

Town of Pine Ridge

2757 Fish Hatchery Road
West Columbia, SC 29172
Telephone (803) 755-2500
Facsimile (803) 955-0605



AUGUST 27, 2019 PLANNING COMMISSION MEETING AGENDA

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. July 23, 2019 – Regular scheduled meeting
2. July 25, 2019 – Special called meeting

Old Business

No Old Business

New Business

1. Plat review – TMS#007996-01-011 portion of Pine Ridge Drive, Parcel 5 & Pt 4

ADJOURN

N/F DAVIS FAMILY REAL ESTATE II LLC
TMS 006898-02-024

NOTES AND REFERENCES:

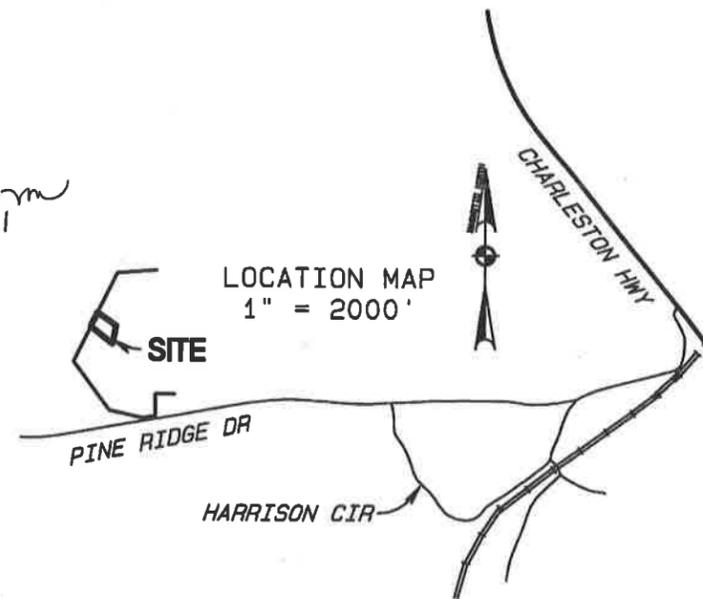
1. LEXINGTON COUNTY TAX MAP 007996-01-011.
2. A PORTION OF LOT 5 ON A PLAT OF ESTATE FOR LANDS OF JOSEPH W. AREHEART BY JOHN K. DAVIS DATED APRIL 27-29, 1960.
3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #45063C 0287 J, MAP REVISED JULY 5, 2018, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD PRONE AREA.
4. THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD RUN SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, REFERENCED INFORMATION WAS ALSO USED. UNLESS STATED HEREON, NO TITLE SEARCH WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME EASEMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
5. ALL PROPERTY CORNERS ARE NEW #5 REBAR UNLESS STATED OTHERWISE.

1.17
ACRES

NEW PROPERTY LINE

N/F C RAY AREHEART JR. *rm*
TMS 007996-01-046-011

LOCATION MAP
1" = 2000'

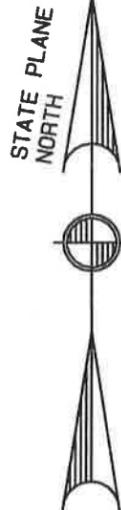


LOT SURVEY

TOWN OF PINE RIDGE
LEXINGTON COUNTY, S.C.



SCALE IN FEET



N/F COLUMBIA
AGGREGATES LLC
TMS 007996-03-021

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY.

Charles D. Meeler 3-27-19
CHARLES D. MEELER P.L.S. #12246

N/F COLUMBIA
AGGREGATES LLC
TMS 007996-03-018

PREPARED FOR

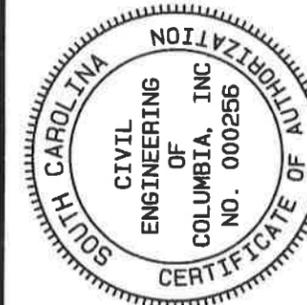
TAYLOR
AREHEART

ANY CERTIFICATIONS, WARRANTIES, OR GUARANTEES
SIGNED BY THE ENGINEER OR SURVEYOR OF RECORD
FOR THIS PROJECT ARE INTENDED TO EXPRESS THAT
STANDARD AND REASONABLE CARE WERE USED IN
PREPARATION OF THIS DOCUMENT.

CEC

consulting engineering
surveying | planning

3740-A FERNANDINA ROAD COLUMBIA, SC 29210
TEL (803) 798-2820 FAX (803) 798-2826



NO.	DATE	REVISION DESCRIPTION	BY:
	3-27-19		
DATE			JOB NUMBER
DRAWN: N. DELOACH			19041
SCALE: 1" = 200'			

Drive-thru restaurant: Any eating or drinking establishment which, by its structural design, site characteristics, or manner of food service encourages consumption of food or beverages in automobiles on the premises or upon public streets adjacent thereto.

Driveway: A paved or unpaved area used for ingress or egress of vehicles that allows access from a street to a building, lot, structure, or facility, and that provides access to no more than two (2) parcels of land. Access to multiple buildings or parcels within Group Developments (refer to Division 2 of Article 10) is excluded from the two-parcel restriction.

Dwelling: A structure or portion thereof that is used exclusively for human habitation.

Dwelling, multifamily: A building containing four (4) or more dwelling units, including units that are located one over the other. A multifamily dwelling unit may consist of a building constructed on-site according to the provisions of the Southern Standard Building Code or may consist of certified modular building units as further defined in S.C. Code of Laws Section 23-43-130. Mobile homes and manufactured homes are subject to other definitions contained in Article 2.

Dwelling, single-family detached: A building containing not more than one (1) dwelling unit, not physically attached to any other principal structure, and specifically excluding mobile homes. A single-family dwelling unit may consist of a building constructed on-site according to the provisions of the Southern Standard Building Code or may consist of a certified modular building unit as further defined in S.C. Code of Laws Section 23-43-130. Mobile homes and manufactured homes are subject to other definitions contained in Article 2.

Dwelling, two-family detached: A building on a single lot containing two (2) dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. This two family detached dwelling is not physically attached to any other principal structure. A two family dwelling unit may consist of a building constructed on-site according to the provisions of the Southern Standard Building Code or may consist of certified modular building units as further defined in S.C. Code of Laws Section 23-43-130. Mobile homes and manufactured homes are subject to other definitions contained in Article 2.

Dwelling unit: One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Easement: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures that restrict access, including fences and gates. Access easements that provide vehicular access to no more than two (2) parcels of land, or access easements to multiple parcel Group Developments, shall be classified as driveways for the purpose of this Ordinance. Access easements that provide vehicular access to more than two (2) parcels of land shall be classified as streets.

**ARTICLE 3
ESTABLISHMENT OF DISTRICTS AND ZONING MAP**

300 Establishment of Districts

The following zoning districts are hereby established.

DISTRICT	USES	MINIMUM LOT
* R-1	Single-family Residential	20,000 sq. ft. (1 st unit)
R-2	Duplex Residential	15,000 sq. ft. (1 st unit)
R-3	High Density Residential	12,000 sq. ft. (1 st unit)
C-1	General Commercial	None
MU	Mixed Use District	20,000 sq. ft. (1 st unit)
P-1	Public and Semi-public	None
LI	Light Industrial	One acre (43,560 sq. ft.)
BI	Basic Industrial	One acre (43,560 sq. ft.)
MPD	Mixed-Use Planned Development District	2 acres (87,120 sq. ft.)
D-1	Development District	One acre (43,560 sq. ft.)

No amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum does not apply to the extension of an existing district, or the addition of a MU district adjacent to a C-1 district.

301 District Purpose

The zoning districts established in this ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S.C. Code § 6-29-710. The following statement of intent shall be used in interpretation and application of the district regulations.

The residential district regulations are designed to encourage a stable and healthy environment for residential purposes, and to discourage encroachment by commercial, industrial, or other uses adversely affecting the residential character of the district.

* **R-1 Single-family Residential District:** R-1 districts are intended to be single-family residential areas with detached units and low population densities. Use regulations allow limited nonresidential use, which are compatible with the character of the district.

R-2 Duplex and Single-family Residential District: R-2 districts are intended for one and two-family detached units and low to medium population density. Uses include those in R-1 districts plus garage apartments and duplexes. Certain uses to serve governmental, recreational, and religious needs are permitted. The regulations are designed to encourage a stable and healthy environment for one and two-family dwellings, and to

ARTICLE 4 GENERAL REGULATIONS

400 Application of regulations

Within each district, the regulations set forth by this Ordinance shall apply uniformly to each class or kind of structure or land.

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards shall govern. Unless deed restrictions, covenants, or other contracts directly involve the Town as a party in interest, the Town shall have no administrative responsibility for enforcing such deed restrictions or covenants.

No building, structure, or land shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with the regulations specified in this Ordinance for the district in which it is located.

401 Street access required

✂ Except as otherwise specifically provided, no building shall be located, used or occupied on a lot without direct vehicular and pedestrian access to a public street.

402 Structures required to be situated on lots of record

Any new structure erected after the effective date of this ordinance shall be on a lot of record. Moreover, no flag lots shall be permitted in Pine Ridge. All lots must meet the standards for lot width specified Article 5.

403 Reduction of lot area prohibited

No yard or lot existing on the effective date of this ordinance shall be reduced in dimension or area below the applicable district minimum requirements. New lots or yards shall meet the applicable district minimum requirements.

404 Zoning procedures for newly annexed properties

Designation of zoning classification: When a property owner(s) seeks annexation to the Town of Pine Ridge, the property owner shall meet with the planning commission at its next regularly scheduled meeting to determine assignment of a mutually agreed upon interim zoning classification to the property. This interim zoning classification shall be included in the annexation ordinance to be read and adopted by town council. After annexation of the property, the town Planning Official shall prepare a request for a final zoning classification of the property as stated in the annexation ordinance. The zoning application shall be handled in the same manner as a traditional re-zoning request.

405 Nonconforming structures or uses

Nonconforming structures or land uses are declared to be incompatible with permitted uses in the districts established by this ordinance. It is the intent of this ordinance to allow nonconformities to continue until they

501 R-1 Single-family residential district

R-1 PERMITTED USES		NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
a. Single-family dwelling (excluding mobile homes and manufactured homes)		N/A		Two (2) per dwelling unit
b. Employment of workers primarily engaged in household operations (cooks, maids, butlers, nannies, sitters, caretakers, gardeners, etc.)		814	Private households	None additional
c. Government building or facility		92	Public Administration	One (1) per 200 square feet of gross floor area
d. Public and private elementary and secondary schools		611110	Elementary and Secondary Schools	School: 4 per class-room or office, plus 2 spaces per office, 1 for each 5 seats for public assembly in senior high school.
e. Non-commercial horticulture or agriculture, not including the keeping of poultry or animals		11	Agriculture, Forestry, Fishing and Hunting	None
f. Accessory uses on same lot with principal use, as follows:				
<ul style="list-style-type: none"> (1). private garage for vehicles; (2). open parking area for two motor vehicles per dwelling unit may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit; (3). shed for storage of building or lot maintenance equipment; (4). private kennel for not more than three (3) dogs or three (3) cats with minimum six (6) foot fence for exterior kennel; (5). private swimming pool, including deck, bath house or cabana; boat dock; (6). disaster shelter; (7). private garden; greenhouse or slat house up to eight (8) feet high; (8). private tennis, outdoor recreation and picnic facilities. (9). Garage sales, according to the provisions of Section 612 Refer to section 408 Structures in minimum required yards				

502 R-1 Single-family residential district regulations

The following regulations apply to all uses in the R-1 districts:

Minimum lot area:	20,000 square feet
Minimum land area per dwelling unit:	20,000 square feet
Maximum dwelling units per net acre:	Two (2) dwelling units
Minimum lot width at front building line:	Ninety (90) feet
Minimum lot depth:	One hundred (100) feet
Minimum front yard depth:	Thirty-five (35) feet, or average of existing setbacks from same street in same block in district, but not less than thirty (30) feet. The setback on public roads and highways classified by Lexington County as Arterial roads shall be forty (40) feet.
Minimum setback from second street frontage:	Side street on corner lot: twenty (20) feet Rear street on double frontage lot: thirty (30) feet
Minimum side yard:	Principal structure: twelve and one-half (12.5) feet from interior side lot line; Accessory structure: five (5) feet;
Minimum rear yard:	Open carport: seven (7) feet from interior side lot line. Principal structure: twenty-five (25) feet from interior rear lot line; Accessory structure: five (5) feet from interior rear lot line
Maximum lot coverage:	Residential units and their accessory structures shall not exceed a total of 30% lot coverage Other permitted and permissible buildings and their accessory structures shall not exceed a maximum of 35% lot coverage
Maximum structure height:	Thirty-five (35) feet to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements:	Corner lot: no obstruction between heights of 3 and 10 feet above finished street level within 25 feet of intersection of street rights-of-way lines. Private drive: no obstruction over height of 30 inches within 10 feet of street.
Off-street parking area requirements:	See Article 8
Signs:	See Article 9
Supplemental Regular:	See Article 6

USACE and protected to the maximum extent possible or mitigated through other projects/mitigation banks. No disturbance of wetlands shall be allowed unless proper approval has been received from the USACE and Lexington County has been notified of such approval. Disturbance includes, but is not limited to, draining, grading, filling, discharging untreated and uncontrolled stormwater runoff, and removal of vegetation.” (LDM 1:1)

The Lexington County Subdivision Ordinance provides for the procedures of reviewing and approval of the engineering plans (Preliminary Plat, Bonded Plat, and Final Plat) and general subdivision requirements concerning

- 1) Right-of-ways
- 2) Flood and drainage requirements
- 3) Roads
- 4) Lots
- 5) Naming of Subdivisions
- 6) Improvements
- 7) Variances

The intent of this Article is to provide specific Town of Pine Ridge land development standards, and to provide the submission, review, and approval process by the Town of Pine Ridge for land development projects within incorporated Pine Ridge. The submission requirements are designed to provide the Town with the information and data necessary to determine that a proposed land development project complies with the Town’s zoning and land development requirements of this Ordinance. If both Pine Ridge Land Development and the Lexington County LDM and Subdivision regulations are applicable to a specific land development activity, both shall apply. Plans required by Lexington County shall not be a substitute for plans required by the Town of Pine Ridge for review and approval of land development projects.

1002 Interpretations and Conflicts

The provisions of this Ordinance shall be held to be minimum requirements. Where the conditions imposed by any provision of this Ordinance are either more restrictive or less restrictive than any other applicable Federal, State, Lexington County, or Town of Pine Ridge statute, the more restrictive statute, imposing higher standards or requirements, shall govern.

DIVISION 1

REGULATIONS FOR THE SUBDIVISION OF LAND AND THE CREATION OF LOTS

1003 Terms and Definitions

- 1) **Driveway** - A paved or unpaved area used for ingress or egress of vehicles, allows access from a street to a building, lot, structure, or facility, and that provides access to no more than two (2) parcels of land. Access to multiple buildings or parcels within Group Developments (refer to Division 2 of Article 10) is excluded from the two-parcel restriction.
- 2) **Easement** - A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures including fences and gates which restrict access. Access easements providing vehicular access to no more than two (2) parcels of land, or access easements to multiple parcel Group Developments, shall be classified as driveways for the purpose of this Ordinance. Access easements providing vehicular access to more than two (2) parcels of land shall be classified as streets.

- * 3) **Lot** - A parcel of land considered as a unit. The terms *lot*, *property*, *plot*, *parcel*, or *tract*, whenever used in this Ordinance, are interchangeable.
- 4) **Lot of Record** - A lot that is recorded by plat or deed with the Lexington County Register of Deeds.
- 5) **Right-of-way**: A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.
- 6) **Street** - Any publicly or privately maintained thoroughfare (street, road, drive, avenue, circle, way, lane, boulevard, etc.) or space which has been dedicated, deeded, designed, or used for vehicular traffic that provides access to more than two (2) parcels of land. Multiple parcel Group Developments are excluded from the two-parcel restriction. Streets constructed after the effective date of this Ordinance shall be constructed to all applicable engineering specifications. The terms *street* and *road* shall be used interchangeably in this Section.
- 7) **Street, Arterial** - A major highway designed to carry through traffic at higher vehicular speeds and volumes of traffic.
- 8) **Street, Improved** - Street constructed to Lexington County standards.

1003.1 Definition of Subdivision, SC Code of Laws 6-29-110

According to SC Code of Laws 6-29-1110, the term *subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any street or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record.

1003.2 Exemptions (Under SC Code of Laws 6-29-110)

The following are exempt from the definition of a subdivision and, as such, are not governed by the regulations for subdivisions of this Ordinance; however, exempt subdivisions are subject to applicable zoning district regulations. These exceptions are included within this definition only to require that the Planning Official be informed and have a record of the exempt subdivisions:

- 4) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance and other applicable regulations.
- 5) The division of land into parcels of five acres or more where no new street is involved (refer to the definition of street). Plats of these exceptions must be received as information by the Planning Official, which shall indicate that fact on the plats.
- 6) The combination or recombination of entire lots of record where no new street or change in existing streets (refer to the definition of street) is involved.

1004 Creation of Lots

Lots include existing lots of record and lots created by the subdivision of a tract or parcel of land. The word *lot* includes the words *parcel*, *plot*, *property*, and *tract*. As of the effective date of this Ordinance, the following regulations apply to the creation of all new lots of record including lots exempt for the definition of subdivision.

- 1) **Accessibility**. No lot, including lots exempted from the definition of subdivisions, may be created without vehicular and pedestrian access. All new lots must have direct access to a publicly dedicated street or an approved private street as provided for in this Ordinance. All publicly dedicated and approved private streets must be constructed to applicable engineering standards.

- 2) *Design*. The lot size, width, depth, shape, grade, and orientation shall be in proper relation to street and block design, to existing and proposed topographical conditions, and for the type of development and use contemplated.
- 3) *Dimensions and Street Frontage*. All lots shall meet the minimum area and dimensional requirements of the zoning district in which they are to be located. Except as otherwise provided in this Ordinance, a minimum street frontage of 50 feet shall be required for all lots created after the effective date of this Ordinance. The frontage of the lot shall be determined by the frontage that abuts a public or approved private street. Side lot lines shall be aligned at approximately right angles to straight street lines and radial to curved street lines.
- 4) *Double Frontage*. Residential subdivisions, where proposed for areas adjacent to arterial streets and roads, shall be denied direct access to and separated from such streets and roads by double or reverse frontage lots. Residential reverse frontage lots shall have a minimum rear yard of fifty (50) feet next to the arterial street, measured from the shortest distance of the proposed back building line to the street right-of-way. They shall also, within such rear yard and immediately adjacent to the right-of-way, have a non-access. The Lexington County Warranty period is the two-year period after final plat approval and covers the design and performance of new streets and storm drainage systems to the satisfaction of the County Public Works Stormwater Division. planting screen easement of at least twenty (20) feet in depth planted to the perimeter yard landscaping requirements of this Ordinance. Alternately, the required buffer area may be held in common open space.

1004.1 Flag Lots and Lots Accessed by Easements

A flag lot is a lot with a dedicated access to a public road provided to the bulk of the lot by means of a narrow corridor. Except as provided herein, flag lots and lots accessed by access easements are not allowed for new lots created after the effective date of this Ordinance and flag lot subdivisions shall not be allowed. The Planning Commission may allow the creation of a flag lot or access easement under the following conditions:

- A. to permit full use of a lot of record (existing lot) created and existing prior to the adoption of this Ordinance that does not meet the minimum 50-foot street frontage requirements.
- B. To allow access to a division of land by gift conveyed by deed from one (1) member to another member of the same immediate family i.e. (husband, wife, mother, father, children, grandchildren, brothers, sisters). Land so divided may not be further transferred by sale or gift to any party other than a member of the same immediate family for a period of eighteen (18) months from the date the plat is approved for recording and shall be so notated on the plat. The Planning Official may waive the eighteen (18) month waiting period if the property owner can establish legitimate and compelling cause. The eighteen (18) month waiting period shall also be waived in the event of a judicial foreclosure.

When meeting the above, as determined by the Planning Commission, flag lots may be created and access easements may be permitted in accordance with the following development standards:

- 1) The other lot of record (lot providing access) meets all zoning requirements specified for the respective zone in which it is located, both before and after the subdivision, to create the access easement or flag lot.
- 2) The "flag" section of an existing flag lot, or an existing lot accessed by the access easement, shall meet or exceed the requirements, other than the minimum street frontage specified for the respective zone. The area of the access driveway of the flag lot or access easement shall not be included in computing minimum lot area requirements. Title to the access driveway must be conveyed by general warranty deed in the same manner as the title to the "flag" portion of the lot; or in the case of an easement, recorded with the deeds to the accessed lot and the lot providing access.
- 3) Driveway and access easement standards shall comply with the provisions of the Lexington County Planning Commission Access Policy.

- 4) Flag lots created under this Section may not be further subdivided.

1005 Street Frontage Lots on Cul-de-Sacs and on Curbs Less than 90 Degrees

The fifty-foot minimum street frontage requirement may be waived on lots abutting an approved cul-de-sac or on lots abutting sharp curbs with a radius of less than ninety degrees (90⁰). However, the required street frontage on such lots shall not be less than County or State encroachment permit requirements to install driveways.

1006 Subdivision of Parcels on Unimproved (Non-paved) County-Maintained Roads

Subdivision of existing lots, parcels, and tracts of record (recorded with the Register of Deeds) fronting on an unimproved (dirt) county-maintained road that does not meet Lexington County standards shall require the road to be paved to County standards.

Note that if said subdivision requires a road (street) to be created to provide access, this subdivision shall be classified as a Major Subdivision with all required standards as prescribed by this Ordinance.

1007 Subdivision of Parcels on Pre-existing Private Roads

Per the Lexington County Subdivision Ordinance, this provision applies to those roads that existed prior to January 10, 1979; are not in the County, State, or Federal Road Maintenance System; and that access two or more parcels of land under different ownership. This type of private road shall not suffice as approved access for further subdivision of land without approval by the Lexington County Planning Commission. Approval shall also be required by the Pine Ridge Planning Commission for such roads within the Town Limits. Per this Ordinance, any private right-of-way, access easement, driveway, path, or any other access that is used for vehicular traffic and provides access to more than two lots is considered a road or street and must be constructed to applicable Lexington County standards before further subdivision of lots are allowed.

DIVISION 2

LAND DEVELOPMENT SUBMITTAL REQUIREMENTS AND APPROVAL PROCESS

1008 Land Development Application Types

- 1) Applications will be assigned to one (1) of the following five categories, as determined by the Planning Official, and processed accordingly:



- a. Exempt Subdivision (exempted from the definition of subdivision)
- b. Minor Subdivisions
- c. Major Subdivision
- d. Group Development
- e. Mixed-Use Planned Development (MPD)
 - i. Conservation Design MPD

1008.1 Town of Pine Ridge Review by Type



- 1) The Planning Official shall review, and stamp for recording, plats for subdivisions meeting the exemption requirement and plats of re-surveys of previously recorded lots.
- 2) The Planning Commission shall review and approve Minor Subdivisions, Major Subdivisions, Group Developments, and Planned Development District (MPD) applications.
- 3) Town Councils shall give final approval of MPD projects in its role in the zoning map amendment (re-zoning) process.

1008.2 Pre-application Conference

At the request of the applicant, the Planning Official shall arrange a pre-application conference to discuss requirements of this Ordinance, land development practices, proposed plans of the applicant, applicable provisions of the Comprehensive Plan, and related matters. The Planning Official shall invite all affected or interested agencies and may invite consultants and other persons with knowledge of land development practices and regulations.

1009 Submittal Requirements and Approval Processes for Exempt Subdivisions and Re-Survey Plats

- 1) The Planning Official shall determine that the proposed subdivision qualifies for and meets the requirements of an exempt subdivision, or the Planning Official shall make a determination that the submitted plat is a re-survey of a previously recorded plat.
- 2) Within ten (10) working days of submission of the plat, the Planning Official shall determine that the proposed exempt subdivision conforms to applicable zoning district regulations of this Ordinance and shall approve, approve with changes, or reject the plat. If rejected, changes, additional analysis, or other information necessary to make an approval determination shall be identified and transmitted to the applicant.
- 3) The Planning Official will transmit the approved plat to Lexington County.
- 4) Upon determination that all county conditions for approval have been met, the Planning Official shall sign and stamp the final plat as approved for recording.

1010 Submittal Requirements and Approval Processes for Minor Subdivisions

1010.1 Definition of a Minor Subdivision

- 1) A Minor Subdivision is a subdivision that involves the creation of five or fewer lots on an existing street meeting the requirements of this Ordinance.
- 2) A Minor Subdivision shall not include the extension of an existing Minor or Major Subdivision or development under the same ownership or control which would in effect create more than five contiguous lots.

1010.2 Minor Subdivision Submittal Requirements

Applicants requesting approval of a Minor Subdivision shall submit to the Planning Official a Minor Subdivision Plan. The Minor Subdivision Plan shall comply with the zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

1) General Information

- a. Name and address, including the telephone number of the developer/applicant and/or owner/applicant, and licensed contractor.
- b. North arrow, scale, and date, including revision dates.
- c. Tract boundaries and acreage.
- d. Tax Map Survey Number(s).
- e. Vicinity map.

2) Site Information

- a. Location, names, and right-of-way widths of existing streets within the subject track and existing and plotted streets adjacent to the subject tract.
- b. Location and dimensions of all existing rights-of-way and easements.
- c. Political lines, if applicable, and the position of the proposed development in relation to its surroundings indicating current land use (commercial, residential, vacant, etc.) and zoning designation of the subject site and adjacent property.

3) Planned Improvements

- a. Approximate locations, dimensions, and area of all proposed lots.
- b. Layout of all existing lots, including scaled dimensions of lots, zoning district setbacks, and lot numbers.
- c. Other site improvements. Site improvements shall address and demonstrate the project

will comply with all applicable land development standards of this Ordinance to include:

- i. Site analysis
- ii. Phased clearing plans
- iii. Driveway standards
- iv. Water and Sewer Connections (if provided)
- v. Other applicable development standards

1010.3 Minor Subdivision Approval Process

- 1) The applicant shall submit to the Planning Official ten (10) copies of the Minor Subdivision Plan drawn per the requirements stipulated in this section.
- 2) The Planning Official shall review the Minor Subdivision Plan for completeness per the Minor Subdivision Plan submittal requirements of this section. A Minor Subdivision Plan deemed complete by the Planning Official will be placed on the agenda for the next regular Commission meeting scheduled at least twenty (20) days after the Minor Subdivision Plan is filed and distribute copies of the Minor Subdivision Plan to the Planning Commission.
- 3) The Planning Commission shall consider compliance of the proposed Minor Subdivision with the applicable subdivision regulations and design standards and required improvements and zoning regulations per this Ordinance, the impact on public facilities, and compliance with the goals and objectives of the Comprehensive Plan.
- 4) The Planning Commission shall approve, approve conditionally, or disapprove the Minor Subdivision Plan. If the Minor Subdivision Plan is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulation with which the Minor Subdivision Plan does not conform. If granting a conditional approval, the Planning Commission may require the applicant to resubmit the Minor Subdivision Plan with all recommended changes before approving said Minor Subdivision Plan. The Planning Commission may direct the Planning Official to review the resubmitted Minor Subdivision Plan and to make a determination of approval, or it may require that the resubmitted Minor Subdivision Plan be brought before the Planning Commission for review at the next regular Planning Commission meeting scheduled at least ten (10) days after the resubmitted Minor Subdivision Plan is filed.
- 5) Once Planning Commission approval of the Minor Subdivision Plan is granted, the Planning Official shall execute the Lexington County Subdivision Agreement with the Developer and transmit the approved Minor Subdivision Plan to the Lexington County for processing which may include civil plans and construction drawings per the County's engineering and land development standards and regulations.
- 6) When Lexington County has approved the final plat, it shall be transmitted to the Planning Official for final review and approval for recording.

1011 Submittal Requirements and Approval Processes for Major Subdivisions

1011.1 Definition of a Major Subdivision

A Major Subdivision is any subdivision that is not exempt as a subdivision or does not qualify as a Minor Subdivision.

1011.2 Major Subdivision Submittal Requirements

Applicants requesting approval of a Major Subdivision shall submit to the Planning Official ten (10) copies of a Major Subdivision Plan. The Major Subdivision Plan shall comply with all zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

1021.2(2) Commercial and Industrial

Blocks intended for commercial or industrial development may vary from the standards of design detailed above in favor of dimensions more suitable to their prospective use, provided such blocks permit adequate traffic circulation.

1021.3 Reverse Frontage Roads

Where major residential subdivisions are proposed to be located adjacent to arterial streets, such subdivisions shall be denied direct access to the arterial street and shall be separated from such streets by double frontage lots accessing onto reverse frontage roads.

1021.3(1) Residential Lots on Reverse Frontage Roads

Residential reverse frontage lots shall have a minimum rear yard of fifty (50) feet next to the arterial street, measured from the shortest distance of the proposed back building line to the street right-of-way. They shall also, within such rear yard and immediately adjacent to the right-of-way, have a non-access planting screen easement of at least twenty (20) feet in depth planted to the perimeter yard landscaping requirements of this Ordinance. Alternately, the required buffer area may be held in common open space.

1022 Driveway Standards

1022.1 Driveway Defined

A driveway is a paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building, lot, structure, or facility that provides access to no more than two (2) parcels of land. Any driveway providing access to more than two parcels of land shall be classified as a street (road) and subject to all applicable design and construction standards. However, access within multiple parcel Group Developments is excluded from the two-parcel restriction.

Driveway standards for allowable flag lot drives and access easements shall be governed by the Lexington County Planning Commission Access Policy standards.

1022.2 Driveway Width

The width in feet of a driveway approach shall be within the minimum limits as specified below, excluding detached single-family residential properties. Driveway approach widths shall be measured at the road right-of-way line and the width of any driveway shall not increase when crossing the right-of-way except at properly designated curb returns.

- 1) One-way drives shall have a minimum width of twelve (12) feet.
- 2) Two-way drives shall have a minimum width of eighteen (18) feet.

1022.3 Number of Driveways

- 1) Generally, one point of access to a given property will be allowed if it is situated in a safe location and in accordance with other provisions of this Ordinance and State and County access regulations. Additional access points, however, may be allowed if driveway spacing requirements can be met.
- 2) Driveways shall be limited to the number needed to provide adequate and reasonable access to a property. Factors such as alignment with opposing driveways and minimum spacing requirements will have a bearing on the number of driveways approved. A property with more than one (1) frontage may have the frontages considered separately.

1022.4 Joint Use of Driveways and Connectivity

For commercial areas, where feasible, development plans shall require the establishment of a joint-use access driveway serving two (2) or more abutting properties. Additionally, when a property is developed, the Planning Commission shall require, where feasible, connectivity with adjoining parking areas or may require that a driveway/parking area be designed for future connection with an abutting property. Joint-use driveways for residential developments may be utilized to meet the driveway spacing standards.

1022.5 Driveway Separation

All driveway approaches shall be allocated and spaced per SCDOT minimum spacing requirements per the SCDOT Access and Roadside Management Standards.

1022.5(1) Exceptions

- 1) Internal residential access streets in subdivision developments are exempt from these standards.
- 2) For individually developed single-family lots, the Planning Commission may reduce the spacing requirements of this Section if it can be demonstrated that a hardship exists and there is no opportunity to design a conforming access point.
- 3) Minimum spacing may be increased if right-turn deceleration lanes are provided.
- 4) A pair of one-way drives may be substituted only if the internal circulation on the site is compatible with the one-way driveways. Nowhere shall a distance of less than forty (40) feet between edges of one-way drives be permitted.
- 5) A replacement of a driveway not meeting the minimum spacing requirements is allowed if lost or disrupted due to a Town, County, State, or Federal road project.

1023 Underground Wiring

All electric, telephone, television, or other communication lines (both main and service connections) servicing new Major Subdivisions and Mixed-Use Planned Developments shall be provided by underground wiring within easements or dedicated public rights-of-way and installed in accordance with the prevailing standards and practices of the utility or other companies providing such services.

Lots that abut existing easements or public rights-of-way on existing streets and roads, where overhead electric or telephone distribution supply lines and service connections have previously been installed, may be supplied with electric and telephone service from those overhead lines; but, should a road widening or an extension of service or other such condition occur as a result of development and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.

1023.1 Exceptions

Where the applicant can demonstrate that conditions are such that underground wiring is not practical, the Planning Commission may make an exception, provided the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines; that clearing swaths through treed areas shall be avoided by selective cutting and staggered alignment; that trees shall be planted in open areas and at key locations to minimize the view of poles and alignments; and that alignments shall follow rear lot lines and other alignments, as practicable.

1024 Water Supply

All developments and subdivisions shall be provided with water supplies and systems conforming to the requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (SCDHEC), and approved by said agency.

1024.1 Connection Requirements to Community Water Systems

LEXINGTON COUNTY PLANNING COMMISSION ACCESS POLICY

PURPOSE:

THIS ACCESS POLICY IS ESTABLISHED TO GUIDE THE COMMUNITY DEVELOPMENT STAFF AS THEY INTERPRET AND ENFORCE THE LEXINGTON COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE MANNER AND EXTENT OF SUBDIVISION ALLOWED WITHOUT THE PROVISION OF NEW ROADS. THIS POLICY WILL BE IMPLEMENTED BY THE STAFF WITH ANY PROPOSED VARIANCES IN THIS POLICY PRESENTED TO THE PLANNING COMMISSION FOR A VOTE.

THIS POLICY HAS ALSO BEEN ESTABLISHED TO ENSURE THOUGHTFUL SUBDIVISION THAT DOES NOT NEEDLESSLY BURDEN EXISTING ROADS. IT TAKES STEPS TO ENSURE THAT LANDOWNERS HAVE ACCESSIBLE, MAINTAINABLE DRIVEWAYS. FACTORS SUCH AS ELEVATION, DRAINAGE, SLOPE, DIRECTION, VELOCITY, AND QUANTITY OF WATER WILL BE TAKEN INTO ACCOUNT IN DETERMINING THE SUITABILITY OF A FLAG LOT OR ACCESS EASEMENT. IN ADDITION, THE ABILITY FOR TWO VEHICLES TO SAFELY PASS OR AN EMERGENCY VEHICLE TO TRAVERSE THE ROAD WILL BE CONSIDERED.

A PRIMARY CONCERN WILL BE MINIMIZING POTENTIAL DAMAGE TO A PUBLIC ROAD RIGHT-OF-WAY. THE MAINTAINABILITY OF THE FLAG LOT OR ACCESS EASEMENT SERVING AS A DRIVEWAY WILL BE A SECONDARY CONCERN.

CRITERIA:

ON THE FOLLOWING PAGES ARE THE SPECIFIC CRITERIA OF THIS ACCESS POLICY ALONG WITH CORRESPONDING FIGURES ILLUSTRATING THEIR MEANING AND APPLICATION. THESE CRITERIA ARE INTENDED TO APPLY CUMULATIVELY; THAT IS, ALL CRITERIA MUST BE SATISFIED.

AS INDICATED ABOVE, IN ADDITION TO THE SPECIFIC ACCESS CRITERIA, THE STABILITY AND MAINTENANCE OF THE DRIVEWAY WILL BE ADDRESSED DURING STAFF REVIEW. THE SLOPE, SOIL, TYPE, AND LENGTH OF THE DRIVEWAY WILL BE TAKEN INTO CONSIDERATION, AS WELL AS THE VOLUME, VELOCITY, AND DIRECTION OF THE STORMWATER RUNOFF.

DRIVEWAYS MEETING THIS ACCESS POLICY WILL TYPICALLY BE DESIGNED WITH A MAXIMUM SLOPE OF 5-10 PERCENT, BASED ON THE SOIL TYPE AND DEMONSTRATED WATER VELOCITY. IF THE REQUIRED SLOPE CANNOT BE MET, STABILIZATION MEASURES WILL BE REQUIRED WHEREVER POSSIBLE. THE ACCESS SHOULD SLOPE AWAY FROM ANY INTERSECTING PUBLICLY-MAINTAINED ROAD.

DEFINITIONS:

ACCESS – A WAY OR MEANS OF APPROACH TO PROVIDE PHYSICAL ENTRANCE TO A PROPERTY.

ACCESS EASEMENT – A PROPERTY RIGHT FOR VEHICULAR ACCESS GRANTED BY ONE PARCEL OWNER TO AN ADJACENT PROPERTY OWNER.

DRIVEWAY – A VEHICULAR ACCESS CONNECTING A SINGLE PARCEL (AND POTENTIALLY A SECOND PARCEL VIA AN ACCESS EASEMENT) TO A ROAD.

ROAD – A VEHICULAR ACCESS (WHICH IS RECOGNIZED BY THE COUNTY AS PUBLICLY OR PRIVATELY MAINTAINED) SERVING THREE OR MORE PARCELS.

LANDLOCKED PARCEL – A PARCEL WHICH DOES NOT HAVE FEE SIMPLE TITLE FRONTAGE ON A ROAD RIGHT-OF-WAY.

FLAG LOT – A LOT WITHOUT FEE SIMPLE TITLE FRONTAGE ON A ROAD RIGHT-OF-WAY EXCEPT FOR A NARROW STRIP OF LAND SERVING AS A DRIVEWAY.

SIGHT DISTANCE – THE MINIMUM DISTANCE MEASURED FROM A STOPPED VEHICLE AT AN INTERSECTION WHICH ALLOWS THE DRIVER TO SEE APPROACHING TRAFFIC FROM BOTH DIRECTIONS WITHOUT OBSTRUCTION.

1.

ANY PART OF A PROPOSED SUBDIVISION THAT ACCESSES A STATE-MAINTAINED ROAD MUST COMPLY WITH THE PROVISIONS SET FORTH BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION. AN APPROVED ENCROACHMENT PERMIT FOR SUCH ACCESS MUST BE SUBMITTED TO THE COUNTY OF LEXINGTON PRIOR TO THE APPROVAL OF A SUBDIVISION PLAT.

FOR INFORMATION ON SCDOT REQUIREMENTS, PLEASE REFER TO:

ACCESS AND ROADSIDE MANAGEMENT STANDARDS
PUBLISHED BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING
955 PARK STREET, PO BOX 191
COLUMBIA, SC 29202-0191
www.scdot.org

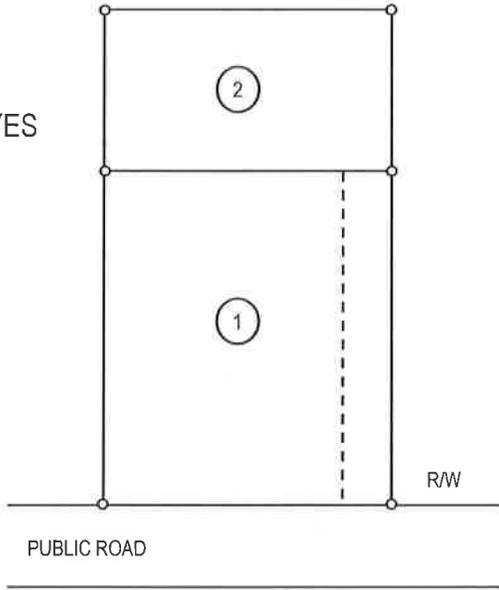
FOR INFORMATION ON ENCROACHMENT PERMITS, PLEASE CONTACT:

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DISTRICT ONE ENGINEERING
LEXINGTON MAINTENANCE OFFICE
(803) 359-4103

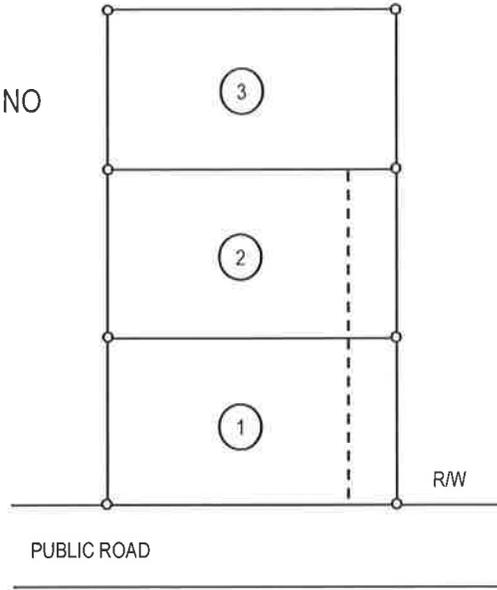
2.

IF AN ACCESS EASEMENT IS USED TO PROVIDE A DRIVEWAY FOR A LANDLOCKED PARCEL, THAT ACCESS EASEMENT MAY ONLY BE DESIGNATED OVER ONE PARCEL.

YES



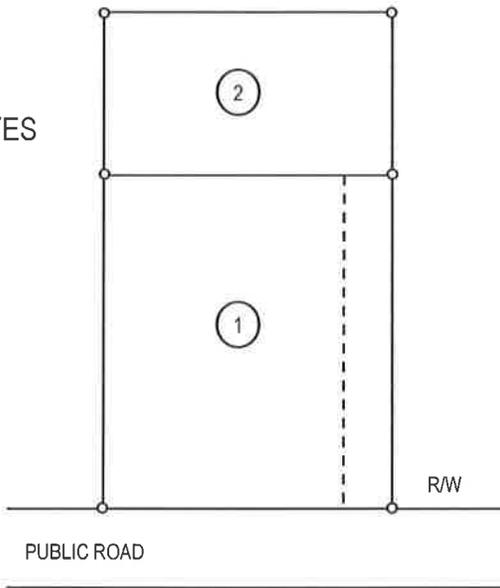
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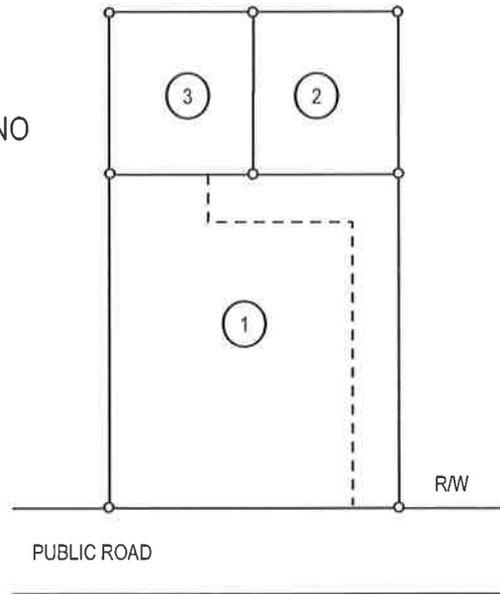
3.

IF AN ACCESS EASEMENT IS USED TO PROVIDE A DRIVEWAY FOR A LANDLOCKED PARCEL, THAT ACCESS EASEMENT MAY NOT SERVE ANOTHER LANDLOCKED PARCEL.

YES

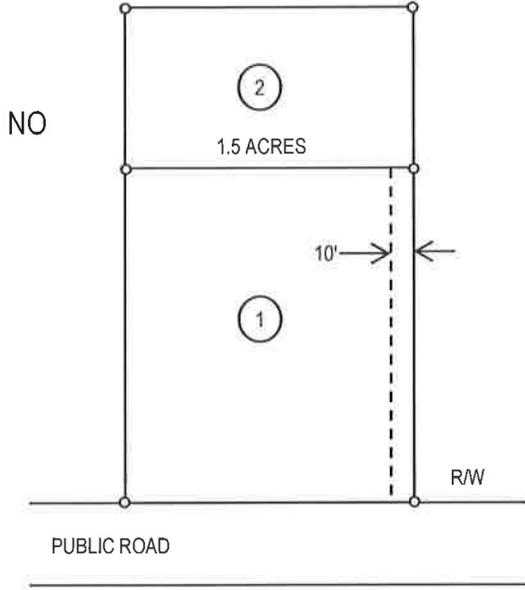
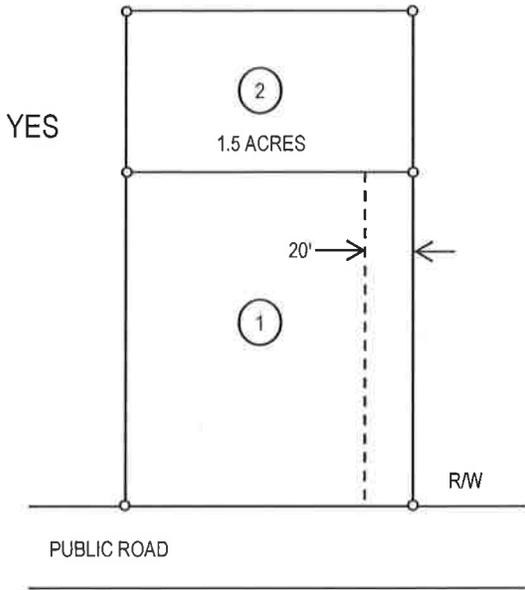


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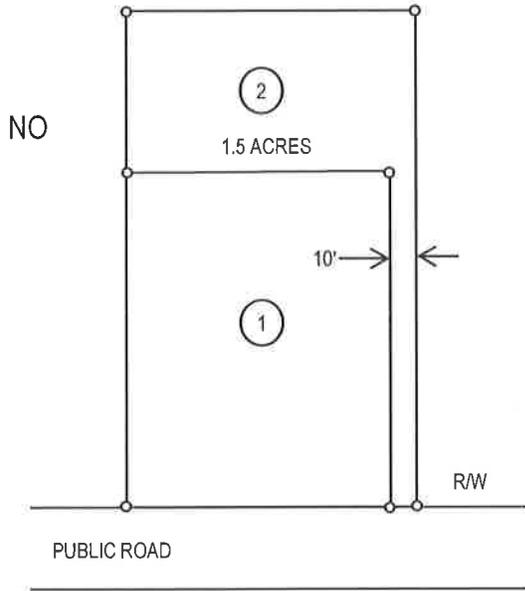
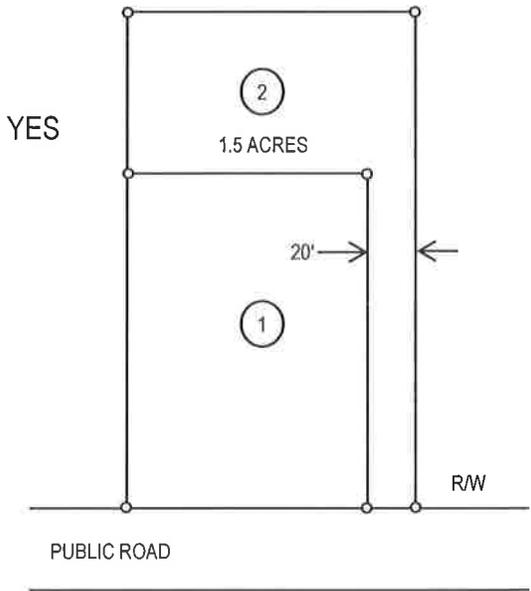
4.

AN ACCESS EASEMENT SERVING A LANDLOCKED PARCEL LESS THAN 2 ACRES SHALL BE AT LEAST 20 FEET WIDE ALONG ITS ENTIRE LENGTH.



5.

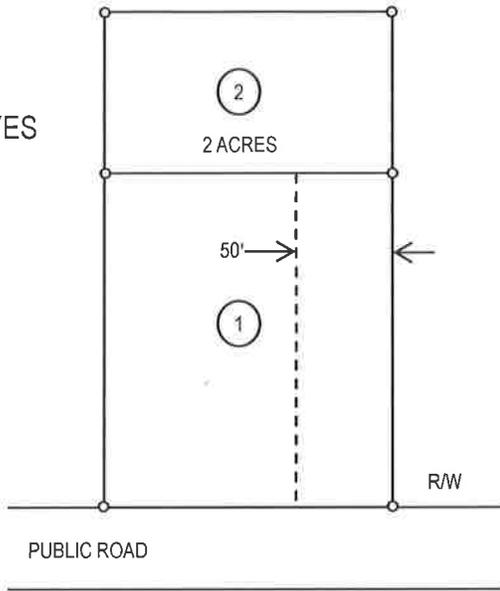
THE DRIVEWAY PORTION OF A FLAG LOT SERVING A PARCEL LESS THAN 2 ACRES SHALL BE AT LEAST 20 FEET WIDE ALONG ITS ENTIRE LENGTH.



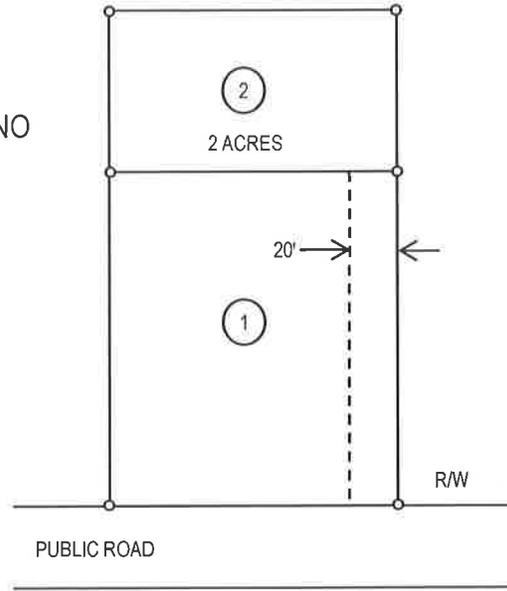
6.

AN ACCESS EASEMENT SERVING A 2 ACRE OR LARGER LANDLOCKED PARCEL SHALL BE AT LEAST 50 FEET WIDE ALONG ITS ENTIRE LENGTH.

YES



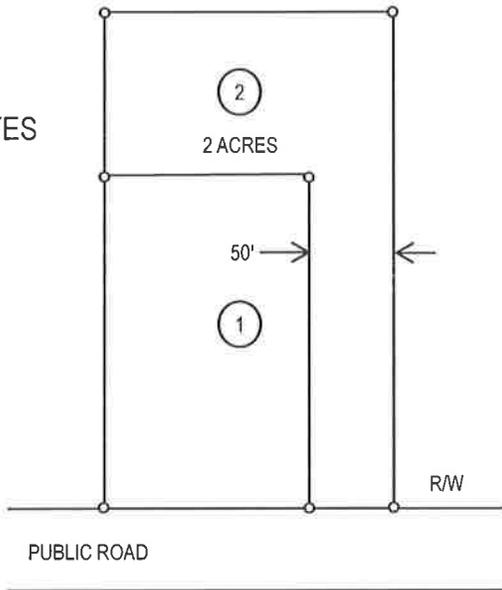
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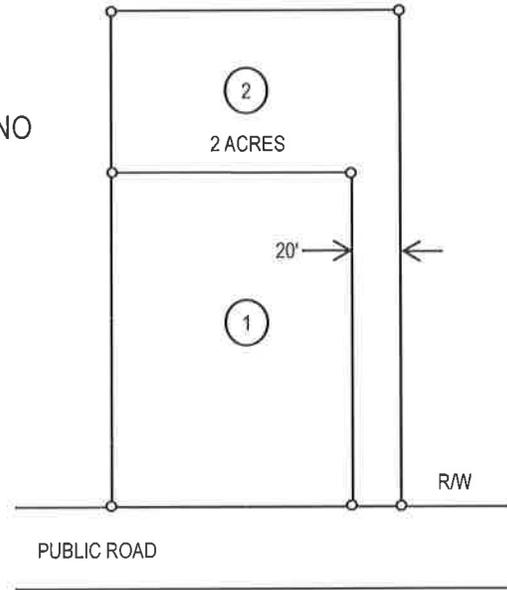
7.

THE DRIVEWAY PORTION OF A 2 ACRE OR LARGER FLAG LOT SHALL BE AT LEAST 50 FEET WIDE ALONG ITS ENTIRE LENGTH.

YES



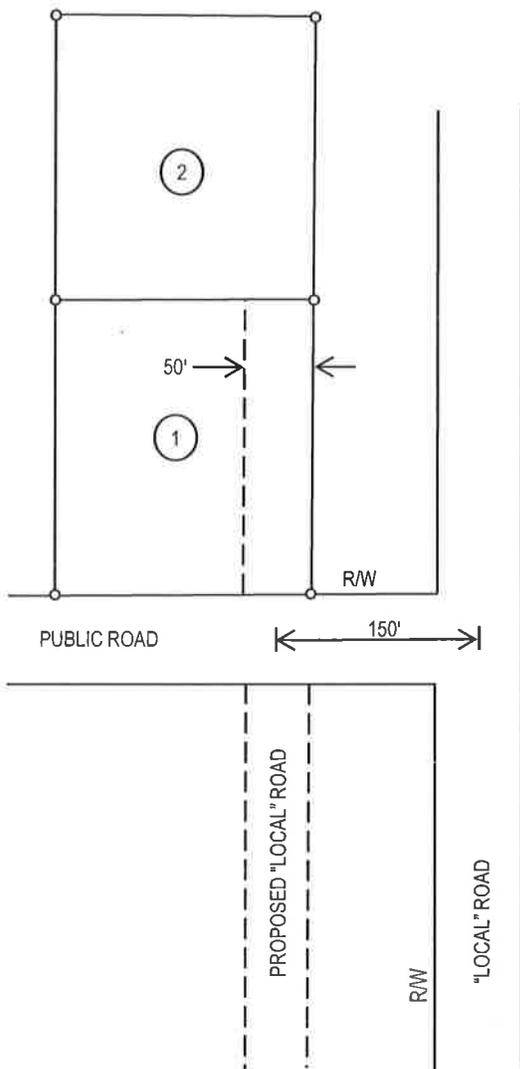
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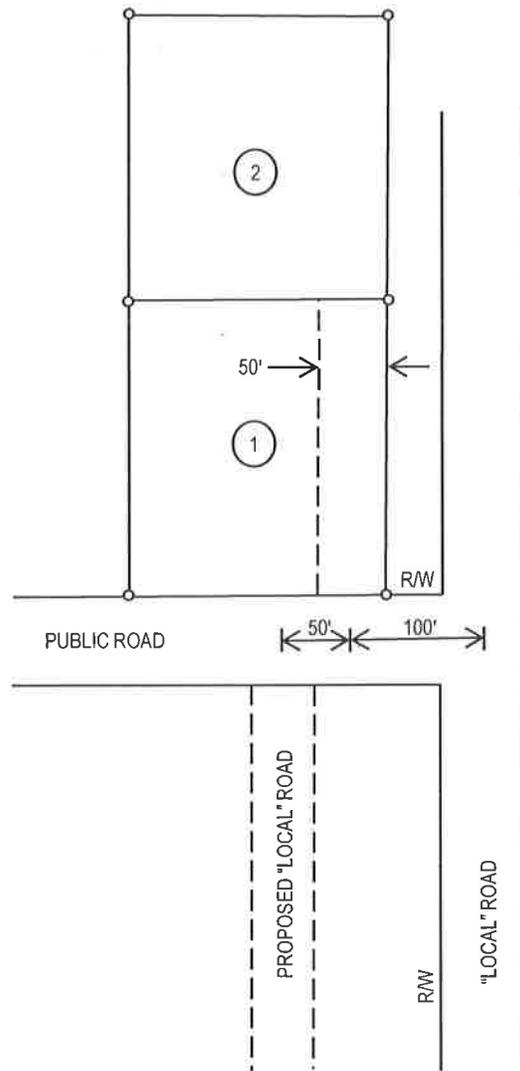
8.

AN ACCESS EASEMENT SERVING A 2 ACRE OR LARGER LANDLOCKED PARCEL SHALL BE DIRECTLY ALIGNED WITH OR SEPARATED AT LEAST 150 FEET FROM ANY EXISTING OR PROPOSED "LOCAL" ROAD, AS MEASURED FROM CENTERLINE TO CENTERLINE. IF THE EXISTING OR PROPOSED ROAD IS A "COLLECTOR" ROAD THEN THE REQUIRED SEPARATION IS 175 FEET. FOR AN "ARTERIAL" ROAD THE MINIMUM DISTANCE IS 200 FEET. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED FROM THE DRIVEWAY ALONG THE INTERSECTING ROAD RIGHT-OF-WAY, AND THE ACCESS EASEMENT SHALL HAVE AN ANGLE OF INTERSECTION OF NOT LESS THAN 75 DEGREES.

YES



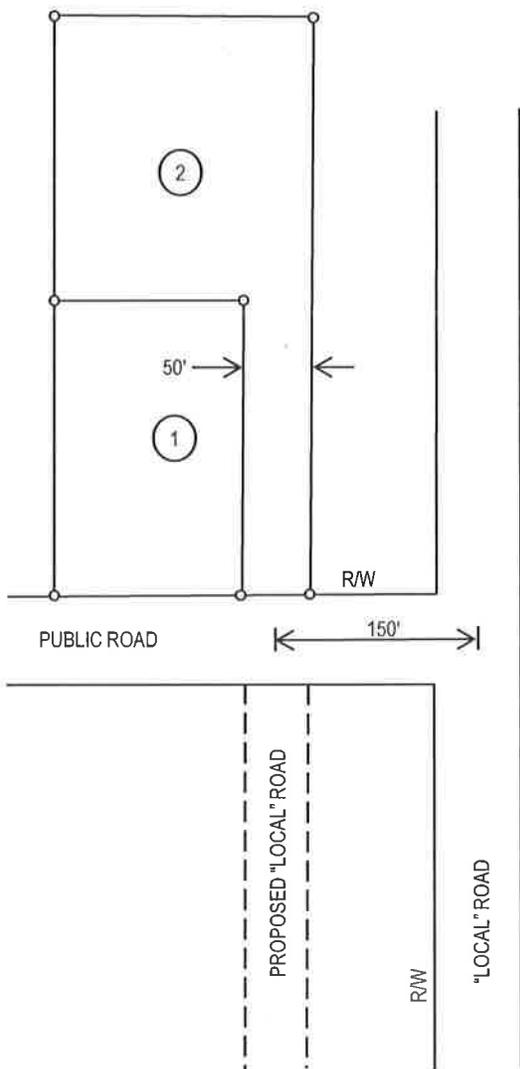
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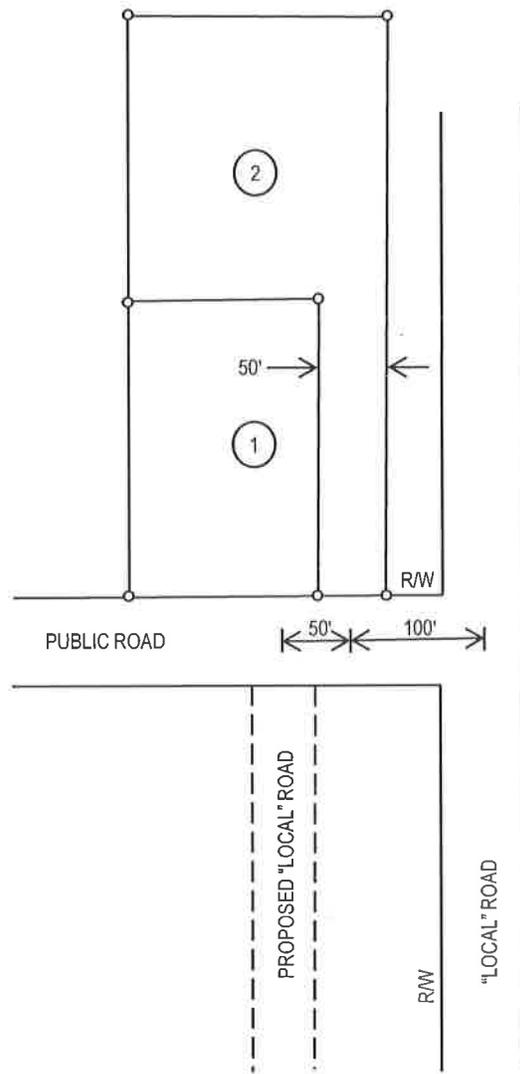
9.

THE DRIVEWAY PORTION OF A 2 ACRE OR LARGER LANDLOCKED PARCEL SHALL BE DIRECTLY ALIGNED WITH OR SEPARATED AT LEAST 150 FEET FROM ANY EXISTING OR PROPOSED "LOCAL" ROAD, AS MEASURED FROM CENTERLINE TO CENTERLINE. IF THE EXISTING OR PROPOSED ROAD IS A "COLLECTOR" ROAD THEN THE REQUIRED SEPARATION IS 175 FEET. FOR AN "ARTERIAL" ROAD THE MINIMUM DISTANCE IS 200 FEET. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED FROM THE DRIVEWAY ALONG THE INTERSECTING ROAD RIGHT-OF-WAY, AND THE ACCESS EASEMENT SHALL HAVE AN ANGLE OF INTERSECTION OF NOT LESS THAN 75 DEGREES.

YES



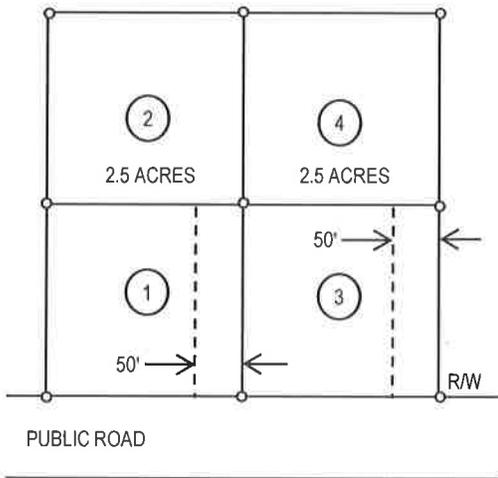
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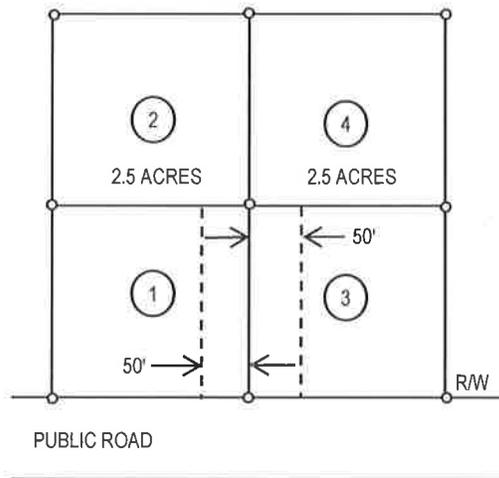
10.

AN ACCESS EASEMENT SERVING A LANDLOCKED PARCEL MAY NOT BE CONTIGUOUS TO AN ACCESS EASEMENT SERVING ANOTHER LANDLOCKED PARCEL UNLESS BOTH LANDLOCKED PARCELS ARE LESS THAN 2 ACRES EACH.

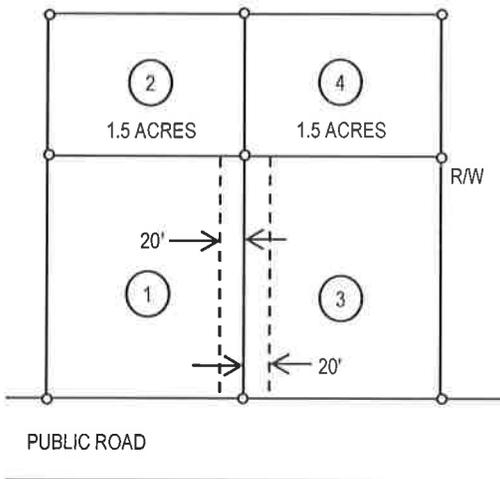
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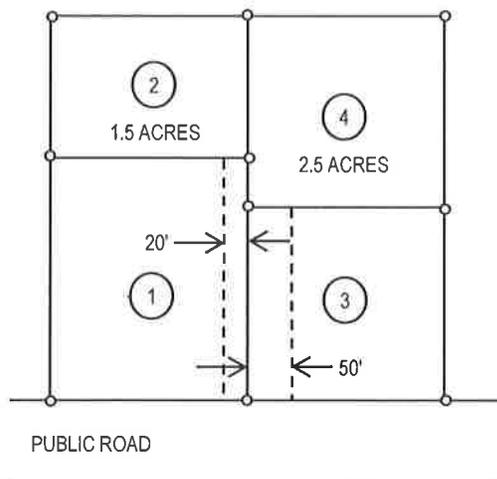
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YES



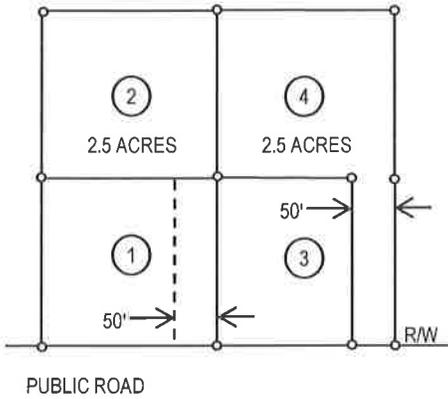
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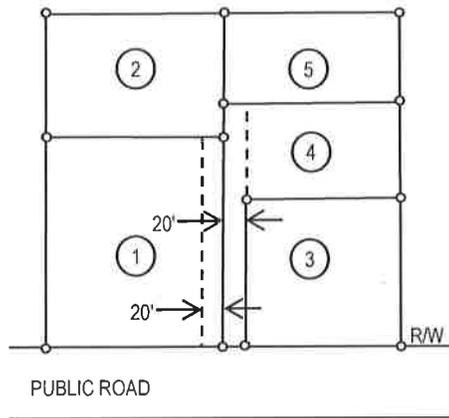
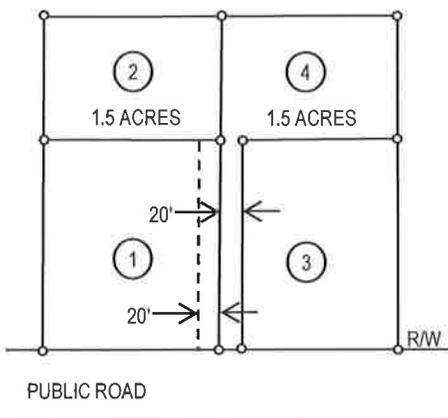
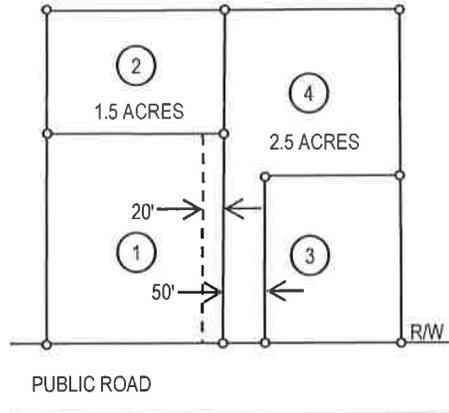
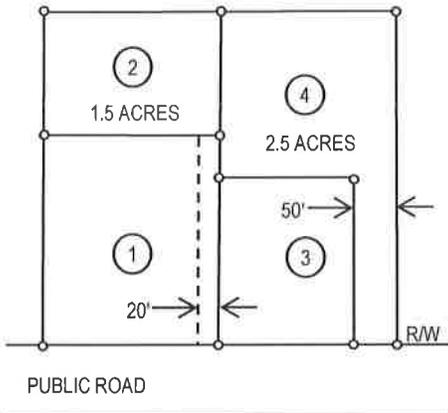
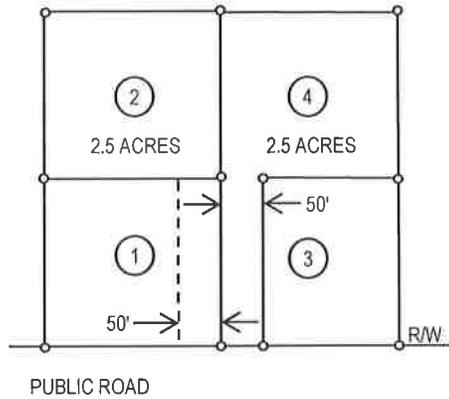
11.

AN ACCESS EASEMENT SERVING A LANDLOCKED PARCEL MAY NOT BE CONTIGUOUS TO THE DRIVEWAY PORTION OF A FLAG LOT UNLESS BOTH PARCELS ARE LESS THAN 2 ACRES EACH. THE DRIVEWAY PORTION OF A FLAG LOT SO PAIRED MAY NOT SERVE AS AN ACCESS EASEMENT FOR ANOTHER PARCEL.

YES

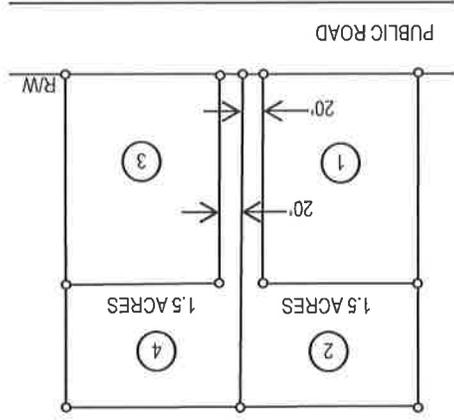
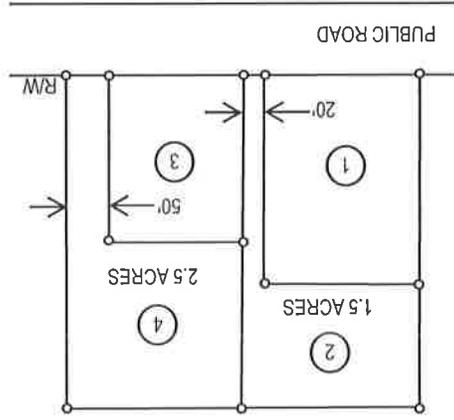
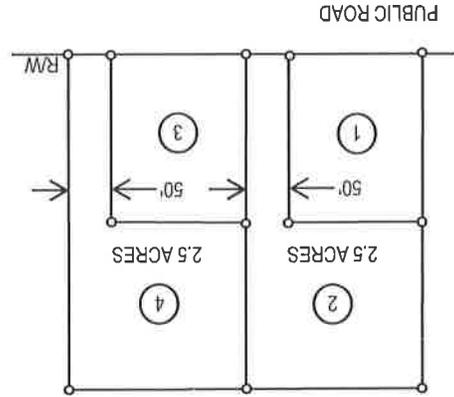


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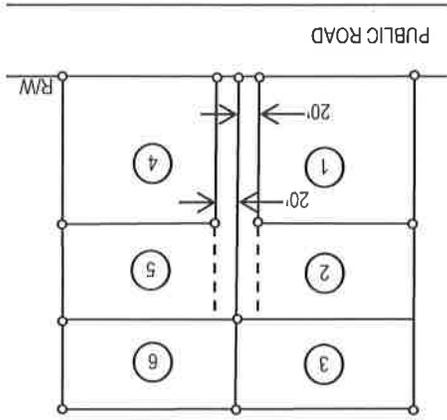
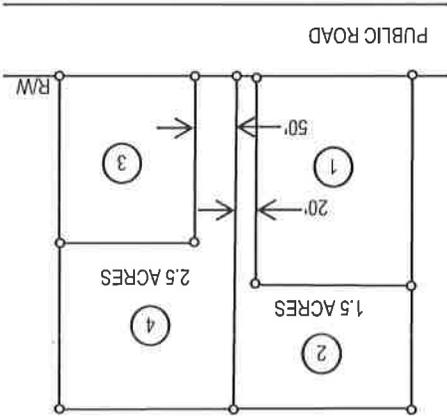
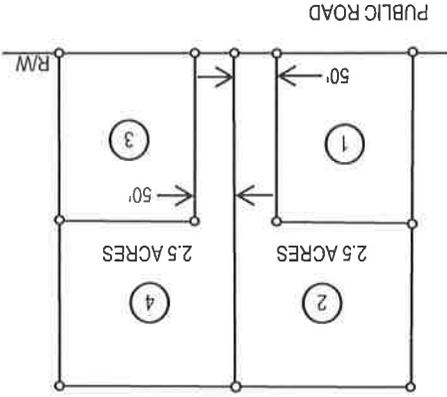


THE DRIVEWAY PORTION OF A FLAG LOT MAY NOT BE CONTIGUOUS TO THE DRIVEWAY PORTION OF ANOTHER FLAG LOT UNLESS BOTH FLAG LOTS ARE LESS THAN 2 ACRES EACH. THE DRIVEWAY PORTION OF FLAG LOTS SO PAIRED MAY NOT SERVE AS ACCESS EASEMENTS FOR OTHER PARCELS.

YES



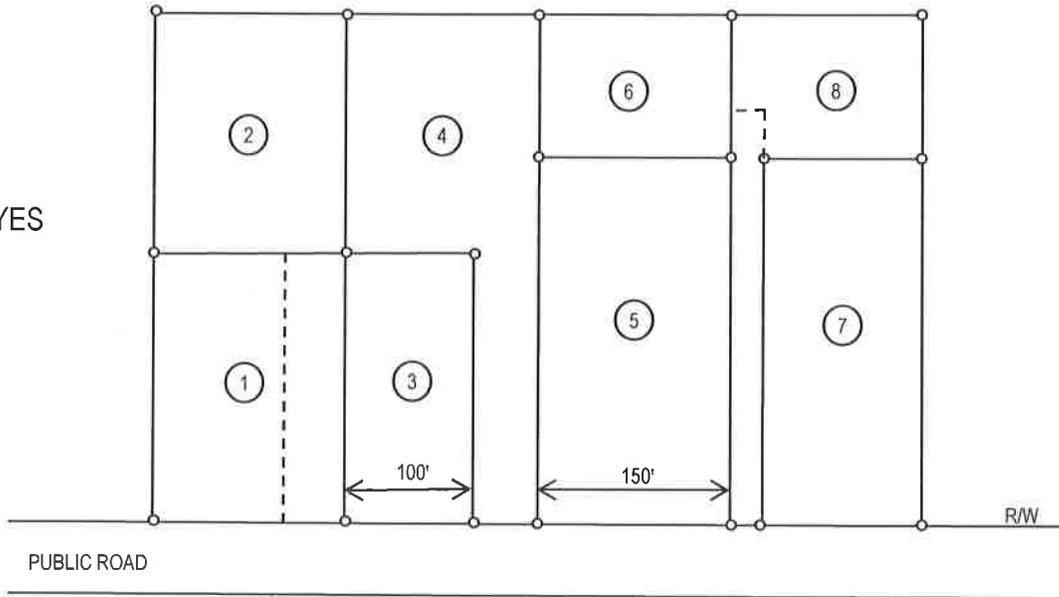
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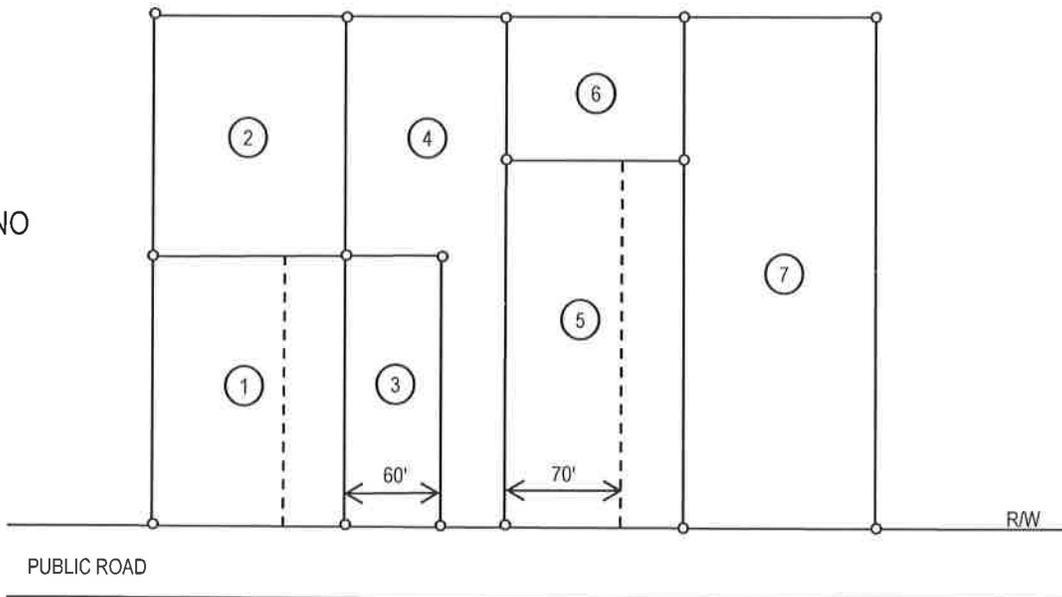
13.

SUCCESSIVE ACCESS EASEMENTS OR FLAG LOT DRIVEWAYS, WHETHER SINGLE OR PAIRED, ALONG A CONTINUOUS ROAD RIGHT-OF-WAY BOUNDARY SHALL BE SEPARATED BY AT LEAST ONE PARCEL WITH A MINIMUM OF 100 FEET OF FRONTAGE ALONG THE SAME ROAD RIGHT-OF-WAY BOUNDARY.

YES



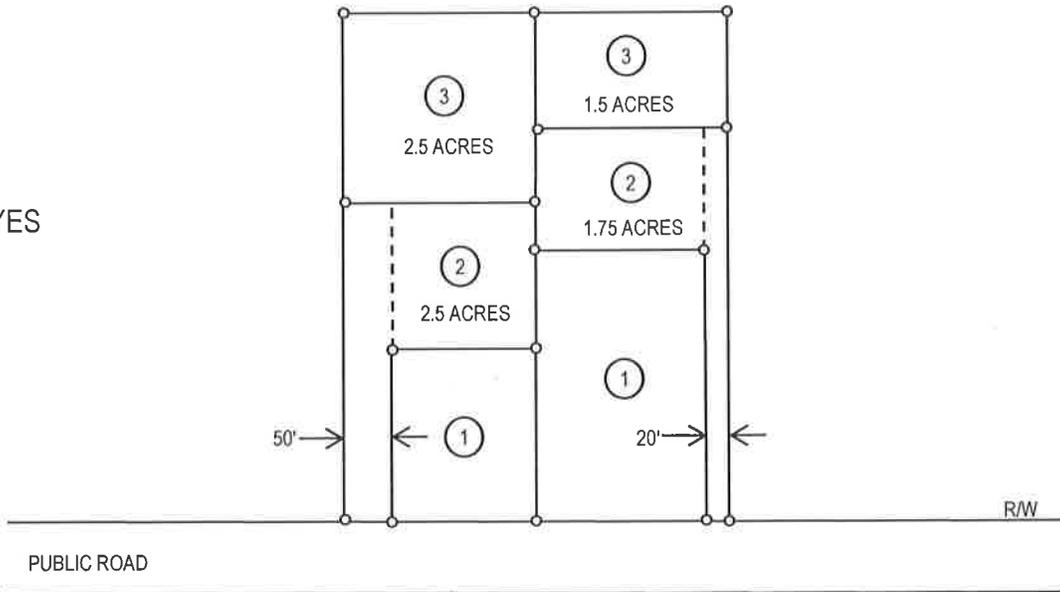
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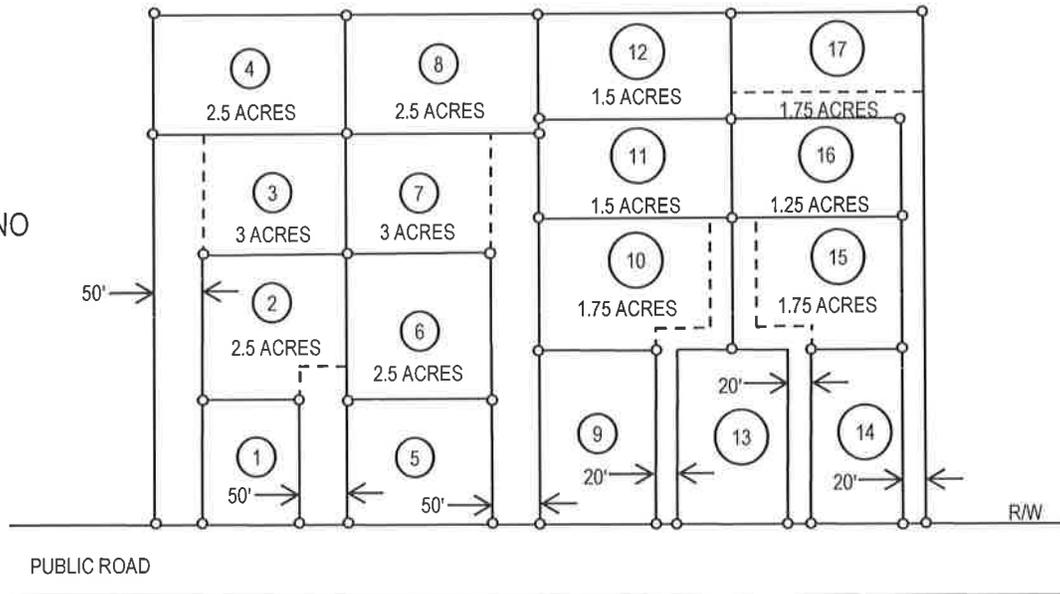
14.

NO MORE THAN TWO THREE-TIERED GROUPS OF PARCELS SERVED BY ACCESS EASEMENTS OR FLAG LOT DRIVEWAYS MAY BE ALLOWED AT THE SAME LOCATION, AS PART OF THE SAME OVERALL DEVELOPMENT PLAN.

YES

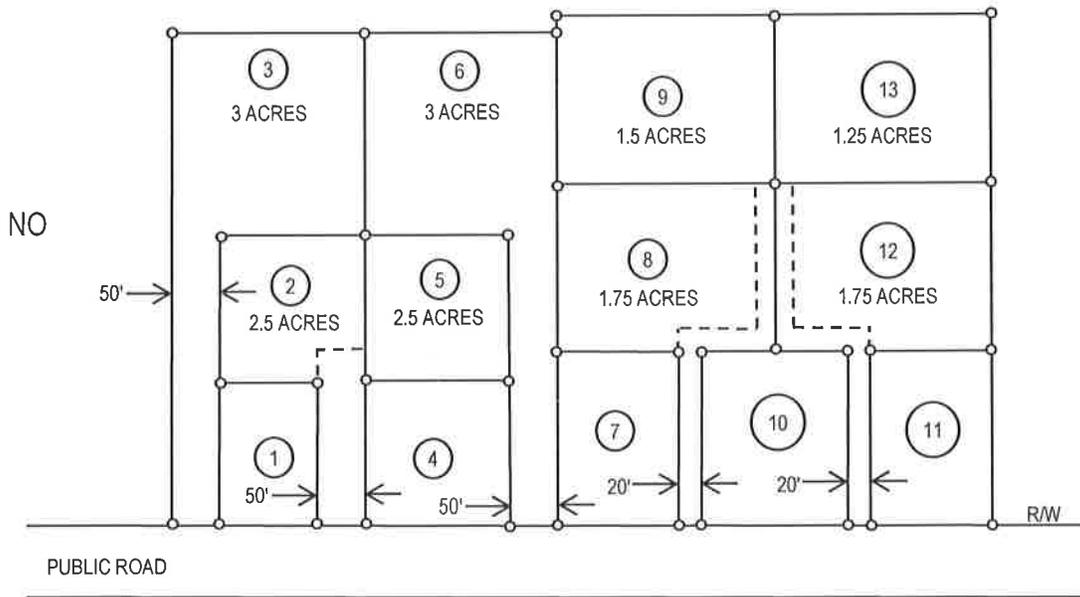
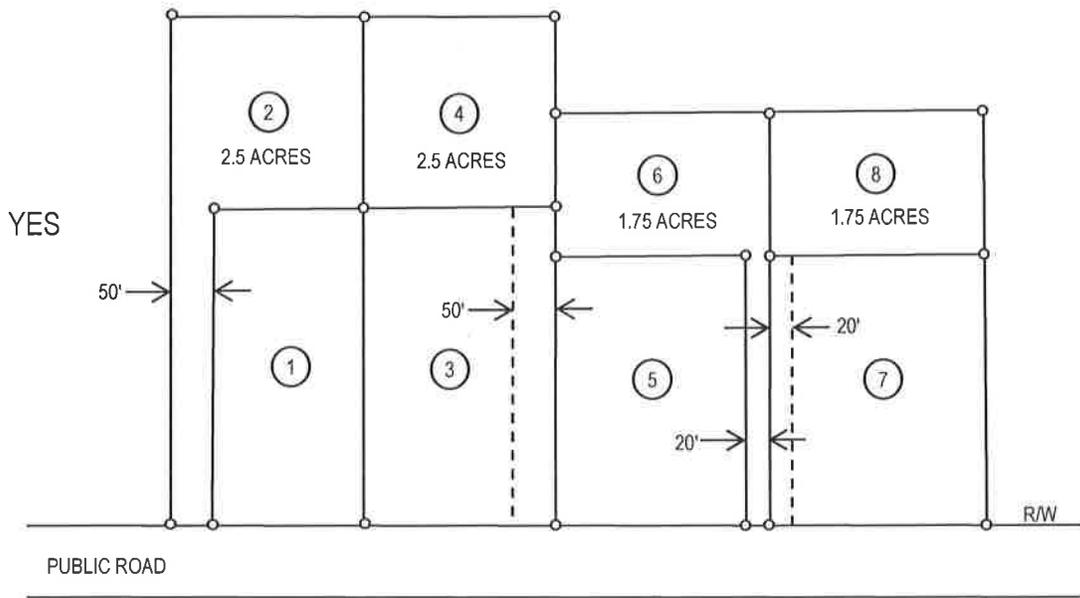


NO



15.

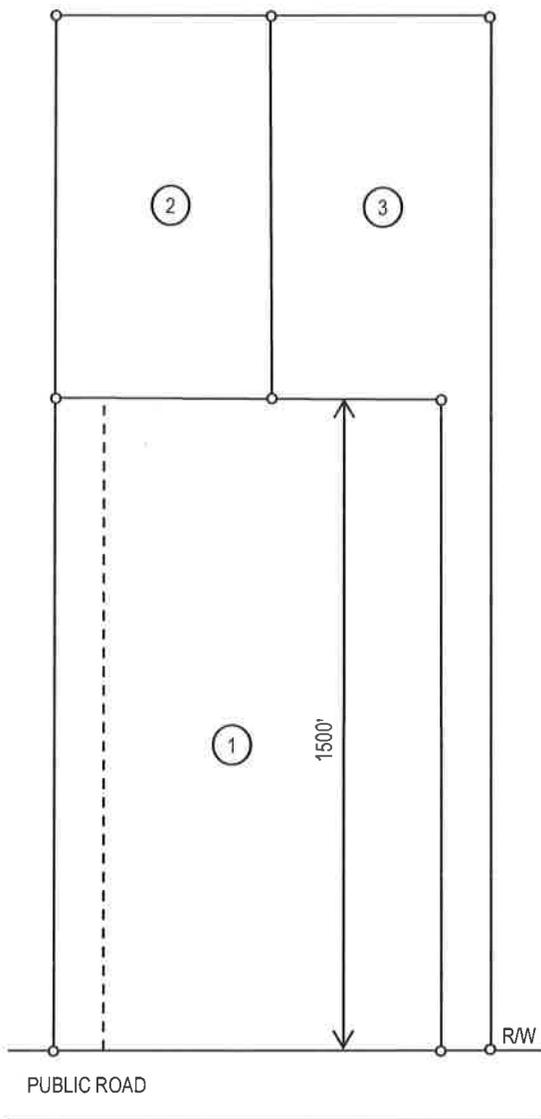
SUCCESSIVE ACCESS EASEMENTS OR FLAG LOT DRIVEWAYS (MORE THAN TWO AT THE SAME LOCATION) MAY BE NO MORE THAN TWO TIERS BEHIND THE ROAD RIGHT-OF-WAY THAT IS BEING ACCESSED. PARCELS MEETING THIS POLICY WILL BE DESIGNED TO MINIMIZE THE NUMBER OF ACCESS POINTS TO THE MAIN ROAD.



16.

NEITHER AN ACCESS EASEMENT NOR A DRIVEWAY PORTION OF A FLAG LOT SHALL EXCEED 1500 FEET IN TOTAL LENGTH, EXCEPT ON THE BASIS THAT THE ACCESSED PARCEL SHALL NOT BE FURTHER SUBDIVIDED. (STAFF, IN ITS DISCRETION, MAY REFER SUCH PLATS TO THE PLANNING COMMISSION FOR APPROVAL.)

YES



NO

