green Committee and presented to City Council on December 13th to be incorporated in the plan.

Original Recommendation B4

Recommendation/Strategy/Action Plan B. Disclosure by Sellers

The City should encourage all sellers of residential and commercial property to provide potential buyers with utility bills or reports for electricity, natural gas, water, and sewer. Seller should disclose this information for at least the previous twelve months before a sales contract becomes binding. Further, the City should request that the state require disclosure of this information

Modification B4

Recommendation/Strategy/Action Plan B. Disclosure by Sellers

The City should encourage all sellers of residential and commercial property to provide potential buyers with utility bills or reports for electricity, natural gas, water, and sewer. Seller should disclose this information for at least the previous twelve months before a sales contract becomes binding.

Original Recommendation B4

Implementation Responsibilities/Assignments

For City-owned buildings, the Sustainability Director shall develop or purchase an online database for collecting and reporting this data. For privately-owned buildings, it will be the responsibility of the owner to disclose this information. Also, the Sustainability Director should work with state officials to investigate the possibility of requiring disclosure of utility data by sellers of real property.

Modification B4

Implementation Responsibilities/Assignments

For City-owned buildings, the Sustainability Director shall develop or purchase an online database for collecting and reporting this data. For privately-owned buildings, it will be the responsibility of the owner to disclose this information. Also, the Sustainability Director should work with state officials to investigate disclosure of utility data by sellers of real property.

Original Recommendation B4
Cost to Implement/Net Savings from Implementation

There will be minimal cost to the City. **Should a requirement for sellers become law**, building improvements inspired by it will be up to the owner and funded by the owner.

Modification B4
Cost to Implement/Net Savings from Implementation

There will be minimal cost to the City. Building improvements inspired by utility disclosures will be up to the owner and funded by the owner.

Original Recommendation C1A
Specific Recommendations – Urban Growth Boundary

Context sensitive (urban to rural transect) planning is mapped from city centers and gathering places outward to an Urban Growth Boundary (UGB), beyond which development codes reflect the increasing rural nature of the area. As part of the next comprehensive plan update, the City should review its UGB for consistency and completeness. Particularly in Berkeley County, the City should map important natural and agricultural resources and evaluate growth projections, then determine how much new land is needed to accommodate future development. Throughout the city, a high priority should be given to directing new development toward infill and retrofitting suburban areas. In future plan updates, the entire UGB should be reevaluated using the process described above. **Tightening the boundary should periodically be considered.** (See Glossary for more on “Urban Growth Boundary.”)

Modification C1A
Specific Recommendations – Urban Growth Boundary

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Original Recommendation C3B
Specific Recommendations – Stewardship Fee

The City should advocate a state-level fee, associated for example with real estate transfers, for the purchase and planting of new trees by local governments.

Modification C3B
Specific Recommendations – Stewardship Fee

The City should advocate a state-level fee for the purchase and planting of new trees by local governments.

Original Recommendation W2G
Recommendation/Strategy/Action Plan – paragraph 3

Further, the City should require that a waste reduction and recycling plan be included with business license applications and renewals, and should provide information about proper recycling practices. (See Recommendation W- 3C.)

Modification W2G
Recommendation/Strategy/Action Plan – paragraph 3

Further, the City should study how waste reduction and recycling plans could be included with business license applications and renewals, and should provide information about proper recycling practices. (See Recommendation W- 3C.)

Original Recommendation C1A
Specific Recommendations - Incentives

Incentives: Incentives should be offered to developers willing to build complete, compact, and sustainable communities. These could include waived impact fees, streamlined permitting, and, if possible, assistance in obtaining public financing. Also, impact fees should be based on actual impact so that developers building far from the urban core would pay higher fees.

Modification C1A
Specific Recommendations - Incentives

Incentives: Incentives should be offered to developers willing to build complete, compact, and sustainable communities. These could include waived impact fees, streamlined permitting, and, if possible, assistance in obtaining public financing. Also, impact fees should be based on actual impact.

Original Recommendation C3
Title of Recommendation

Require Sustainable Engineering Standards

Modification C3
Title of Recommendation

Encourage Sustainable Engineering Standards

Original Recommendation C3A
Specific Recommendations – Impact Fees

Impact Fees: The City should develop a tiered schedule for stormwater **impact** fees for all development, commercial and residential, existing and proposed. These fees should be based on actual impact. **(See Glossary for more on “impact fees.”)**

Modification C3A
Specific Recommendations – Impact Fees

Stormwater Fees: The City should develop a tiered schedule for stormwater fees for all development, commercial and residential, existing and proposed. These fees should be based on actual impact.