



## Jasper County Planning Department

358 Third Avenue  
Post Office Box 1659  
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Phone (843) 717-3661 Fax (843) 726-7707

Lisa Wagner  
Director of Planning and Building Services  
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September 7, 2022

Dear Planning Commission Members:

This month's agenda consists of one (1) New Business item and one (1) Discussion item:

**New Business:**

- **Zoning Text Amendment – Maximum Height** – This is an ordinance to allow increased building height, up to 50', in certain areas where there is a public water distribution system and adequate firefighting equipment available. Please see staff report and ordinance.

**Open Discussion:**

- Sidewalk Regulations from Article 8 of the Jasper County Land Development Regulations. Please see staff report.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81578026334>

Or One tap mobile :

US: +13092053325,,81578026334# or +13126266799,,81578026334#

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Dial(for higher quality, dial a number based on your current location):

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or  
+1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1  
564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580

Webinar ID: 815 7802 6334

Please feel free to call me if you need any help or have any questions. You can reach me at:  
843-717-3650.

Respectfully,  
Lisa Wagner



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### Jasper County Planning Commission

#### AGENDA

September 13, 2022

6:00 PM

Virtual Meeting

Watch Live via YouTube

[https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA)

Call to Order: Chairman Pinckney  
Invocation & Pledge of Allegiance  
Approval of Agenda  
Approval of Minutes: August 9, 2022

#### New Business:

A. Zoning Text Amendment – Article 7, Maximum Height

#### Discussion:

A. Sidewalk Regulations  
B. Open Discussion

#### Adjourn

*Jasper County Planning Commission  
358 Third Avenue  
Ridgeland, SC 29936  
843-717-3650 phone  
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**Minutes of the August 09, 2022  
Regular Scheduled Meeting**

**Members Present:** Chairman, Mr. Alex Pinckney; Vice-Chairman, Mr. Randy Waite; Dr. Earl Bostick; Dr. Debora Butler; Ms. Sharon Ferguson; Mr. Thomas Jenkins; and Mr. Arthur Rothenberg.

**Staff Present:** Ms. Lisa Wagner

**Others Present:** Mr. Chip Larkby and Mr. William Rhangos

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at:

[https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA)

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 6:00 pm.

**Invocation & Pledge of Allegiance:** Invocation and the Pledge of Allegiance was given by Dr. Bostick.

**Approval of Agenda:** Mr. Rothenberg motioned to approve the Agenda as published, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

**Approval of Minutes:** Mr. Jenkins motioned to approve the Minutes of the **April 12, 2022 Meeting**, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

**Approval of Minutes:** Mr. Rothenberg motioned to approve the Minutes of the **May 10, 2022 Meeting**, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion

**New Business:**

**Zoning Map Amendment- General Commercial, Tax Map Number, 283-00-03-057:** Ms. Wagner said the subject property consists of 4.08 acres and is located at 5787 Lowcountry Drive. The Applicant has requested a Zoning Map Amendment to have the properties designated as General Commercial. The subject property is currently zoned Community Commercial and is undeveloped. The applicant would like to have the property re-zoned to General Commercial to allow a business and to rent out some flex space. The applicant believes General Commercial is a better fit for the area. She said the 2018 Jasper County Comprehensive Plan's Future Land Use Map identifies this area as "Rural Conservation," which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities.

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The Jasper County Comprehensive Plan's Land Use Exhibit shows this area as industrial and commercial uses, with residential uses nearby. The adjacent parcels are zoned Mixed Business and Community Commercial with Industrial, Residential, Rural Preservation and General Commercial nearby. Adjacent land uses are commercial and vacant property. The property is accessed by Lowcountry Drive (Highway 462), which is a two-lane state-maintained highway. From a land use perspective, staff recommends approval to have the property designated as General Commercial.

Dr. Butler asked about the area being designated as Community Commercial and if it was applied for by the residents in the community or the consultants who helped the County set up the Zoning Districts. Ms. Wagner said the area along Highway 462 was designated as Community Commercial in 2007 during the county wide re-zoning by the consultants, but the community did want their properties to be zoned Community Commercial because of all the existing commercial around them, they felt they would be able to sell their land at a higher value if they ever decided to leave the immediate area. Dr. Butler asked if the applicant is able to do what he wants to do in Community Commercial. Ms. Wagner said she would prefer the applicant or his representative to answer that question. She said she knows the applicant felt that he needed General Commercial for his business, and he would like to build additional space for lease.

Mr. Chip Larkby, the applicant's representative, addressed the Commission. He said the applicant runs a business in downtown Ridgeland and he has enough internet base that the current zoning would not allow him to operate his own business there. He said the applicant intends to operate his business at this location and he would like to have the ability to build and rent out additional space. He said commercial zoning would allow for some flexibility and allow other businesses to operate in the County that may not otherwise be able to with the current zoning.

Mr. Rothenberg said according to the Zoning Ordinance, General Commercial is intended to support large commercial developments in major unincorporated areas of Jasper County, and he asked if there are any guidelines that quantify the size for large developments. Ms. Wagner said no, and Article 7 of the Zoning Ordinance requires minimum lot sizes in General Commercial to be at least 10,000 s.f. Mr. Rothenberg asked Mr. Larkby if the applicant intends to maintain his business in Ridgeland. Mr. Larkby said yes.

Mr. Waite said there is nothing developed on the subject property and the entire area surrounding the property is Community Commercial. He is concerned about changing the zoning without knowing what type of uses are going to take place. He said he would feel better if there was something there or plans for the proposed use.

Dr. Bostick asked if the area would be Residential if the community had not wanted Community Commercial. Ms. Wagner said the community in large would be Residential except for the properties along Highway 462, which are Community Commercial. Dr. Bostick said he is concerned with re-zoning to General Commercial when there is a residential community in the area.

Mr. Waite asked if General Commercial allows residential uses. Ms. Wagner said yes, it allows stick-built homes, townhouses, duplexes, apartments, but it does not allow mobile homes.

Dr. Bostick asked what is the most offense use that could be allowed in General Commercial with residential around it. Ms. Wagner said a flea market, go-kart track, and bars.

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Ms. Ferguson said she agrees with Mr. Waite because the proposed uses are vague, and the uses Ms. Wagner named could be allowed, which would not blend in with the residences.

Mr. Jenkins asked if the community has been notified about the re-zoning request and if we have received any feedback. Ms. Wagner said no, but once the public hearing is scheduled a notice would be sent to the nearby property owners.

Chairman Pinckney asked how far the landfill is from the subject property. Ms. Wagner said the landfill entrance is on Strobhart Road and the property is just a little less than ¼ mile from Strobhart Road and the entrance to the landfill is approximately ½ mile from Highway 462. Chairman Pinckney said the property is near the landfill and there is Mixed Business adjacent to the property.

Dr. Bostick asked if Mixed Business would be more appropriate for what the applicant is proposing. Chairman Pinckney asked Ms. Wagner to show the Use Chart so the Commission could see what is allowed in Mixed Business. Ms. Wagner pointed out the uses that are allowed and not allowed in both Mixed Business and General Commercial.

Mr. Rothenberg said one concern he has is not knowing what the intended uses are. He said if the Commission was better informed of what the proposed uses are, they could alleviate fears that the homeowners may have and could better act on their behalf.

Chairman Pickney said the public hearing takes place at the County Council level, which is when the property owners are notified, but the staff post a zoning application sign on the property at Planning Commission level. He said regardless of how the Commission votes on the application the final determination is made by Council. He said the Planning Commission's recommendation should be based on the Comprehensive Plan.

**Mr. Waite motioned to forward an unfavorable recommendation to County Council not to re-zone the property identified as Tax Map Number #083-00-03-057 from Community Commercial to General Commercial, seconded by Dr. Butler. The motion passed with Mr. Waite, Dr. Butler, Dr. Bostick, Mr. Rothenberg, and Ms. Ferguson voting in favor of the motion and Mr. Jenkins opposed the motion.**

**Road Name Petition– Barton's Trail, Tax Map Number 081-00-02-002:** Ms. Wagner said the applicant is requesting that an existing road be named Barton's Trail. The subject road is a private maintained road and serves 17 lots that have recently been recorded as an Exempt Subdivision through the state's exemption for lots that are 5 acres and greater, and where the lots abut an existing road or right of way. As part of the plat approval, the Fire Marshal determined that the road meets the International Fire Code; however, Emergency Services requires the road to be named because it is greater than 500' in length. A road name petition was properly completed and submitted to Emergency Services for review. She said the road name petition meets the criteria of the County's Road Naming Ordinance for New Road Names with the exception of the subject road serving three (3) households; however, the road will serve 17 lots, which are planned for single family residences. Emergency Services has determined that the road should be named to facilitate postal delivery and emergency responses. Emergency Services has reviewed the application for phonetic conflict and duplication of other road names. No conflicts were found.

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**Dr. Bostick motioned to approve the road name Barton's Trail, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Planned Development District (PDD) Proposal by Mr. William Rhangos:** Ms. Wagner said Mr. William Rhangos owns Savannah Hardscapes located at 64 McDowell Circle in the Levy community. She said Mr. Rhangos asked for an opportunity to speak to the Planning Commission and would like to speak about his intent to pursue a Planned Development District in the near future. The proposed PDD would consist of 527 acres and is located just north of Levy. His proposal would include setting aside 481 acres for Resource Conservation, 40 acres for General Commercial uses, 5 acres for Community Commercial uses, and 1 acre for Residential use.

Mr. Rhangos addressed the Commission. He said over the past few years he has heard from people who operate small businesses as to whether there are properties, they could locate their businesses on. He said whether you live in Jasper County, Beaufort County, or Chatham County all you see is big warehouses going up for regional and national distributors, which are very expensive and usually are only rented to people who are looking for at least 100,000 square feet. He said his business is on 3 acres, and they have about 10,000 square feet under roof and outdoor storage, and this type of use is hard to find anywhere in the three-county area, so he thought about developing 46 acres, which are part of 527 acres he owns. He said his intent would be to develop 40 acres for General Commercial that could be used for small warehouses and office space with outdoor storage. He said there is a 2-acre and 3-acre tract that would be designated for Community Commercial uses and 1 acre along Nelsons Court for residential use. He said the remaining 481 acres would be set aside for Resource Conservation, which will never be developed. He said the 40-acre General Commercial piece would be buffered on all sides. He said he would like to get the Commissioners thoughts or comments about his proposal. He said the General Commercial property is about 450' away from Mungin Creek Road where there are some residential uses. He said their business down the street is overflowing at their current site so they would like to move a portion of their business to this site. He said one of the people he would be doing this development with imports slate for roofs, and they would like the ability to have a lay down yard and build a small warehouse with an office. He said this is the type of use that people are looking for, 3 – 5 acres with the ability to have some outdoor storage and indoor storage and office space.

Dr. Butler said the proposal sounds like it is more for an industrial park use where the owner is going to subdivide for businesses. She asked if that is allowed to be zoned as PDD. Ms. Wagner said yes, based on the acreage. She said a Concept Map for a PDD on this particular tract of land would have mixed uses with the 40 acres being General Commercial, the 2 and 3 acre tracts being Community Commercial, the 1 acre tract being Residential, and the remaining 481 acre tract being preserved for conservation. Dr. Butler asked if the 481 acres will be turned over to a conservation group. Mr. Rhangos said it would be put in a land trust and set aside permanently never to be developed. Dr. Butler asked if the property to be set aside are wetlands. Mr. Rhangos said there are wetlands, but a lot of the property includes high land as well.

Mr. Waite said he would feel better about the proposal if there was more of a buffer between the subject property and Mungin Creek Road because there are a lot of residents on the opposite side of Mungin Creek Road. He suggested moving the commercial tracts a little more south along the highway. Mr.



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Rhangos said they created the parcels where they did so that the access to the property is on the straight portion of the highway, making the access safer and there is a wetland area south of the 40-acre property.

Mr. Jenkins asked if there are any plans to do an archeological study. Mr. Rhangos said once they submit for a PDD, they will comply with all requirements of the Ordinance.

Dr. Butler asked if there is a church across the street. Mr. Rhangos said yes. Dr. Butler asked if the church would have any impact on this proposal. Ms. Wagner said the church is located across from the area that will be preserved, but the church would be notified of the zoning application.

Chairman Pinckney thanked Mr. Rhangos for the information and asked how soon he plans to bring his project forward. Mr. Rhangos said he has been working with Whitmer Keffer Jones, but it is hard to predict because everything takes longer than what you think it will take. Chairman Pinckney said Highway 315 has problems with traffic and suggested that Mr. Rhangos consider the traffic when planning his project. Mr. Rhangos said he believes a traffic analysis for the project will require a deceleration and acceleration lane, but they will consider the best way to deal with the traffic.

**Open Discussion:** Chairman Pinckney expressed his condolences to Commissioner Waite and Commissioner Bostick for the loss of their loved ones. He suggested in the future sending an email to the other Commissioners letting them know when one of the Commissioners loses a family member. Dr. Bostick and Mr. Waite thanked the Commissioners and staff for the cards they received.

Mr. Waite said he would like to see the Commission revisit the sidewalk regulations. He thinks it would be a good idea to see if there is a way to incentivize developers to incorporate sidewalks in their projects. He suggested placing this item on a future agenda. Dr. Butler said if sidewalks are going to be required, there should also be a requirement for maintaining the sidewalks.

Mr. Jenkins wanted to follow up on road names and cemeteries. He asked Ms. Wagner who is in charge of road names. Ms. Wagner said Emergency Services is in charge of road names. She said she followed up with Emergency Services about the cemeteries and Ms. Georgia Deloach said they receive calls about cemeteries, and they are not sure where some of them are located. She said she also contacted Chief Wells who was supposed to look deeper into the cemetery issues, but he did not get back to her. Mr. Jenkins said his concern is if someone has a medical emergency how does EMS find them because 75% of the roads in Jasper County do not have a name. Ms. Wagner said EMS uses the County's GIS system when responding to calls. She said anyone can make a request to have a road named.

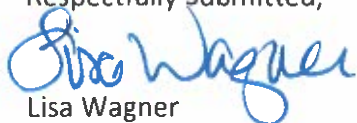
Mr. Jenkins said in regard to affordable housing, he knows there is a lot of federal dollars available for affordable housing, and Jasper County ty is not doing anything about affordable housing. He suggested that the County open their own housing authority where someone can apply for grants and bring some of these federal dollars into the county for affordable housing. Ms. Wagner said Jasper County is working with Beaufort County and the municipalities to set up a SOLOCO Regional Housing Trust Fund. Chairman Pinckney said he was assigned to the stakeholders group for the SOLOCO Regional Housing Trust Fund. He said affordability is based on a percentage of the average income in this area. He said in a subdivision a developer builds a certain number of houses that can be obtained by teachers, county employees, etc. He said there are several different organizations for individuals to get help with subsidized housing, but they are two different categories.

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Ms. Ferguson was concerned about the property owners not being notified of requests for re-zonings. Chairman Pinckney said the public hearings are held at Council level, but staff does place a sign on the property prior to Planning Commission's review of the application and if someone wanted to comment on the application, they would be given the opportunity. He said the Commission only makes recommendations to County Council.

**Adjourn:** Mr. Jenkins motioned to adjourn, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:52 p.m.

Respectfully Submitted,

  
Lisa Wagner





## Jasper County Planning and Building Services

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### Jasper County Planning Commission Staff Report

<b>Meeting Date:</b>	September 13, 2022
<b>Project:</b>	Zoning Text Amendment – Article 7:5, <i>Maximum Height Requirement</i>
<b>Submitted For:</b>	Action
<b>Recommendation:</b>	Approval of Zoning Text Amendment

**Description:** Currently, Article 7:5 of the Jasper County Zoning Ordinance, has a maximum building height requirement of 35' measured from the average finished grade elevation at the building line to the mean roof height. In 2007 when the current Zoning Ordinance was adopted, Jasper County did not have firefighting apparatus available to fight fires in structures that were more than 35' in height, which was the reasoning for the building height limitation. Over the years, Jasper County has acquired new apparatus and while an increase in building height is not appropriate for all areas of Jasper County, especially the rural areas, the proposed zoning text amendment would allow for an increased building height in areas where there is a public water distribution system and where there is adequate firefighting equipment available that is capable of fighting a structure fire to safely accommodate the increased building height.

**Analysis:** The proposed ordinance would amend the Jasper County Zoning Ordinance as follows (new language in red):

***Article 7:5, Maximum Height:***

*Maximum building height in all districts is 35 feet. Height measurement shall be made from the average finished grade elevation at the building line to the mean roof height.*

*The maximum building height may be increased to 50 feet, measured from the average finished grade elevation at the building line to the mean roof height, in areas where there is a public water distribution system and the Fire Chief or their appointed designee, confirms that there is adequate firefighting equipment capable of fighting a structure fire available in such areas to safely accommodate the increased height.*

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*Non-Habitable structures such as towers and flagpoles shall not exceed 35 feet in height measured from the average finished grade except where flags are expressly permitted in Article 15, Sign Standards.*

*Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.*

**Staff Recommendation:** As proposed, any building height increase would require review and confirmation from the Fire Chief prior to approval. In areas that are deemed appropriate to increase the building height, the structures will not be allowed to exceed 50' in height. Staff recommends approval of the proposed zoning text amendment as outlined above.

**Attachments:**

1. Ordinance
2. Article 7:5 of the Jasper County Zoning Ordinance, *Maximum Height*

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**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE #2022-\_\_\_\_**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

To Amend Article 7:5, *Maximum Building Height*, of the Jasper County Zoning Ordinance, to allow increased building heights in certain areas where there is a public water distribution system and adequate fire-fighting equipment available in such areas, which is capable of fighting a structure fire

**WHEREAS**, the Jasper County Zoning Ordinance provides for the general 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

**WHEREAS**, Article 7:5 of the Jasper County Zoning Ordinance regulates the maximum building height of all structures within Jasper County; and

**WHEREAS**, Jasper County has received several requests about increasing the maximum building height, where appropriate, to allow for certain types of development, such as, apartments; and

**WHEREAS**, the Jasper County Planning Commission has recommended approval by County Council to allow for increased building heights in areas where there is a public water distribution system and adequate firefighting equipment available in such areas, which is capable of fighting a structure fire; and

**WHEREAS**, this matter is now before the Jasper County Council for determination;

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**NOW THEREFORE, BE IT ORDAINED**, by the Jasper County Council duly assembled and by the authority of same:

1. Article 7:5, *Maximum Building Height*, of the Jasper County Zoning Ordinance is hereby amended to read as follows:

*Maximum building height in all districts is 35 feet. Height measurement shall be made from the average finished grade elevation at the building line to the mean roof height.*

*The maximum building height may be increased to 50 feet, measured from the average finished grade elevation at the building line to the mean roof height, in areas where there is a public water distribution system and the Fire Chief or their appointed designee, confirms that there is adequate firefighting equipment capable of fighting a structure fire available in such areas to safely accommodate the increased height.*

*Non-Habitable structures such as towers and flagpoles shall not exceed 35 feet in height measured from the average finished grade except where flags are expressly permitted in Article 15, Sign Standards.*

*Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.*

2. This ordinance shall take effect upon approval by Council.

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**Ms. Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

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**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE 2022-** \_\_\_\_\_

**First Reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**Public hearing:** \_\_\_\_\_

**Adopted:** \_\_\_\_\_

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Considered by the Jasper County Planning Commission at its meeting on  
September 13, 2022.

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Reviewed for form and draftsmanship by the Jasper County Attorney.

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David L. Tedder

Date

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### Jasper County Planning Commission

<b>Meeting Date:</b>	September 13, 2022
<b>Submitted For:</b>	Discussion

**Description:** At last month's meeting there was some discussion about sidewalks. Article 8 of the Jasper County Land Development Regulations are *General Subdivision Design Standards* and Section 8.9 contains criteria for sidewalks. The regulations give clear guidance for the DSR/Planning Commission to determine when sidewalks are necessary for the safety of residents within any subdivision.

**Attachments:**

1. Article 8 of the Jasper County Land Development Regulations



## ARTICLE 8 GENERAL SUBDIVISION DESIGN STANDARDS

In addition to the other development standards set forth in this section, the following general subdivision design standards shall apply:

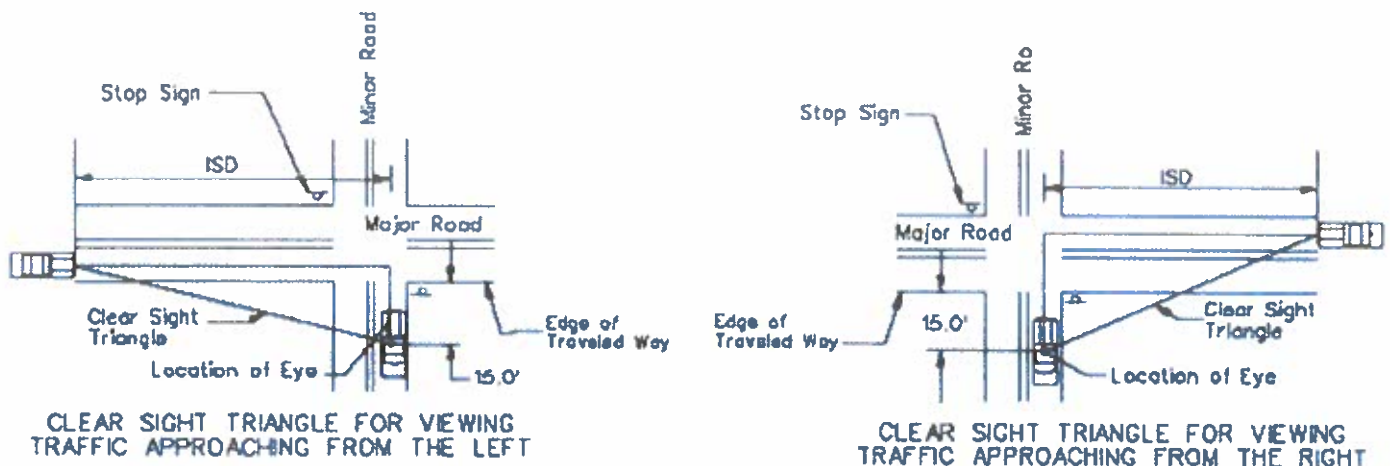
### 8.1 Sight Triangles

The property lines at all intersections shall have a 25-foot setback from the Point of Intersection (PI) to the Point of Tangent (PT). Each Point of Tangent will be connected to the point of intersection (PI) with a straight line. There will be no radius placed on property lines at any intersection. The triangles will allow for unobstructed lines of sight. The planting of trees or other plantings, or the location of structures exceeding thirty (30) inches in height that would obstruct the clear sight across the area is prohibited. The County has the right to remove any object, material or otherwise, that obstructs the clear sight at any intersection.

### 8.2 Clear Sight Distance

A minimum corner sight distance is required to permit drivers entering the higher-order street to see approaching traffic from a long enough distance to allow the driver to decide when to enter the higher-order street, turn onto the higher-order street, and accelerate in advance of the approaching traffic. The entire area of the clear sight triangle shall be designed to provide the driver of the entering vehicle with an unobstructed view to all points 3.5 feet above the roadway along the centerline from point A to point B. The sight distance in feet is determined using the chart on the next page (taken from the SCDOT Highway Design Manual):

**INTERSECTION SIGHT DISTANCES**  
(For Vehicles Approaching from the Left and  
For Vehicles Approaching from the Right on a Two-Lane Highway or Street Only)



Design Speed ( $V_{major}$ ) (mph)	ISD (ft)		
	Passenger Cars	Single-Unit Trucks	Tractor/Semitrailers
15	170	210	255
20	225	280	340
25	280	350	425
30	335	420	510
35	390	490	595
40	445	560	680
45	500	630	765
50	555	700	850
55	610	770	930
60	665	840	1015
65	720	910	1100
70	775	980	1185
75	830	1050	1270
80	885	1115	1350

*Note: These ISD values assume a minor road approach grade less than or equal to 3 percent. For grades greater than 3 percent, increase the ISD value by 10 percent.*

### 8.3 County Roads w/Prescriptive Right-of-Way

Any subdivision accessing a County road and/or having lots adjacent to County roads shall be provided with a forty (40) foot half width right-of-way from the centerline of the County roadway for future projects, regardless of existing right-of-way.

### 8.4 Drainage and Utility Easements

The width, length, and location of all easements for drainage and utilities shall be as indicated in this Ordinance and be as established by the appropriate agency involved. In no instance shall any easements be less than ten (10) feet wide unless specifically allowed by the DSR and/or Planning Commission. All easements shall be shown on the Final Plat with corresponding descriptions and total lot areas.

### 8.5 Half Streets

New half streets shall be prohibited. Whenever an existing half street is adjacent to a tract of land to be subdivided, the other half of the street shall be platted within such tract and the total right-of-width provided shall be as required in the Design Standards Chart in Article 7 based on the proposed road classification.

### 8.6 Traffic Calming Requirements

Every effort shall be made to produce a design which will encourage appropriate residential

speeds. On roads on which there is a combination of expected high traffic volume, length, straight alignment, and/or a design hardship, traffic calming devices may be required. Acceptable traffic calming devices include but are not limited to raised crosswalks, neckdowns, chicanes, traffic circles, raised intersections, and median islands. All traffic calming devices shall be designed in accordance with standard engineering guidelines as established by the Institute of Transportation Engineers (ITE) and SCDOT.

## 8.7 Island Standards

A detailed design plan for proposed roadway islands must be shown on the road plan and profile and shall adhere to the following standards:

### A. Roadways Surrounding Islands

#### 1. Entrance Islands

- a. The County strongly encourages the use of multiple entrances and interconnectivity between land development tracts, when available, in order to promote sound traffic patterns and reduce congestion in the area.
- b. Minimum pavement width for single lane entrances and exits shall be 16 feet.
- c. Curb radius at the intersection shall be no less than 35 feet.
- d. Pavement width beyond the end of the island shall be tapered at a rate of 8:1 to the typical pavement width.
- e. No taper shall be allowed across the width of intersecting roadways. Road widths across intersections must be equal.
- f. No driveway curb cuts shall be allowed within the tapered section and in no instance within twenty five (25) feet of the end (rear) of the entrance island. All driveway curb cuts shall be designed in accordance with AASHTO and SCDOT standards.
- g. There shall be 100 feet of tangent roadway separating the entrance from a curve in the roadway.
- h. The width of the road at SCDOT right-of-way shall be determined by Table 3-8 of the SCDOT Access and Roadside Management Standards. From that point the street may taper at a minimum of 8:1 to the beginning of the island if island width necessitates. A double yellow centerline shall be provided when the island is more than 5 feet from the right-of-way.

#### 2. Cul-de-sac Islands

- a. Pavement widths shall be in accordance with the most current AASHTO and

SCDOT Policy on Geometric Design of Highways and Streets standards for WB-40 vehicles. A minimum width of 25 feet of paved surface shall surround the island.

- b. The cul-de-sac bulb shall be designed in accordance with Section 7:2J.
- c. Except in the case of offset cul-de-sac pavements, all cul-de-sac islands shall be directly centered in the right-of-way.

## B. Island Design Requirements

### 1. Entrance Islands

- a. The island shall be curbed with the ends rounded.
- b. The island shall be under drained in accordance with Article 10, subsurface drainage.
- c. The minimum width of islands shall be 4 feet measured from the outside face of the curb to the direct opposite outside face of the curb.
- d. The minimum length shall be 20 feet measured from the outside face of the curb. The maximum length shall be 50 feet measured from the outside face of the curb.

## C. Plant Materials and Structures within Islands in Roadways to be Dedicated for County Maintenance

### 1. A detailed landscape plan for all roadway island(s) shall be submitted as follows:

- a. The plant materials in the entrance island shall be maintained to provide a sight tunnel between the height of 30 inches and 72 inches above the adjacent roadway surface for a minimum distance of 35 feet from the intersecting right-of-way. Taller items may be placed in the entrance island beyond the point of 35 feet.
- b. In cul-de-sac islands, eyebrow islands, and any island except entrance islands, no plant material with a mature height in excess of one (1) foot will be allowed within five (5) feet of the face of curbing.
- b. A sight tunnel between the height of 30 inches and 72 inches above the roadway elevation also shall be required for all plant materials located in islands within traffic control islands, cul-de-sacs and eyebrows.
- d. Signs within entrance islands may be allowed upon review by the DSR or his/her authorized representative. Entrance island signs shall be placed at least three (3) feet from the edge of curbs paralleling the travel lanes. No structures shall be permitted in the last five (5) feet of the entrance island.
- e. No structures, such as retaining walls, raised planter beds or water features

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and/or fountains, are allowed in any island or within right-of-way of a public road. Structures such as lighting and flagpoles may be allowed if placed in accordance with the requirements published above.

- f. Trees within islands or the public road right-of-way will be allowed only upon approval of the DSR or his/her authorized representative.
- g. Any nonconforming structure or plant within any island may be removed at the discretion of the DSR or his/her authorized representative.
- h. A detailed landscape plan for all roadway island(s) shall be submitted to the DSR for review.
- i. At no time may the plant material or structure(s) restrict the entrance of emergency vehicles into or along the roadway. If any plant material or structures(s) restricts the passage of emergency vehicles into or along the roadway, it will be removed by the developer or Home Owners Association within thirty (30) days of receipt of notification from the DSR.
- j. The maintenance of plant material and structures within islands in private roads is the responsibility of the homeowners' association or covered by the restrictive covenants.

#### D. Island Ownership and Maintenance

Ownership and maintenance of all islands shall remain with the developer until such time as ownership is conveyed to a Homeowner's (property owners) Association and/or the responsibility for maintenance is addressed in restrictive covenants. The surveyor or engineer will include a statement on the Final Plat addressing ownership and maintenance of the island(s).

#### E. Maintenance

Maintenance shall continue as long as the island(s) exist. If the maintenance is not continued, and the plant material or structures such as lighting or flagpoles becomes a hazard to the passage of traffic or roadway maintenance, the County reserves the right to remove any plant material, at the discretion of the DSR or his/her authorized representative.

#### F. Channelization Island

When required, a detailed channelization island plan shall be submitted for review. Channelization island design will be reviewed on a case-by-case basis due to differing roadway and traffic characteristics.



## 8.8 Street Names and Street Markers - Repealed January 18<sup>th</sup>, 2011

### 8.9 Sidewalks

The DSR shall determine the need for providing sidewalks in all residential subdivisions or commercial areas. If the DSR has recommended that a sidewalk is necessary for the safety of the residents within any subdivision and the Planning Commission has approved, the subdivision developer shall construct a sidewalk on at least one side of all residential streets within the proposed development. In general, sidewalks will be required within one (1) mile of a school.

In making a determination, the DSR shall consider the following:

- A. Whether the residential subdivision is to contain amenity areas (pools, tennis courts, playground areas).
- B. Whether the residential subdivision is to be located within one-half (1/2) of a mile of a shopping/office area, library, public/county park, or other facility to which people might reasonably be expected to walk.
- C. Whether the residential subdivision is to provide access to roads where sidewalks or bicycle paths exist or are planned.
- D. Whether the residential subdivision will connect with another subdivision which already has, or plans to have, sidewalks.
- E. Whether the residential subdivision is to be part of a Planned Development District.
- F. Whether the residential subdivision is a mixed use subdivision (e.g. single-family and multifamily).

All sidewalks shall be constructed within the road right-of-way as follows:

- A. Minimum width of five (5) feet.
- B. A two (2) foot minimum grass strip shall be provided between the sidewalk and edge of pavement and/or concrete curb.
- C. Concrete curb ramps shall be provided at street intersections in accordance with the latest SCDOT and ADA standards.
- D. Mailboxes shall be placed within grass strips in accordance with US Postal Service Guidelines.
- E. Construction materials and placement techniques shall be in accordance with this Ordinance and the latest SCDOT standards.



## **8.10 Access to Community Facilities**

- A. Streets shall be designed or pedestrian walkway easements provided to assure convenient access to parks, playgrounds, schools, and other community facilities.
- B. Walkway easements shall not be less than ten (10) feet in width.
- C. Walkways or accesses to community facilities shall be shown on the Final Subdivision Plat; accordingly, such must be delineated both with signage and with on-site physical means such as concrete, gravel, asphalt, planted screenings or other appropriate delineators.

## **8.11 Lots**

- A. All subdivision lots shall have a minimum of fifty (50) feet of access to and frontage on a public street or on a private road constructed to the appropriate road standards.
- B. Newly created through lots, having frontage on newly created subdivision roads as well as having frontage on existing County or State maintained roads, must be provided access from the newly created road(s) only. Through access between newly created roads and existing roads is not permitted across newly created lots.
- C. All lots located shall conform to the zoning requirements in their respective districts. The size, shape and orientation of every lot shall be subject to approval of the DSR and/or Planning Commission with consideration of the type of development and use contemplated.
- D. Flag lots are prohibited.
- E. Each lot shall contain only one (1) principle structure except as permitted in Zoning Ordinance 6:2.23.
- F. Each lot shall contain only one (1) principle use, unless it is designated as a commercial center or PDD.
- G. Any subdivision submission must comply with Article 10 and the Stormwater Management Design Manual.

## **8.12 Subdivision Screening**

In subdivisions approved after the effective date of this Ordinance, a landscape screen at least six (6) feet in height will be provided along all existing road frontages adjoining the subdivision, unless it interferes with traffic safety. The landscaping may be comprised of evergreens at least six (6) feet in height, planted five (5) feet on center. The required height of the landscape material may be reduced if it is placed on a landscaped earthen berm resulting in a combination of berm and plant material at least six (6) feet in height. This landscape screen may also be a combination of fence, berms, landscaping, or other similar materials. The purpose of the berm is to obscure the structures in the subdivision from view from the adjoining roadways.



- B. Vision clearance. Adequate vision clearance at the intersection of driveways with road right-of-way lines shall be provided. Vegetation, walls, street furniture, or other structures shall be prohibited between a height of two and one-half feet and ten feet for a distance of five feet removed from the right-of-way.
- C. Corner lots. Driveways of corner lots within subdivisions shall be located at least 30 feet from the point of intersection of local road right-of-way lines, and the greater of the requirements of the South Carolina Department of Highways standards on State Roads, or 60 feet from the point of intersection of a collector road right-of-way line, and 120 feet from the point of intersection in the case of an arterial or collector road right-of-way line.

Note 6. Specific to Non-Residential Developments, the following additional design standards are to be followed:

- A. Access way linkages between adjacent, nonresidential development along the same public thoroughfare shall be provided, to the maximum extent practicable, for movement from one development to another without requiring a return to the public thoroughfare.
- B. Access ways, including those through parking lots designated for such movement shall be paved.
- C. Required Access linkages may include a driveway stub-out section when it is adjacent to vacant land, if that vacant land is located in a District allowing non-residential use and has not been developed as a residential lot or subdivision, or where it is determined the adjacent property will be developed as a nonresidential use (this requirement shall not apply where a frontage road system is planned or is in place.)
- D. See also Subsection 3.9(3) *Drives, Parking and Circulation*