

**AGENDA**  
**DORCHESTER COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**  
**October 10, 2024**  
**4:00 PM**

All meetings will be streamed live on the Dorchester County Public Meetings YouTube page. Comments can also be submitted for the public record ahead of the meeting by mailing the Planning Commission, at 500 North Main Street, Box 3, Summerville, SC 29483, or e-mail at [DCGPlanning@dorchestercountysc.gov](mailto:DCGPlanning@dorchestercountysc.gov)

1. **DETERMINE QUORUM**

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the September 13, 2024, Planning Commission Meeting

3. **REZONING REQUESTS**

4. **SUBDIVISION APPLICATIONS AND REQUESTS**

A. **Preliminary Plan – Avondale West Phase 2:** Property Owner: Whitehorse 1, LLC; Applicant: Thomas & Hutton; Location: Carter Road, Ridgeville, SC, 29472; Zoning District: R-1 (Single Family Residential District); 143 lots; Acreage: 223.5; TMS # 126-00-00-036.

5. **STREET NAME REQUESTS**

A. **New Street Names**

6. **OLD BUSINESS**

A. **ZTA 24-06:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.7.4, “Minimum Design Standards”; Article XX “Minimum Design Standards”; and Article XXI, “Required Improvements and Construction Standards” for the purposes of updating design and construction requirements in accordance with adopted County Policy.

B. **Preliminary Plan – Scotch Range Estates:** Property Owner: DM Land Company LLC; Applicant: Kellum Engineering; Location: Scotch Range Road, Summerville, SC, 29483; Zoning District: R-1 (Single Family Residential District); 29 lots; Acreage: 15.01; TMS # 135-00-00-111

7. **NEW BUSINESS**

- A. **Modification of Land Development Standards:** Modification from Table 20.4.2 regarding the proposed creation of a street that exceeds the maximum street length requirement of 1,500 feet to serve the proposed major subdivision known as Legacy Farms; Property Owner: Legacy Farms LLC; Applicant: Beezer Homes LLC (Thomas Wallington) Location: Mentor Street; TMS# 128-00-00-071, -156, -166, and -167.
- B. **East Edisto – Clay Field Trail Rural Land Development Community Plan (RLD)** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned Growth Sector (G-2), East Edisto; TMS # 168-00-00-008.
- C. **Clay Field Trail Fire Station:** Review of plans for compatibility with the Adopted 2018 Comprehensive Plan.
- D. **East Edisto – Special District (SD-4) Utility Special District Plan** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned Growth Sector (G-2), East Edisto; TMS # 168-00-00-008.
- E. **ZTA 24-07:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, with respect to Article X, Section 10.4.11 “Mineral Resource Extraction Operations” for the purpose of limiting the proximity of new mineral resource extraction operations from existing permitted operations.
- F. **Impact Fee Presentation:** A presentation regarding South Carolina School Impact Fees.

8. **REPORT OF CHAIRMAN**

9. **REPORT OF PLANNING DIRECTOR**

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**

*Dorchester County fully complies with [Title VI](#) of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. County meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the [Title VI Coordinator](#) one week in advance of any meeting at Dorchester County at (843) 832-0144.*

**MINUTES**  
**DORCHESTER PLANNING COMMISSION**  
**COUNTY PLANNING COMMISSION MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNTY COUNCIL CHAMBERS, SUMMERVILLE**

September 12, 2024  
4:00 PM

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1. **DETERMINE QUORUM**

Present: Richard Symuleski  
Bert Judy  
Robert Pratt  
Josh Ayers  
Ed Carter  
Chris Ackerman  
Jennifer Kunda

Staff: Tim Solberg, Deputy Director  
Emily Wynn, Principal Planner  
Jennifer Durham, Recorder

Absent:

2. **REVIEW OF MINUTES**

A. Adoption of Minutes from the July 11, 2024, Planning Commission Meeting.

*A motion was made by Mr. Symuleski to approve the minutes, seconded by Mr. Judy. The vote was (7-0) to approve. (Ayers, Pratt, Symuleski, Judy, Carter, Ackerman, Kunda)*

3. **REZONING REQUESTS**

A. **RR# 924:** Property Owner: 103 Ardis Street Holdings LLC; Applicant: Joseph Tecklenburg; Location: O.T. Wallace Drive, Summerville SC 29483; Request Zoning Change from MUC (Mixed Use Community) to CLI (Commercial-Light Industrial); TMS# 129-12-02-004 and -005; Total Acres: 1.07.

Ms. Wynn gave the staff report, the subject properties have frontage along OT Wallace Drive, Ardis Street, and Azalea Drive in the Azalea Estates neighborhood

with both subject properties sharing property lines with an existing CLI parcel, also owned by the applicant. The applicant would like to extend the CLI district to these properties in order to expand the existing light-industrial uses on the adjacent property. Subject parcel number -004 has both a commercial structure and a residence on it, so the applicant is only requesting to rezone the portion of the property with the commercial structure with plans to subdivide that portion, as delineated on the exhibit provided in this packet. The existing home site will remain zoned MUC and is planned to continue to be used as a residence. A majority of the properties in Azalea Estates area and Clemson Terrace neighborhood to the north are zoned MUC, a district which allows a wide range of uses, from single-family residential, manufactured housing to retail and manufacturing uses. There are many single family detached and manufactured homes in the area mixed with multiple light-industrial uses, including contractors, auto sales, and manufacturing. The CLI district has many of the same allowed uses but does not allow some of the less intense uses that can be permitted in MUC, such as residential and institutional. A rezoning would allow the applicant to continue light industrial development in a more cohesive manner with zoning matching the existing adjacent CLI property. Due to its proximity to Highway 78, this area is designated for Transit Oriented Development on the Future Land Use Map and staff anticipates expansion of nearby commercial and industrial districts in the area to provide services along the major arterial. The property is located within the water service area of Summerville CPW and within the sewer service area of DCWS. There is sewer in the area, though any connections would need to be coordinated with DCWS and any extensions would be the responsibility of the developer. Any other applicable development requirements would require review through the Technical Review Committee process, including buffers and parking.

The request to rezone has been evaluated against the 2018 Comprehensive Plan and analyzed to calculate the site characteristics. From this and the reasons stated in this report, staff recommends approval.

- John Tecklenberg stepped to the podium to answer any questions the board members may have.

*A motion was made by Mr. Symuleski to approve the request, seconded by Mr. Pratt. The vote was (7-0) to approve. (Ayers, Pratt, Symuleski, Judy, Carter, Ackerman, Kunda)*

#### 4. **SUBDIVISION APPLICATIONS AND REQUESTS**

- A. **Preliminary Plan – Pepper Tree:** Property Owner: Peppertree Development Partners, LLC; Applicant: Stantec; Location: Peppertree Lane, North Charleston, SC, 29420; Zoning District: R-2 (Single Family Residential District; 32 lots; Acreage: 11.67; TMS # 172-00-00-010

Mr. Solberg gave the staff report, this development meets all minimum lot requirements of the R-2 District, as certified by the Engineer of Record including lot



size and ability to meet applicable setback requirements on each building pad. A traffic study was completed by a third-party consultant selected by the County and funded by the developer. The report has minimal recommendations because the proposal results in limited impact to the already developed neighborhood. Recommendations are to be accommodated within the plan and in coordination with Public Works and SCDOT. The applicant is proposing to preserve 181 of the 232 trees on site and is meeting the required canopy coverage for the development. The development has worked with the property owners to the north to provide continued access to their property. Although that area is currently undeveloped, the applicant is providing the remainder of right of way for the existing half-street and cul-de-sac and providing access through an easement that is to be graveled. This access will provide for a required turnaround on the long cul-de-sac provided for this development.

Staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval: 1. Final approval from Dorchester County Public Works, Water and Sewer and Planning and Zoning staff.

- Taylor Reeves (Stantec) stepped to the podium to answer any questions the board may have.
- Mr. Judy asked if the cul-de-sac would go anywhere.
- Ms. Reeves advised it serves residential property and would not tie into anything.

*A motion was made by Mr. Ayers to approve with the conditions, final approval from Dorchester County Public Works, Water and Sewer and Planning and Zoning staff, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Pratt, Symuleski, Judy, Ayers, Carter, Kunda, Ackerman)*

- B. Preliminary Plan – Scotch Range Estates:** Property Owner: DM Land Company LLC; Applicant: Kellum Engineering; Location: Scotch Range Road, Summerville, SC, 29483; Zoning District: R-1 (Single Family Residential District); 29 lots; Acreage: 15.01; TMS # 135-00-00-111.

Mr. Solberg gave the staff report, this development meets all minimum lot requirements of the R-1 District, as certified by the Engineer of Record including lot size and ability to meet applicable setback requirements on each building pad. A permit for on-site septic for each lot has been provided by the applicant. Staff has provided concerns to the applicant on some of the lots and their configuration due to present wetlands. The applicant has provided building pads and septic drain fields on the preliminary plan to illustrate their ability to construct homes on the lots and Public Works has approved of the drainage of the development. The applicant provided a

trip generation traffic memo that demonstrated that the number of trips provided by the proposed subdivision did not meet the requirements of SCDOT's Access & Roadside Management Standards to necessitate a full traffic impact analysis. The applicant is meeting the tree canopy requirements and proposing to mitigate any tree removals with designated tree save areas that will be posted and are included in the final plans. The cul-de-sac length exceeds the maximum length of Section 20.4.2 to which the applicant has submitted a modification request for consideration accompanying this plan review. Staff recognizes the inability to connect to other roadways and presence of wetlands and does not object to the modification. Staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval: Include sidewalks on both sides of street on updated preliminary plan. Final approval from Dorchester County Public Works and Planning and Zoning staff.

- Ryan Williams (engineer) stepped to the podium to answer any questions the board may have.
- Mr. Pratt asked if there was county water.
- Mr. Williams advised yes.
- Mr. Pratt will one septic per lot.
- Mr. Williams yes.
- Mr. Judy asked are septic and drainage shown.
- Mr. Williams advised yes.
- Mr. Carter asked was a perk test done on each lot and did they pass.
- Mr. Williams advised yes.

*A motion was made by Mr. Symuleski to deny, seconded by Mr. Pratt. The vote was (6-0) to deny. (Pratt, Symuleski, Judy, Carter, Kunda, Ackerman) One opposed (Ayers)*

## 5. **STREET NAME REQUESTS**

### A. New Street Names

- a. **Take Out Trail** – private road to be constructed off Brewer Road, Summerville
- b. **Jedburg Industrial Way** – private road to be built off Orangeburg Rd, Summerville
- c. **Laura Ashley Lane** – private road to be built off Scotch Range Rd, Summerville
- d. **Serrano Street** – private road to be built off Woodshire Dr which is off Peppertree Lane, North Charleston

e. **Summers Corner -**

<b>Buckhorn Gap Way</b>	<b>Kopeka Court</b>
<b>Carolina Belle Circle</b>	<b>Lagoon View Lane</b>
<b>Cedarbrook Lane</b>	<b>Moosehead Dr</b>
<b>Chipola Street</b>	<b>Orchard Grove Blvd</b>
<b>Chippeaw Drive</b>	<b>Palmetto Hawk Drive</b>
<b>Clover Field Road</b>	<b>Pampass Grass Trail</b>
<b>Coastal Bend Circle</b>	<b>Salty Skiff Way</b>
<b>Daisy Hollow Drive</b>	<b>Santana Street</b>
<b>Drayton Garden Road</b>	<b>Sunset Hill Circle</b>
<b>Dumas Lane</b>	<b>Tullamore Lane</b>
<b>Flathead Drive</b>	<b>Turtlemound Court</b>
<b>Grace Harbor Avenue</b>	<b>Wanning River Avenue</b>
<b>Grand Marsh Lane</b>	<b>Wren Creek Road</b>

*A motion was made by Mr. Symuleski to approve, seconded by Mr. Ackerman. The vote was (7-0) to approve. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)*

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

A. **ZTA 24-05:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article VII, "Suburban District Regulations"; Article VIII, "Suburban Transition District Regulations"; Article IX, "Rural District Regulations"; Article X, "Supplemental Provisions"; Article XXV, "Definitions" for the purpose of creating regulations related to recreational vehicles.

Ms. Reinertsen gave the staff report, this text amendment was suggested by the Board of Zoning Appeals as they have recently seen an increase in applications for RV Parks (which require Board of Zoning Appeals approval in the Rural Districts). However, reviews of these requests are difficult because there are no standards to review RV Parks against. Due to the lack in regulations, several applications came in recently for one-stall RV Parks as individuals sought to obtain permission to effectively use RVs as a dwelling, which is not permitted and not the intent of allowing RV Parks. These amendments seek to clarify what constitutes an RV Park and provide standards for the provision of water, sewer, and site development. These

were developed in consultation with the Building Official and also create an allowance for using RVs while constructing a new home.

- Mr. Symuleski asked about sewage disposal requirements
- Ms. Reinertsen advised yes DHEC.
- Mr. Ackerman asked about storm water.
- Ms. Reinertsen advised still looking at disturbed areas

*A motion was made by Mr. Pratt to approve, seconded by Mr. Symuleski. The vote was (7-0) to approve. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)*

- B. **ZTA 24-06:** Text Amendment to the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as amended, with respect to Article X, Section 10.7.4, “Minimum Design Standards”; Article XX “Minimum Design Standards”; and Article XXI, “Required Improvements and Construction Standards” for the purposes of updating design and construction requirements in accordance with adopted County Policy.

Kiera gave the staff report, County staff has been working for the past year with the BCD COG to develop a Complete Streets policy and design guidance. The COG coordinated several public workshops last fall, along with an online survey, to get feedback from Dorchester County residents on a countywide Complete Streets policy. The information gathered from these sessions has been used to guide the amendments currently under consideration. Some of the proposed amendments are textual clean-ups but the notable changes include, the incorporation of language referencing Complete Streets design guidance documents published by the American Association of State Highway & Transportation Officials (AASHTO), Federal Highway Administration (FHWA), and National Association of City Transportation Officials (NACTO) and updated sidewalk standards.

- Mr. Carter clarified that the changes are being addressed not the document.
- Ms. Reinertsen advised yes.
- Mr. Ackerman advised clarification is needed with Public Works.
- Mr. Judy asked if this was specifically for major subdivisions.
- Ms. Reinertsen advised yes, it’s for all projects or developments.

Planning staff continues to work with Public Works staff to further refine road design standards but wanted to move forward with the attached redlines to begin to implement Complete Streets provisions.

*A motion was made by Mr. Symuleski to defer, seconded by Mr. Ackerman.*

*The vote was (7-0) to defer. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)*

- C. **East Edisto – Special District (SD-4) Utility Special District Plan** – Landowner – Lennar Carolinas, LLC; Applicant – Thomas & Hutton; Zoned Growth Sector (G-2), East Edisto; TMS # 158-00-00-014.

Ms. Reinertsen gave the staff report, in this application, an elevated water tower is proposed with the intent that it will eventually be located adjacent to a residential community district and support future residential development. The Planning Commission's role is to review the Special District Plan for consistency with the East Edisto Form District Master Plan and its regulations for use, form, and development. The submittal includes plans that depict layout and orientation, including buffering, tree protection, and relationship to future thoroughfares and adjacent districts. Infrastructure plans will be submitted to and reviewed by the CRC (Consolidated Review Committee) which handles East Edisto development plan review at a staff level.

Staff recommends approval.

Mr. Ackerman recused himself from the dais.

*A motion was made by Mr. Symuleski to approve, seconded by Mr. Pratt. The vote was (6-0) to approve. (Ayers, Symuleski, Judy, Pratt, Carter, Kunda) One abstain. (Ackerman)*

Mr. Ackerman returned to the dais.

- D. **Resolution No 24-17:** a Council resolution adopted September 3, 2024, directing the Planning Commission to conduct studies related to the imposition of a Development Impact Fee for public education facilities within the boundaries of the Dorchester School District Four.

Ms. Reinertsen explained the Resolution to the board.

*A motion was made by Mr. Ackerman to move that the Planning Commission authorize county staff to commence the process of conducting the necessary studies and the development of a resulting impact fee Ordinance, in coordination with Dorchester School District Four, for consideration by the Planning Commission pursuant to Resolution No. 24-17 adopted by County Council on September 3, 2024. This would include, but not limited to, the development of an RFP for qualified entities to prepare the necessary studies and/or to prepare a resulting impact fee ordinance for consideration by the Planning Commission. to approve, seconded by Mr.*

*Symuleski. The vote was (7-0) to approve. (Ayers, Symuleski, Judy, Pratt, Ackerman, Carter, Kunda)*

8. **REPORT OF CHAIRMAN**

None

9. **REPORT OF PLANNING DIRECTOR**

Ms. Reinertsen passed out the School Development Impact Fee Study and Capital Improvement Plan for their review.

10. **PUBLIC COMMENT**

None

11. **ADJOURNMENT**

*Meeting Adjourned at 5:05 p.m.*

<b>MEETING DATE</b>	October 10, 2024	<b>AGENDA ITEM</b>	4.A
<b>REQUEST TYPE</b>	Preliminary Plan	<b>FILE NUMBER</b>	NA
<b>PROJECT</b>	Avondale West Phase I	<b>APPLICANT</b>	Thomas & Hutton
<b>REFERENCE LINKS</b>	<a href="#">Zoning &amp; Land Development Code</a>		<a href="#">2018 Comprehensive Plan</a>

<b>REQUEST</b>
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The applicant requests preliminary plan approval for Phase 2 of a 3 phase R-1, Single Family Residential development. Phase 2 consists of 143 single-family lots on 95.92 acres with associated infrastructure, open space and amenities.

<b>SUBJECT PARCEL</b>			
Owner	TMS #	Location	Acreage
Whitehorse 1 LLC	126-00-00-036	Carter Rd	223.5

<b>ZONING AND LAND USE</b>	
<b>Current Zoning</b>	R-1, Single Family Residential District
<b>Overlay District</b>	None
<b>Comprehensive Plan/ Future Future Land Use Map Designation</b>	Low Density Rural and Traditional Neighborhood
<b>Current Use of Property</b>	Undeveloped, wooded

<b>ZONING AND ADJACENT USES</b>	
North	AR, Agricultural Residential; undeveloped, wooded
South	AR, Agricultural Residential; undeveloped, wooded
East	AR, Agricultural Residential; large lot residential
West	AR, Agricultural Residential; undeveloped, wooded

<b>PREVIOUS ZONING APPROVALS ASSOCIATED WITH CURRENT REQUEST</b>	
1984	Zoned Absence of Controls when Dorchester County adopted zoning regulations
2004	Zoned AR with adoption of Ordinance 04-13 and elimination of the Absence of Control Districts
2006	Rezoned R-1 with the approval of RR# 489

**BACKGROUND**

The site is located south of Ridgeville near Givhans Ferry State Park 1.5 miles from Givhans Rd (Highway 27) and about 2 miles north of Hwy 61 along Carter Rd and Cummings Chapel Rd. The property is predominately wooded, vacant highland property.

The subdivision will be served with water and sewer by Dorchester County Water & Sewer and roads within the subdivision are to be dedicated for public maintenance. Stormwater ponds and existing wetlands will be accommodated on lots owned by the homeowner's association.

The overall area plan indicates that the developer intends 3 total phases to complete the development. Phase 1 which was approved for construction with the preliminary plan in May 2023 consisted of 142 single-family lots on 70 acres with associated infrastructure and the main amenity center. On this Phase 2, there is a total of 95.92 acres of which 60.27 is being platted for buildable lots, HOA lots, right of way and infrastructure and the remaining 35.65 acres consists of passive open space with a natural trail. There will be a continuation of buildable lots and associated infrastructure with active and passive open space with the final 3<sup>rd</sup> phase.

**ANALYSIS**

This phase of the development meets all minimum lot requirements of the R-1 District cluster zoning, as certified by the Engineer of Record. R-1 district requirements have a minimum lot size of 14,500 ft<sup>2</sup>, however with clustering and an approved cluster yield plan they may reduce the required minimum lot size to 6,000 ft<sup>2</sup> under the approved building program found in Section 10.7.6 of County Ordinance 04-13 and outlined in the cluster yield plan. The smallest lot in Phase 2 is 6,000 ft<sup>2</sup> and the largest is 10,066 ft<sup>2</sup>. The development is further achieving bonus density by providing additional open space, no cul-de-sacs, an additional point of connection and trail system – consistent with the provisions for bonus density found in Section 10.7.7.

A traffic study on the entire development was performed and provided to the county for review with recommendations for projected improvements to be completed as follows:

- *Per the turn lane guidelines in Section 9.5 of the SCDOT Roadway Design Manual, it is recommended that a 100' southbound right-turn lane be constructed at the intersection of Carter Road and Queen Drive. It is also recommended that a 150' eastbound right turn lane be constructed on the Queen Drive approach at this intersection.*
- *At the proposed intersection of Carter Road and the Carter Tract Driveway, it is recommended that the driveway approach be constructed with dedicated left- and right turn lanes. Per the turn lane guidelines in Section 9.5 of the SCDOT Roadway Design Manual, it is recommended that a 100' southbound right turn lane be constructed on Carter Road to facilitate traffic into the Carter Tract development. The lane recommendations for the driveway at the Carter Tract are to include a dedicated left and right turn lane for exiting traffic.*
- *At the intersection of SC 27 and Carter Road, a left turn lane should be constructed for traffic turning left from SC 27 onto Carter Road.*

Staff will receive guidance from the County Engineer and SC DOT as to the appropriate timing of the improvements and will include that timing of the improvements in staff approvals from Public Works and Planning and Zoning.



The applicant is providing the required open space with required active open space as part of the development and in each phase. This phase will be constructing a trail network throughout and adjacent to the ponds being constructed.

This development includes traffic calming to comply with Section 20.4.1(i) of the ordinance. They are preserving a large amount of trees and mitigating with additional plantings which meet the requirements of Section 13.3.6 for any removal of protected trees. Street lighting is provided and will need to meet the requirements of Section 20.6.

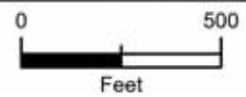
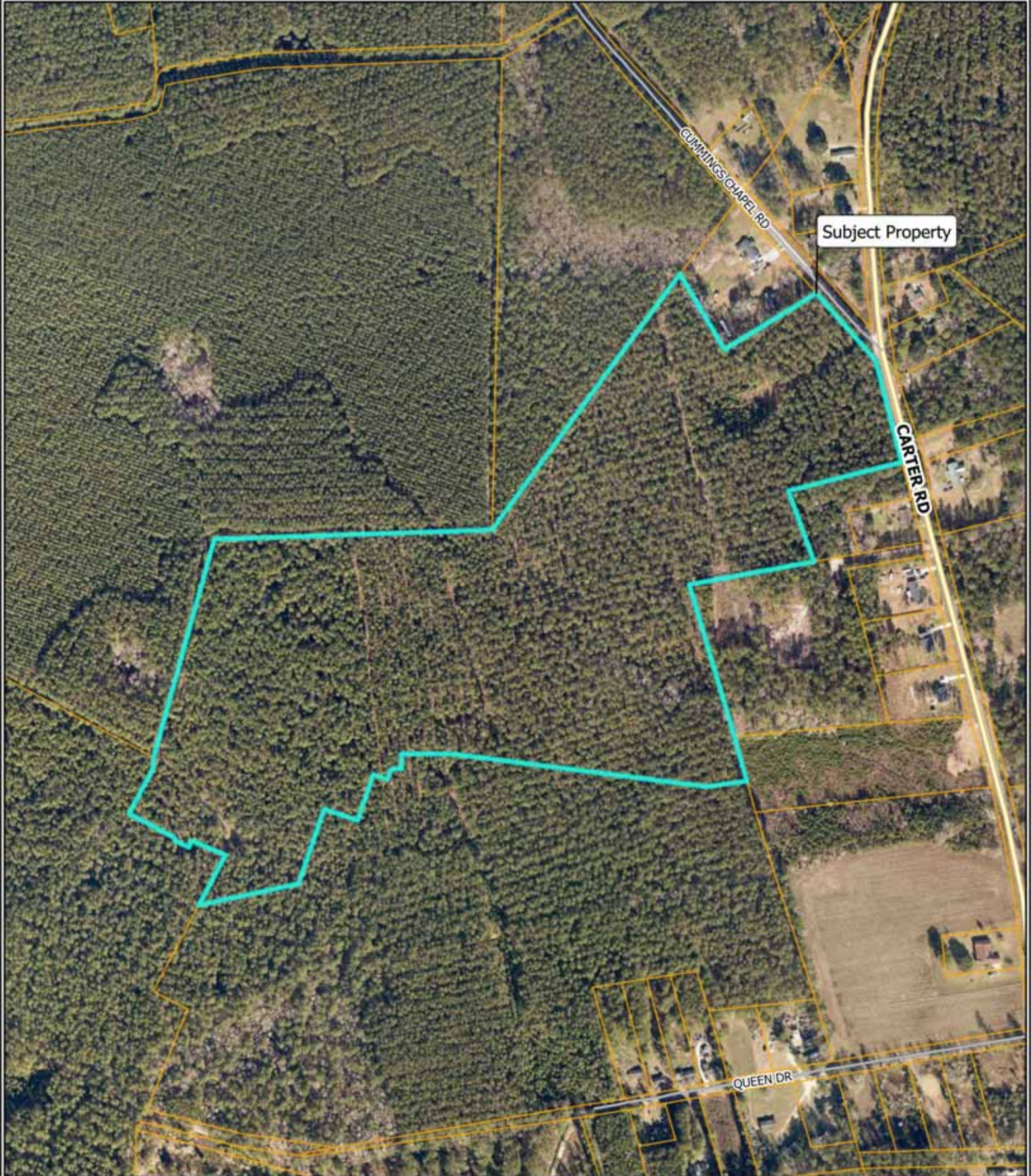
As previously stated, ponds and wetlands are to be accommodated on lots owned by the homeowner's association. Staff will require the appropriate dedication on the final plat accompanied by the requirements of Article 24 of Ordinance 04-13 for these HOA improvements.

#### RECOMMENDATION

Staff is recommending approval of the preliminary plan with the following conditions to be met prior to final approval:

1. Final approval from Dorchester County Public Works including approved construction timing on traffic study recommendations.
2. Final approval from Dorchester County Water and Sewer.
3. Final approval from Dorchester County Planning and Zoning.







**OPEN SPACE DEFINED**

- **ACTIVE OPEN SPACE**  
AREAS USED FOR ACTIVE PURPOSES ARE USUALLY LOCATED WITHIN THE DEVELOPMENTS LIMITS OF DISTURBANCE AND INCLUDE AREAS SUCH AS PLAYGROUNDS, SITE AMENITIES, TRAILS, OPEN LAWNS/FIELDS, COMMUNITY GARDENS, AND OTHER USES PROPOSED BY THE DEVELOPER AND APPROVED BY THE ZONING ADMINISTRATOR.
- **PASSIVE OPEN SPACE**  
AREAS USED FOR PASSIVE PURPOSES ARE USUALLY LOCATED OUTSIDE THE DEVELOPMENTS LIMITS OF DISTURBANCE SUCH AS OPEN NATURAL FIELDS, WOODS, TRAILS, AND OTHER USES PROPOSED BY THE DEVELOPER AND APPROVED BY THE ZONING ADMINISTRATOR.

**NOTE:** PATHS SHOWN IN ACTIVE OPEN SPACE ARE CONCEPTUAL. STAFF WILL REVIEW AND PROVIDE COMMENTS ON MATERIAL TYPES AND LOCATION DURING THE PRELIMINARY PLAN APPROVAL PROCESS.

**BONUS DENSITY DEFINED**

- A - **ADDITIONAL OPEN SPACE**  
FOR EVERY 5% ADDITIONAL OPEN SPACE FROM LAND INCLUDED WITHIN THE NET CALCULATED DEVELOPABLE ACREAGE (INCLUDING WETLAND BUFFERS), A 2% BONUS DENSITY MAY BE APPLIED, OR FRACTION THEREOF UP TO 8%.
- E.1 - **NO CUL-DE-SACS**  
IF CUL-DE-SACS OR DEAD END ROADS (NOT INCLUDING CONNECTIONS FOR FUTURE CONNECTIVITY) ARE NOT UTILIZED WITHIN THE SUBDIVISION, A 5% BONUS DENSITY MAY BE APPLIED.
- E.2 - **ADDITIONAL POINT OF CONNECTION**  
FOR EVERY POINT OF CONNECTION TO AN EXISTING SUBDIVISION, NEIGHBORHOOD, OR A SECONDARY ENTRANCE, NOT INCLUDING THE MAIN ENTRANCE, A 2.5% BONUS DENSITY MAY BE APPLIED PER CONNECTION, NOT TO EXCEED 7.5%.
- E.3 - **TRAIL SYSTEM**  
IF THE DEVELOPMENT INCLUDES A TRAIL SYSTEM THROUGHOUT THE NEIGHBORHOOD PASSIVE OPEN SPACE, A 2% BONUS DENSITY MAY BE APPLIED PER THE ZONING ADMINISTRATOR.

PHASE 2 UNIT COUNT  
LOT COUNT 6000 SF  
LOT COUNT 8,0A00 SF

88 ●  
55 ●

(Table 4) Minimum Lot and Building Requirements

Min Lot Size:	8,000 sf
Min Lot Width:	50 ft
Primary Setbacks:	
Front	25 ft
Corner Lot Secondary Frontage	15 ft
Side	5 ft
Rear	15 ft
Detached Garage Setbacks:	
Corner Lot Secondary Frontage	20 ft
Side and Rear	5 ft
Rear (if measured from alley right-of-way)	10 ft

- 1) STEPS MAY ENCR OACH INTO SETBACKS BUT CANNOT BE LOCATED IN EASEMENTS.
- 2) EAVES MAY EXTEND 18 INCHES INTO SETBACKS IF PROPERLY FIRE RATED.
- 3) MINIMUM LOT WIDTH IS MEASURED AT SETBACK.
- 4) MINIMUM LOT WIDTH AROUND CUL-DE-SAC MAY BE REDUCED TO 35'.

PROPERTY ZONED  
REQUIRED OPEN SPACE MULTIPLIER  
MINIMUM REQUIRED ACTIVE OPEN SPACE  
CLUSTER BASE DENSITY

R-1  
30% (MULTIPLIED AGAINST GROSS CALCULATED DEVELOPABLE  
20% (PERCENTAGE OF REQUIRED OPEN SPACE ACREAGE)  
2.75 (MULTIPLIED AGAINST NET CALCULATED DEVELOPABLE ACRES)

TOTAL SITE ACREAGE 223.38  
WETLANDS ACREAGE 13.45  
REQUIRED ROAD AND PERIMETER BUFFERS 7.91  
EXISTING STREAMS/BODIES OF WATER 0.00  
EXISTING UTILITY CORRIDORS AND/OR EASEMENTS 0.00  
GROSS CALCULATED DEVELOPABLE AREAS 202.02  
REQUIRED OPEN SPACE ACREAGE 60.60  
REQUIRED ACTIVE OPEN SPACE ACREAGE 12.12  
NET CALCULATED DEVELOPABLE ACREAGE 141.42

(Table 3) Minimum Lot and Building Requirements

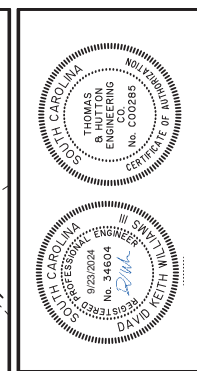
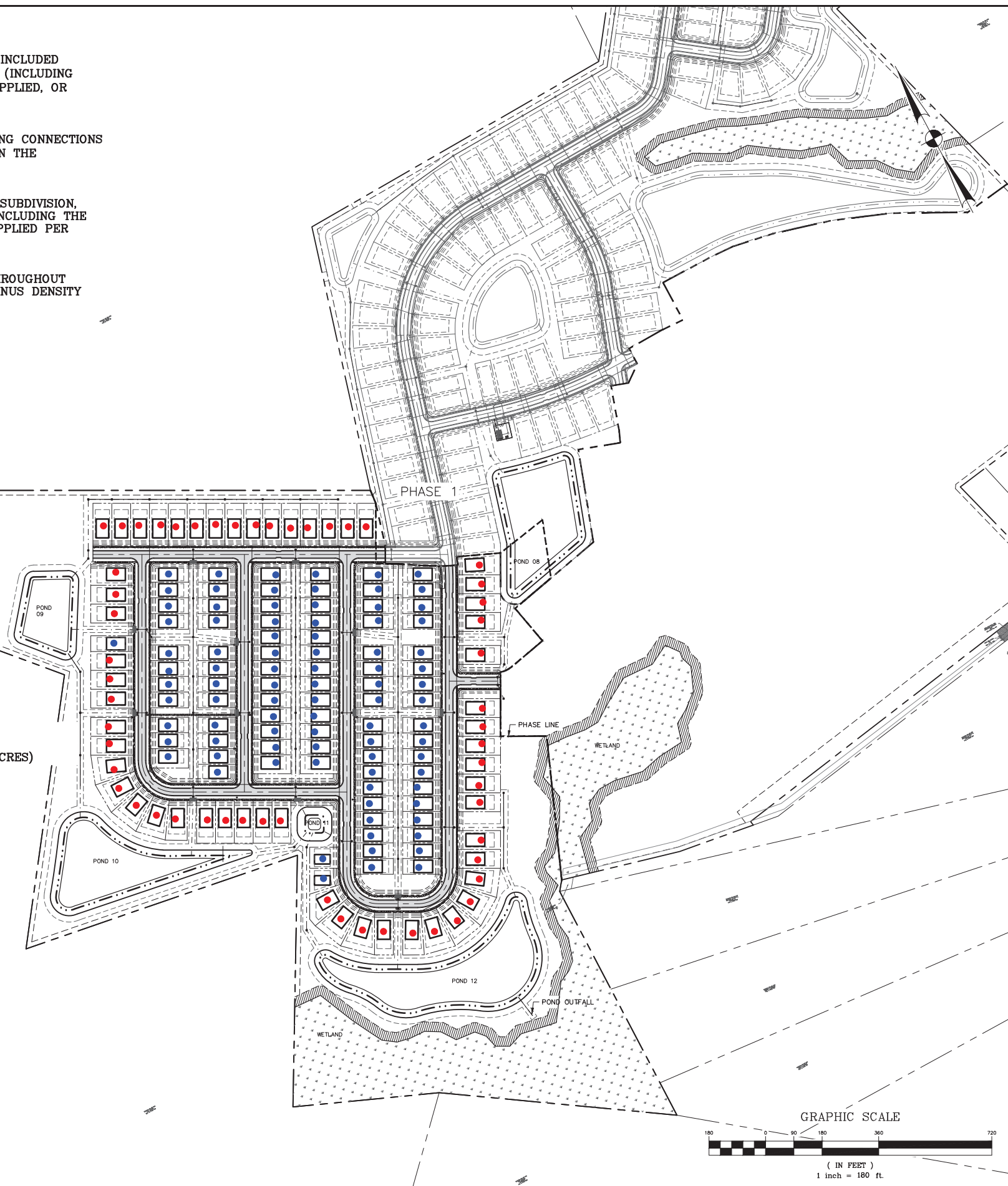
Min Lot Size:	8,000 sf
Min Lot Width:	60 ft
Primary Setbacks:	
Front	25 ft
Corner Lot Secondary Frontage	15 ft
Side	7.5 ft
Rear	20 ft
Detached Garage Setbacks:	
Corner Lot Secondary Frontage	20 ft
Side and Rear	5 ft
Rear (if measured from alley right-of-way)	10 ft

- 1) STEPS MAY ENCR OACH INTO SETBACKS BUT CANNOT BE LOCATED IN EASEMENTS.
- 2) EAVES MAY EXTEND 18 INCHES INTO SETBACKS IF PROPERLY FIRE RATED.
- 3) MINIMUM LOT WIDTH IS MEASURED AT SETBACK.
- 4) MINIMUM LOT WIDTH AROUND CUL-DE-SAC MAY BE REDUCED TO 45'.

TABLE 3 LOTS (8,000 SF): 264 (60%) ●  
TABLE 4 LOTS (6,000 SF): 176 (40%) ●

SUBDIVISIONS WITH A GROSS CALCULATED DEVELOPABLE ACREAGE ABOVE 51 ACRES MAY PROVIDE UP TO 40% OF THE TOTAL LOTS USING TABLE 4.

BASE UNITS ALLOWED 389  
BONUS DENSITY  
A.1 ADDITIONAL OPEN SPACE 4.0%  
E.1 NO CUL-DE-SACS 5.0%  
E.2 ADDITIONAL POINT OF CONNECTION 2.5%  
E.3 TRAIL SYSTEM 2.0%  
BONUS DENSITY TOTAL 13.5%  
TOTAL UNITS ALLOWED 441  
PROVIDED OPEN SPACE ACREAGE 74.75  
PROVIDED ACTIVE OPEN SPACE ACREAGE 12.65  
ADDITIONAL OPEN SPACE PROVIDED 14.15  
ADDITIONAL OS/NET CALC DEVELOPABLE ACREAGE 10%  
TOTAL UNITS PROVIDED 440



NO.	REVISIONS	BY	DATE

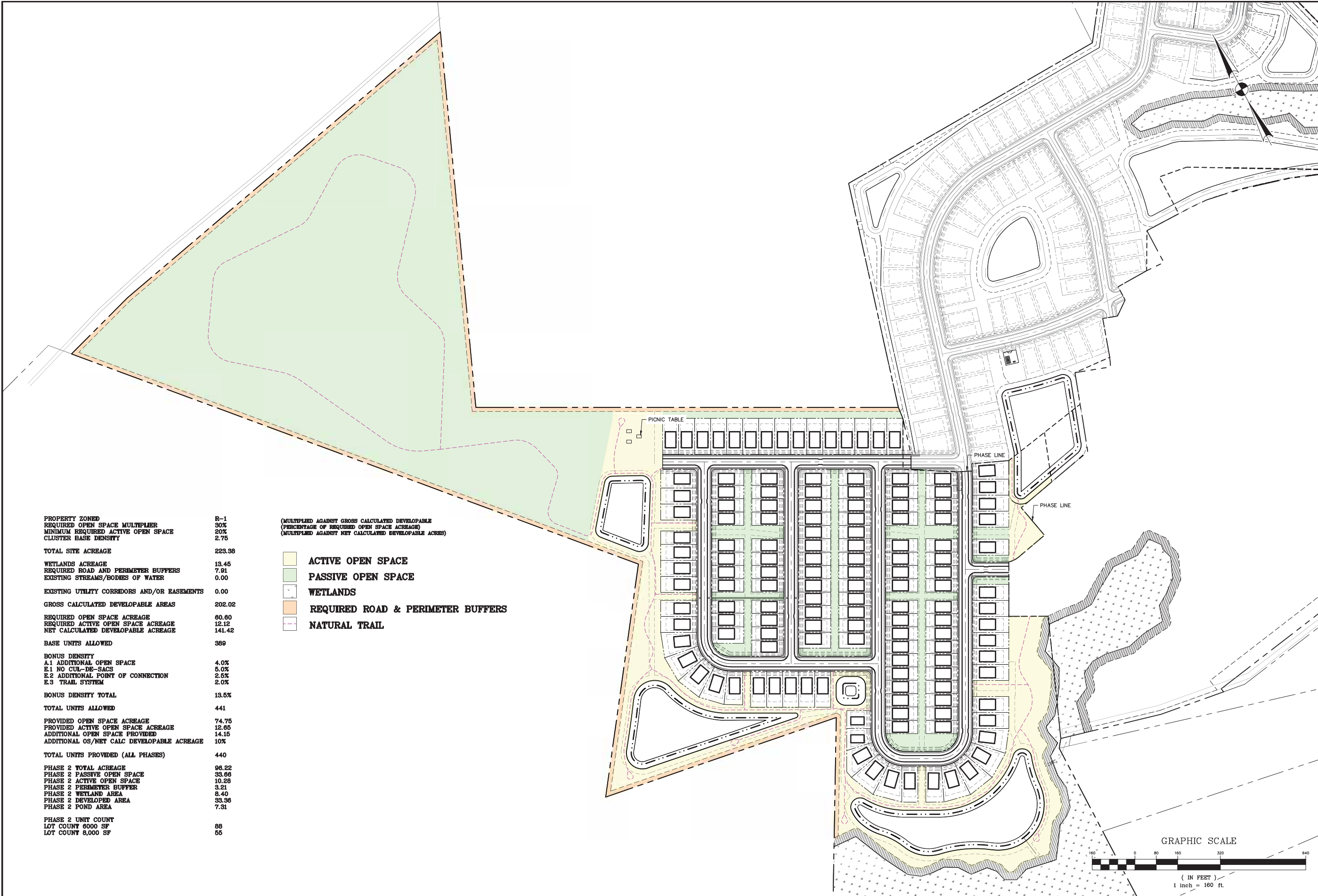
**THOMAS HUTTON**  
501 River Street • Suite 200  
Greenville, SC 29601 • 864.412.2222  
www.thomasandhutton.com

**D.R. HORTON, INC.**  
DORCHESTER COUNTY, SOUTH CAROLINA  
AVONDALE WEST PHASE 2  
OVERALL SITE PLAN

JOB NO:	J-29748.0002
DATE:	7/21/23
DRAWN:	JBR
DESIGNED:	JBR
REVIEWED:	MCB
APPROVED:	DKW
SCALE:	1" = 180'

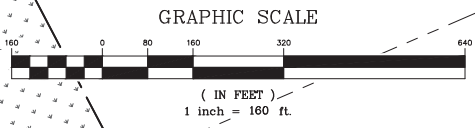
**C1.1**

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PROPERTY ZONED	R-1
REQUIRED OPEN SPACE MULTIPLIER	30%
MINIMUM REQUIRED ACTIVE OPEN SPACE	20%
CLUSTER BASE DENSITY	2.75
<b>TOTAL SITE ACREAGE</b>	<b>223.36</b>
WETLANDS ACREAGE	13.45
REQUIRED ROAD AND PERIMETER BUFFERS	7.91
EXISTING STREAMS/BODIES OF WATER	0.00
EXISTING UTILITY CORRIDORS AND/OR EASEMENTS	0.00
GROSS CALCULATED DEVELOPABLE AREAS	202.02
REQUIRED OPEN SPACE ACREAGE	60.60
REQUIRED ACTIVE OPEN SPACE ACREAGE	12.12
NET CALCULATED DEVELOPABLE ACREAGE	141.42
BASE UNITS ALLOWED	389
BONUS DENSITY	
A.1 ADDITIONAL OPEN SPACE	4.0%
E.1 NO CUL-DE-SACS	5.0%
E.2 ADDITIONAL POINT OF CONNECTION	2.5%
E.3 TRAIL SYSTEM	2.0%
BONUS DENSITY TOTAL	13.5%
TOTAL UNITS ALLOWED	441
PROVIDED OPEN SPACE ACREAGE	74.75
PROVIDED ACTIVE OPEN SPACE ACREAGE	12.65
ADDITIONAL OPEN SPACE PROVIDED	14.15
ADDITIONAL OS/NET CALC DEVELOPABLE ACREAGE	10%
TOTAL UNITS PROVIDED (ALL PHASES)	440
PHASE 2 TOTAL ACREAGE	96.22
PHASE 2 PASSIVE OPEN SPACE	33.66
PHASE 2 ACTIVE OPEN SPACE	10.28
PHASE 2 PERIMETER BUFFER	3.21
PHASE 2 WETLAND AREA	8.40
PHASE 2 DEVELOPED AREA	33.36
PHASE 2 POND AREA	7.31
PHASE 2 UNIT COUNT	
LOT COUNT 6000 SF	88
LOT COUNT 8,000 SF	55

- (MULTIPLIED AGAINST GROSS CALCULATED DEVELOPABLE (PERCENTAGE OF REQUIRED OPEN SPACE ACREAGE)  
(MULTIPLIED AGAINST NET CALCULATED DEVELOPABLE ACRES)
- ACTIVE OPEN SPACE
  - PASSIVE OPEN SPACE
  - WETLANDS
  - REQUIRED ROAD & PERIMETER BUFFERS
  - NATURAL TRAIL



NO.	REVISIONS	BY	DATE

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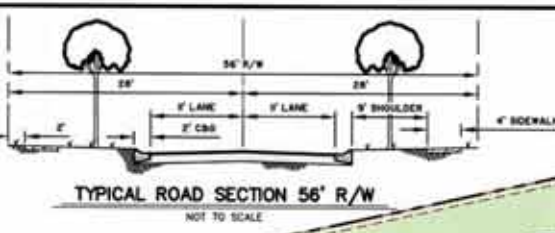
**D.R. HORTON, INC.**  
 DORCHESTER COUNTY, SOUTH CAROLINA  
 AVONDALE WEST PHASE 2  
 OPEN SPACE IMPROVEMENT PLAN

JOB NO:	J-29748.0002
DATE:	7/21/23
DRAWN:	JBR
DESIGNED:	JBR
REVIEWED:	MCB
APPROVED:	DKW
SCALE:	1" = 160'

**C1.2**



2025/08/26 10:00 AM C:\Users\jthorton\OneDrive\Documents\THOMAS & HUTTON\CONSTRUCTION PLANS\4800000000\SPALE PLAN.RVT - AUG 25, 2025 - 1:03 PM



PROPERTY ZONED	R-1
REQUIRED OPEN SPACE MULTIPLIER	30% (MULTIPLIED AGAINST GROSS CALCULATED DEVELOPABLE)
MINIMUM REQUIRED ACTIVE OPEN SPACE	20% (PERCENTAGE OF REQUIRED OPEN SPACE ACREAGE)
CLUSTER BASE DENSITY	2.75 (MULTIPLIED AGAINST NET CALCULATED DEVELOPABLE ACRES)
TOTAL SITE ACREAGE	223.38
WETLANDS ACREAGE	13.45
REQUIRED ROAD AND PERIMETER BUFFERS	7.91
EXISTING STREAMS/BODIES OF WATER	0.00
EXISTING UTILITY CORRIDORS AND/OR EASEMENTS	0.00
GROSS CALCULATED DEVELOPABLE AREAS	202.02
REQUIRED OPEN SPACE ACREAGE	60.60
REQUIRED ACTIVE OPEN SPACE ACREAGE	12.12
NET CALCULATED DEVELOPABLE ACREAGE	141.42
BASE UNITS ALLOWED	389
BONUS DENSITY	
A.1 ADDITIONAL OPEN SPACE	4.0%
E.1 NO CUL-DE-SACS	5.0%
E.2 ADDITIONAL POINT OF CONNECTION	2.5%
E.3 TRAIL SYSTEM	2.0%
BONUS DENSITY TOTAL	13.5%
TOTAL UNITS ALLOWED	441
PROVIDED OPEN SPACE ACREAGE	74.75
PROVIDED ACTIVE OPEN SPACE ACREAGE	12.65
ADDITIONAL OPEN SPACE PROVIDED	14.15
ADDITIONAL OS/NET CALC DEVELOPABLE ACREAGE	10%
TOTAL UNITS PROVIDED	440

(Table 3) Minimum Lot and Building Requirements

Min Lot Size:	8,000 sf
Min Lot Width:	80 ft
Primary Setbacks:	
Front	25 ft
Corner Lot Secondary Frontage	15 ft
Side	7.5 ft
Rear	20 ft
Detached Garage Setbacks:	
Corner Lot Secondary Frontage	20 ft
Side and Rear	5 ft
Rear (if measured from alley right-of-way)	10 ft

(Table 4) Minimum Lot and Building Requirements

Min Lot Size:	6,000 sf
Min Lot Width:	50 ft
Primary Setbacks:	
Front	25 ft
Corner Lot Secondary Frontage	15 ft
Side	5 ft
Rear	15 ft
Detached Garage Setbacks:	
Corner Lot Secondary Frontage	20 ft
Side and Rear	5 ft
Rear (if measured from alley right-of-way)	10 ft

- 1) STEPS MAY ENCRoACH INTO SETBACKS BUT CANNOT BE LOCATED IN EASEMENTS.
- 2) EAVES MAY EXTEND 18 INCHES INTO SETBACKS IF PROPERLY FIRE RATED.
- 3) MINIMUM LOT WIDTH IS MEASURED AT SETBACK.
- 4) MINIMUM LOT WIDTH AROUND CUL-DE-SAC MAY BE REDUCED TO 35'.

TABLE 3 LOTS (8,000 SF): 284 (80%)  
 TABLE 4 LOTS (6,000 SF): 176 (40%)  
 SUBDIVISIONS WITH A GROSS CALCULATED DEVELOPABLE ACREAGE ABOVE 51 ACRES MAY PROVIDE UP TO 40% OF THE TOTAL LOTS USING TABLE 4.

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS TO REMAIN
- REQUIRED ROAD & PERIMETER BUFFERS
- PONDS
- 6,000SF LOTS (176 TOTAL)
- 8,000SF LOTS (284 TOTAL)
- WETLAND BUFFER

**OPEN SPACE DEFINED**

- ACTIVE OPEN SPACE AREAS USED FOR ACTIVE PURPOSES ARE USUALLY LOCATED WITHIN THE DEVELOPMENTS LIMITS OF DISTURBANCE AND INCLUDE AREAS SUCH AS PLAYGROUNDS, SITE AMENITIES, TRAILS, OPEN LAWNS/FIELDS, COMMUNITY GARDENS, AND OTHER USES PROPOSED BY THE DEVELOPER AND APPROVED BY THE ZONING ADMINISTRATOR.
- PASSIVE OPEN SPACE AREAS USED FOR PASSIVE PURPOSES ARE USUALLY LOCATED OUTSIDE THE DEVELOPMENTS LIMITS OF DISTURBANCE SUCH AS OPEN NATURAL FIELDS, WOODS, TRAILS, AND OTHER USES PROPOSED BY THE DEVELOPER AND APPROVED BY THE ZONING ADMINISTRATOR.

**NOTE:** PATHS SHOWN IN ACTIVE OPEN SPACE ARE CONCEPTUAL. STAFF WILL REVIEW AND PROVIDE COMMENTS ON MATERIAL TYPES AND LOCATION DURING THE PRELIMINARY PLAN APPROVAL PROCESS.

**BONUS DENSITY DEFINED**

**A** - ADDITIONAL OPEN SPACE FOR EVERY 5% ADDITIONAL OPEN SPACE FROM LAND INCLUDED WITHIN THE NET CALCULATED DEVELOPABLE ACREAGE (INCLUDING WETLAND BUFFERS), A 2% BONUS DENSITY MAY BE APPLIED, OR FRACTION THEREOF UP TO 5%.

**E.1** - NO CUL-DE-SACS IF CUL-DE-SACS OR DEAD END ROADS (NOT INCLUDING CONNECTIONS FOR FUTURE CONNECTIVITY) ARE NOT UTILIZED WITHIN THE SUBDIVISION, A 5% BONUS DENSITY MAY BE APPLIED.

**E.2** - ADDITIONAL POINT OF CONNECTION FOR EVERY POINT OF CONNECTION TO AN EXISTING SUBDIVISION, NEIGHBORHOOD, OR A SECONDARY ENTRANCE, NOT INCLUDING THE MAIN ENTRANCE, A 2.5% BONUS DENSITY MAY BE APPLIED PER CONNECTION, NOT TO EXCEED 7.5%.

**E.3** - TRAIL SYSTEM IF THE DEVELOPMENT INCLUDES A TRAIL SYSTEM THROUGHOUT THE NEIGHBORHOOD PASSIVE OPEN SPACE, A 2% BONUS DENSITY MAY BE APPLIED PER THE ZONING ADMINISTRATOR.



THOMAS & HUTTON, INC.  
PROFESSIONAL ENGINEER  
LICENSE NO. 34604

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LICENSE NO. 34604

NO.	REVISIONS	DATE

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**D.R. HORTON, INC.**  
DORCHESTER COUNTY, SOUTH CAROLINA  
CARTER ROAD TRACT - CLUSTER YIELD PLAN  
CLUSTER YIELD PLAN

**D.R. HORTON, INC.**  
DORCHESTER COUNTY, SOUTH CAROLINA  
AVONDALE WEST PHASE I  
CLUSTER YIELD PLAN

JOB NO:	J-29748.0001
DATE:	08-26-2022
DRAWN:	JJS
DESIGNED:	DKW
REVIEWED:	DKW
APPROVED:	CFW
SCALE:	1" = 200'

2

C1.3



Note: The following staff report and redlines for ZTA-24-06 are the same that were reviewed by the Planning Commission at the September 13<sup>th</sup> meeting and are subject to change depending on the discussions to take place at the October 7<sup>th</sup> workshop.



<b>MEETING DATE</b>	September 6, 2024	<b>AGENDA ITEM</b>	7.B
<b>REQUEST TYPE</b>	Zoning Text Amendment	<b>FILE NUMBER</b>	ZTA# 24-06
<b>APPLICANT</b>	County Council Initiated	<b>TMS#</b>	N/A
<b>REFERENCE LINKS</b>	<a href="#">Zoning &amp; Land Development Standards</a> <a href="#">2018 Comprehensive Plan</a>		

County staff has been working for the past year with the BCD COG to develop a Complete Streets policy and design guidance. The COG coordinated several public workshops last fall, along with an online survey, to get feedback from Dorchester County residents on a countywide Complete Streets policy. The information gathered from these sessions has been used to guide the amendments currently under consideration. Some of the proposed amendments are textual clean-ups but the notable changes include:

- the incorporation of language referencing Complete Streets design guidance documents published by the American Association of State Highway & Transportation Officials (AASHTO), Federal Highway Administration (FHWA), and National Association of City Transportation Officials (NACTO).
- Updated sidewalk standards

Planning staff continues to work with Public Works staff to further refine road design standards but wanted to move forward with the attached redlines to begin to implement Complete Streets provisions.

## **Section 10.7 Cluster Subdivision Development**

### **10.7.4 Minimum Site Design Standards**

Cluster developments shall be a minimum of ten (10) gross calculated developable acres and shall be evaluated as part of the County's review and approval process for compliance with the following criteria:

- (A) There shall be a minimum fifty-foot (50') buffer along all existing public roadways. The buffer cannot be placed on individual lots and will be owned and maintained by the HOA. There shall be no easements located within the buffer except those that run perpendicular for necessary utility services or drainage. Vehicular access roads may bisect the buffer. The buffer must be measured from future right-of-way if the road has been identified for improvements by the County or State road program. Planting requirements shall meet 11.2.7(D)(1) & (2). Retention of existing vegetation is encouraged.
- (B) There shall be a minimum fifteen-foot (15') buffer around the entire perimeter of the proposed development. The buffer cannot be placed on individual lots and will be owned and maintained by the HOA. There shall be no easement encumbrances located within the buffer except those that run perpendicular for necessary utility services or drainage. Vehicular access roads may bisect the buffer for connectivity to adjacent parcels. Planting requirements shall be one (1) canopy and one (1) understory tree every 50 feet. Retention of existing vegetation is encouraged.
- (C) Enhanced road sections shall be provided in all cluster subdivisions. The Zoning Administrator may approve alterations to the minimum standard requirements if warranted by elements such as natural features, the entry road, or a connector road between two neighborhood sections, if in all cases the intent is achieved. The standard rights-of-way road section shall be fifty-six feet (56') wide and include at minimum:
  - (1) ~~Four~~Five-foot (4'5') sidewalk on both sides of street.
  - (2) ~~Nine~~Eight-foot (8'8') lawn verge on both sides of street measured from back of curb to edge of sidewalk
  - (3) Canopy street trees shall be planted every fifty feet (50') on average **in the center of the lawn verge. Root barriers shall be installed to protect sidewalk, underdrains, and curb and gutter.** Understory trees may be considered for portions of a neighborhood by the Zoning Administrator on a case-by-case basis if design warrants the need.
  - (4) Two feet (2') of lawn between outer edge of sidewalk and right-of-way for utility services.



- (5) Minimum travel lanes shall be eleven feet (11') wide.
- (D) Drainage easements proposed along rear and/or side property lines of lots intended for housing shall not encroach into lots unless warranted by special circumstances (such as not filling in a pocket wetland) and approved by the County Engineer. ~~The required fifteen foot (15') s~~Stormwater pond easements shall not encroach into lots.
- (E) Driveways on individual residential lots shall not exceed sixteen feet (16') wide within the public or private street right-of-way and within the first five feet (5') of the front yard.
- (F) Individual lots, building locations, streets, parking areas, utilities and infrastructure should be grouped in a manner so that the required percentage of common open space is achieved. As is practicable, passive common open space shall be designated as a single block or shall be contiguous and not divided into unconnected small parcels located in various parts of the development.
- (G) Pedestrians shall have easy access to common open space.
- (H) Individual lots, buildings, structures, streets, parking areas, utilities and infrastructure should be designed and sited to minimize the alteration of natural features, vegetation and topography.
- (I) Existing scenic views or vistas are encouraged to remain unobstructed, especially from street rights-of-way.
- (J) The site layout should accommodate and preserve any features of historic, cultural, archaeological or sensitive environmental value and the cluster development should advance the purposes of this part.
- (K) Proper dedication statements protecting all required opens space shall be included on all plats and open space preservation easements shall be recorded concurrently with all final plats.

## ARTICLE XX. DESIGN STANDARDS

### Section 20.1 Lots

#### 20.1.1 General Lot Design

- (a) The front lot line for all lots shall abut a publicly or privately maintained right of way except in the Rural Districts where lots can abut an approved Ingress/Egress Easement.
- (b) The lot size, width, 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.
- (c) Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.
- (d) So as to facilitate the creation of building sites at the end of a cul-de-sac, lots that access the terminus may provide a frontage reduced to a distance half that required by the minimum lot size of the applicable zoning district. In no case shall such a lot be narrower than thirty feet (30'), as measured between the two points at which side lot lines intersect the right of way.
- (e) Excessive lot depth in relation to lot width shall be avoided. The depth of a residential lot of less than five (5) acres shall be not less than half its width and not more than four (4) times its width; provided, however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.
- (f) Corner lots shall be of sufficient size and shape to permit required building setback and orientation to both streets.
- (g) Any remnants of land not meeting all the requirements of this Ordinance for a lot shall be either incorporated in existing or proposed lots or shall be legally platted as dedicated open space for a public use by means acceptable to the County.
- (h) In general, blocks of lots used for residential purposes shall be of sufficient width to allow for two tiers of lots of appropriate depth, except where reverse frontage lots are required along a major street; where an alley is provided to the rears of such lots; or where prevented by the size, topographical conditions, or other inherent conditions of property, in which case the approval of the Planning Commission is required.

### **20.1.2 Flag Lots**

Flag lots will be allowed in suburban transition, rural and SR zoning districts, provided the following standards are met:

- (a) No more than one (1) flag lot shall be shown on a final plat.
- (b) No two (2) flag lots shall be contiguous.
- (c) That area leading from the street to the bulk area of the lot, containing the driveway (herein referred to as the flagpole) shall not be longer than two hundred feet (200') and nor narrower than twenty-five feet (25').
- (d) The flagpole shall not enter or cross wetlands, so as to ensure emergency access to the lot during flooding or wet conditions.
- (e) The area of the flagpole shall not count toward meeting the minimum lot size of the zoning district in which the lot is located.
- (f) The driveway shall meet all applicable design and improvement standards set forth in this Ordinance.
- (g) Provided these standards are achieved, the flagpole shall be exempt from the minimum lot requirements of a given zoning district. The bulk area of the lot shall nevertheless adhere to such minimum lot requirements, including but not limited to width, width-to-depth ratio, and size.
- (h) Nothing in this Ordinance shall be construed to prevent the flagpole from being reconstituted and reconstructed as part of a future street right-of-way.

## **Section 20.2 Accesses**

### **20.2.1 General Access Standards**

- (a) Permits for the construction of driveways over, under or across public streets, rights-of-way and property controlled by Dorchester County shall be granted only for public purpose, convenience, or necessity or to facilitate transportation access to individual properties in a manner that does not unduly jeopardize the safety of users of the streets and highways of Dorchester County, or of the driveway in question.
- (b) No construction, revisions or additions shall be made to a driveway or its appurtenances on the right-of-way without required permits from Dorchester County and/or SCDOT.

- (c) Whenever an existing street is improved by reconstruction or maintenance work, existing entrances to the street may be altered by the County or State or conform to the spirit and intent of the policy and standards set forth in this Design Requirement.
- (d) No approval for a curb cut will be given where it is apparent that the intent is not to provide access but to provide parking only. A driveway approach must provide access to something definite on private property, such as a parking area considerably greater in extent than the width of the driveway, or provide access to a driveway, or to a door at least eight feet (8') wide intended for entrance of vehicle, etc. (not applicable for residential driveways).
- (e) The applicant, his successors and assignees, agree to hold harmless the County of Dorchester and its duly appointed agents and employees against any action for personal injury or property damage sustained by reasons incurred during exercise of the permit.

### **20.2.2 Access Performance Standards**

The following general requirements shall apply to all Driveway Permits issued in Dorchester County:

- (a) Any driveway or approach constructed must be for the bona fide purpose of securing access to an individual property and not for the purpose of parking or servicing vehicles, advertising storage, or merchandising of goods on the public right-of-way.
- (b) For development of a driveway in concert with the creation or expansion of a street, the applicant shall furnish all materials, do all work and pay all costs of construction and maintenance of the driveway and its appurtenances on the right-of-way.
  - (1) The applicant shall arrange for and bear the entire cost of moving trees, poles, signs, hydrants, catch basins and other existing installations that may interfere with the proposed driveway.
  - (2) Materials used and type and character of work shall be suitable and appropriate for its intended purpose, and type of construction shall be designated a subject to approval of the Dorchester County Engineer.
  - (3) The applicant shall make the installation without jeopardizing or interfering with vehicular traffic using the highway or, if applicable, pedestrian traffic using the adjacent sidewalk. The applicant shall restore street surfaces, shoulders, ditches and vegetation disturbed to original or equivalent condition.

- (4) The Dorchester County Zoning Administrator shall approve the timetable for installation.
- (c) For development of a driveway accessing an existing street by way of crossing existing Dorchester County drainage system, the applicant shall be responsible for the costs and installation of all materials required, per 20.2.2(b), immediately above, except for restoration of the County drainage facility.
- (d) The County reserves the right to make such changes, additions, repairs and relocations, within statutory limits, to the driveways and its appurtenances on the right-of-way as may at any time seem necessary to permit the relocation, reconstruction, widening, and maintaining of the highway or to provide proper protection to life and property on or adjacent to the street.
- (e) For driveways that encroach upon State of South Carolina rights-of-way, the standards and criteria shall not be less than the currently adopted South Carolina Department of Transportation Driveway Standards. By meeting the requirements outlined by the County Standards, the applicant is not exempt from any state permitting requirements.

### **20.2.3 Process**

The following procedures shall be used to apply for **new** Driveway Permits.

- (a) Applications for permits to construct or alter a driveway or curb cut occurring on or abutting County and State rights-of-way shall be made to the Zoning Administrator of Dorchester County as follows:
  - (1) When such driveway(s) or curb cut(s) are incidental to the development of a new structure or the development of previously undeveloped property, the driveway permit shall constitute a part of the zoning and building permits.
  - (2) When such driveway or curb cut construction constitutes a separate action apart from any other construction on the same site, a driveway permit shall be secured from the Zoning Administrator.
  - (3) When property abutting a County and State right-of-way changes from one use to another and driveways and/or curb cuts have previously been extended across or to the County or State right-of-way, a driveway permit shall be secured and any required improvements completed, inspected, and approved prior to the issuance of a Certificate of Occupancy.
- (b) Upon the receipt of an application for a driveway permit in any of the aforementioned circumstances the Zoning Administrator shall forward the application to the County Engineer for review who shall take one of the following courses of action within fifteen (15) working days:
  - (1) Recommend approval of the permit to the Zoning Administrator;

- (2) Recommend conditional approval of the permit contingent upon certain modifications being made which shall be delineated in writing to the applicant; or
- (3) Recommend denial of the permit application.
- (c) If the Zoning Administrator, per recommendations of the County Engineer, denies the driveway permit the applicant can appeal the Zoning Administrator's decision to the Board of Zoning Appeals.

#### **20.2.4 General Driveway Design Standards**

The location, design, and construction of driveways shall be in accord with the following policy and limits:

- (a) A driveway shall be located and restricted as to width as necessary so that the entire driveway and its appurtenances are contained within the frontage along the highway of the property served.
- (b) At street intersections a driveway shall not provide direct ingress or egress to or from the street intersection and shall not encroach on or occupy areas of the roadway or right-of-way deemed necessary for effective traffic control or highway signs or signals.
- (c) A driveway shall be so located and constructed that vehicles approaching or using it shall have adequate sight distance in both directions.
- (d) ~~For the segments of streets and highways so designated on the Dorchester County Streets & Highways Designation Map, which is incorporated into and made a part of this Ordinance,~~ **For streets and highways under the jurisdiction of Dorchester County,** the number and spacing of driveways shall be in conformance with the following standards.
  - (1) Minimum separation of signalized intersections on streets shall comply with SCDOT standards.
  - (2) Minimum separation of two-way driveways intersecting streets in urban zoning districts shall be as follows:
    - a. Two hundred feet on center (200' o.c.) along arterials, and
    - b. One hundred feet on center (100' o.c.) along collectors.
  - (3) Minimum separation of one-way driveways intersecting streets in urban zoning districts shall meet the following standards:

- a. Paired entrance and exit drives shall be six feet (6') apart, as measured from edge of pavement, leaving an area herein referred to as an island, excepting return radii.
  - b. The minimum separation set forth for two-way driveways, above, shall be adhered to except that such distances may be reduced by one foot per one foot of island provided between the paired driveways, up to a maximum reduction of twenty-five percent (25%) of the total separation required.
- (4) Minimum separation of driveways in rural zoning districts shall comply with SCDOT standards, where such encroach upon State rights-of-way, and shall in no case be less than five feet (5') from side lot lines.
- (e) No more than one driveway may serve a single property frontage, unless the applicant shows that additional driveways are necessary to provide reasonable service to the property, and can be provided without undue impairment if safety, convenience and utility of the highway. Not more than two driveways shall be provided, per street, to any single property. Access to adjacent frontage shall be consolidated, where applicable.
  - (f) Shared access and driveways, joint or cross, shall be required in the event that the development cannot meet driveway separation standards. In such instances, the property owners shall:
    - (1) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive; and
    - (2) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.
  - (g) The surface of a driveway connecting with uncurbed street sections shall slope down and away from the highway shoulder a sufficient amount and distance to preclude ordinary surface water drainage from the driveway area flowing onto the highway roadbed. Slope shall not be less than one-quarter inch ( $\frac{1}{4}$ " ) per foot nor more than one inch (1" ) per foot for the width of the shoulder.
  - (h) The driveway shall not obstruct or impair drainage inside ditches or roadside areas. Driveway culverts, where necessary, shall be adequate for surface water drainage along the roadway and in no case less than a fifteen-inch (15" ) diameter pipe, or equivalent, if approved by the County Engineer.
  - (i) When curb and gutter are removed for construction of a driveway, the replacement connections shall be of equivalent acceptable materials consistent with County standards and/or SCDOT Standard Specifications for Highway Construction and approved by the County Engineer or SCDOT. The replaced

section may be reviewed by the County Engineer as part of the drainage plan. The Zoning Administrator's approval, based upon recommendation of the County Engineer, must be obtained prior to issuance of the driveway permit. The replaced section shall be one of the following:

- (1) A rolled curb and gutter to maintain the contiguity of the replaced facility, or;
  - (2) A driveway flush with the street surface framed by curb returns.
- (j) The driveway construction shall include replacement of any sidewalk across the driveway that has been removed for construction of the driveway.
- (k) The restricted area between successive driveways may be filled in or graded down only when the following requirements are fully complied with. The island area on the right-of-way between successive driveways or adjoining a driveway and right-of-way line shall remain unimproved for vehicular travel or parking.
- (1) The filling in or grading down shall be to grades consistent with the requirements contained in the Dorchester County Storm Drainage Ordinance; and except where drainage is by means of curb and gutter, water drainage of the area shall be directed away from the highway roadbed in a suitable manner.
  - (2) Culvert extension under the restricted area shall be of like size and equivalent acceptable material of the driveway culvert.
  - (3) Where no side ditch separates the restricted area from the roadbed, construction of a permanent border or curb will be required to separate the area from the highway roadbed, in order to prevent its use for driveway or parking purposes.
  - (4) In the development of private property and the construction of driveways thereto, it may be necessary to regrade the buffer area by cutting or filling. Such work shall be done in a manner to ensure adequate sight distance for traffic operations, proper drainage, suitable slopes for maintenance operations, and good appearance. The buffer area outside the driveways shall be treated to prevent use by vehicles. This may be accomplished by the grading use of curbs low shrubs, etc., in a manner that will not impair clear sight across the area.



### 20.2.5 Driveway Design Specifications

(a) The following table provides minimum dimensions for widths of travelways and turning radii (e.g., curb returns) for driveways in Dorchester County.

Driveway Serving...	Driveway Surface Width		Turning Radius	
	Minimum	Maximum	Minimum	Maximum
SFD/MH (Rural, SR1, & SR2 districts)	8 ft.	24 ft.	6 ft.	10 ft.
SFD/MH (All other districts)	16 ft.	26 ft.	6 ft.	12 ft.
SFA/MF	24 ft.	26 ft.	8 ft.	16 ft.
	<b>One-way/ two-way</b>	<b>One-way/ two-way</b>		
Less than forty (40) parking spaces	12 ft./22 ft.	15 ft./26 ft.	8 ft.	16 ft.
More than forty (40) parking spaces	12 ft./22 ft.	15 ft./36 ft.	10 ft.	20 ft.
All lots to be used by trucks longer than thirty feet (30')	12 ft./24 ft.	15 ft./40 ft.	20 ft.	40 ft.

*Notes:*

*SFD = single-family detached dwelling unit*

*SFA = single-family attached housing unit*

*MH = individually sited manufactured home*

*MF = multi-family attached housing unit*

(b) The following standards shall apply to Driveway Angles in Dorchester County. Angles shall be measured along the centerlines of driveways and intersected streets at a distance equivalent to the point at which the driveway abuts the street.

#### (1) Residential

- a. Two-way driveway: 70 to 90 degrees.
- b. One-way driveway: 45 to 90 degrees.

#### (2) Commercial, office, and institutional:

- a. Two-way driveway: 70 to 90 degrees.
- b. One-way driveway: 60 to 90 degrees.
- c. One-way driveway accessing street with median: 30 to 90 degrees.

#### (3) Industrial

- a. One and two-way driveway: 90 degrees (or as close as practicable).
- b. One-way driveway accessing street with median: 45 degrees.

- (4) In rural zoning districts, any of the above standards may be reduced to a minimum of sixty (60) degrees, if approved by SCDOT and/or the County Engineer.
- (c) The area within five feet (5') of a frontage boundary line shall be a restricted area in which no driveway may be developed on public right-of-way, unless the following conditions apply:
- (1) The area is necessary to accommodate the driveways serving flag lots or single-family attached dwelling units.
  - (2) A single driveway is approved to serve two (2) adjacent lots.
- (d) Island areas (channelization) – minimum island dimensions:
- (1) Distance between double one-way driveways: Six feet (6'), minimum, at narrowest point; and
  - (2) Minimum Island Depth: Eighteen feet (18'), minimum, where parking abuts street right-of-way line.
  - (3) This requirement may be waived for right-in/right-out triangle islands.
- (e) **Visibility Clearance:** No landscaping, terraces, or other natural or artificial features adjacent to any street shall be of a nature impairing visibility from or approaching vehicular traffic where such features in any way create potential hazards to pedestrians. In particular, at vehicular entrances and exits, nor street parking, landscaping, or other material impediment to visibility between the height of three feet (3') and ten feet (10'), measured from the roadway level, shall be permitted within triangular areas defined by lines connecting points described as follows:
- (1) **Entrance driveways:** Beginning at a point where the midline of the entrance intersects the public right-of-way, then to a point twenty-five feet (25') along the boundary of the right-of-way in the direction of approaching traffic, then to a point twenty-five feet (25') toward the interior of the lot along the midline of the entrance or exit, and back to the point of beginning point.
  - (2) **Exit Driveways:** Beginning at a point where the midline of the exit intersects the public right-of-way, then to a point along a distance line equal to the MPH speed limit for approaching traffic, in feet, at the boundary of the right-of-way in the direction of approaching traffic, then to a point twenty-five feet (25') toward the interior of the lot along the midline of the entrance or exit, and back to the point of beginning.

- (a) Rights of way shall be designed, improved, and maintained in perpetuity in accordance with all standards set forth in this Ordinance.
- (b) Private rights-of-way shall be accessed by no more than five (5) driveways and abutted by no more than five (5) lots that do not abut a public right-of-way for the minimum frontage required by this Ordinance.

## **Section 20.4 Streets**

### **20.4.1 Complete Street Design Guidelines**

- (a) All street projects shall be designed to meet the needs of all users based on Complete Street standards. Design of Complete Streets shall:

- (1) Be consistent with the most current edition of the following federal design guidance from:

- i. The American Association of State Highway & Transportation Officials (AASHTO), Federal Highway Administration (FHWA), and the U.S. Access Board:
- ii. *AASHTO's A Policy on Geometric Design of Highways and Streets*
- iii. *AASHTO's Guide for the Development of Bicycle Facilities*
- iv. *AASHTO's Guide for the Planning, Design, and Operations of Pedestrian Facilities*
- v. *FHWA's Manual of Uniform Traffic Control Devices (MUTCD)*
- vi. *FHWA's Small Town & Rural Multimodal Networks Guide*
- vii. *U.S. Access Board's Accessible Public Rights-of-Way: Planning & Designing for Alterations*

- (2) Adhere to design guidance from the most current edition of the following design guidance from:

- i. The National Association of City Transportation Officials (NACTO) and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG):
- ii. *NACTO's Urban Bikeway Design Guide*
- iii. *NACTO's Urban Street Design Guide*
- iv. *NACTO's Transit Street Design Guide*
- v. *BCDCOG's Walk Bike BCD (Appendix A: Design Guidelines)*

- (3) Include:

- i. Complete Streets infrastructure, such as pathways, sidewalks, bikeways, street crossings, transit stops, traffic calming treatments

- for the purpose of reducing motor vehicle speed, emergency vehicle access;
- ii. Metal retroreflective street signs with large lettering;
- iii. Appropriate street widths;
- iv. Maintenance of pavement condition along relevant heavy-duty vehicle transportation routes prior, during, and following mineral resource extraction operations;
- v. Consideration of the presence of existing or funded Complete Streets infrastructure along parallel routes to a given street project; and
- vi. Reasonable accommodations through an equivalent facility for users during construction or repair projects that infringe on an existing sidewalk, pathway, or transit stop, provided by the developer.

#### **20.4.2 General Street Design Standards**

- (a) Proposed streets shall be coordinated with the existing street system in the surrounding area and where possible shall provide for the continuation of existing streets abutting the subdivision.
- (b) The arrangement of streets shall be such as will not cause hardship or inflict common nuisances to owners of adjoining property in providing convenient access.
- (c) Not more than two (2) streets shall intersect at any one point.
- (d) All streets shall intersect as nearly at right angles as possible. In no case shall streets intersect at an angle of less than seventy-five (75) degrees.
- (e) Street intersections shall be located at a minimum distance of one hundred fifty feet (150') from the right-of-way of any railroad, measured from the boundary of the right of way of the parallel street to the boundary of the railroad right-of-way.
- (f) All streets shall be provided with an adequate storm drainage system in accordance with the Dorchester County Stormwater Management Ordinance 23-06 and the latest edition of the Dorchester County Stormwater Management Design Manual.
- (g) The centerline of all streets shall be above the ~~ten (10)~~ twenty-five (25) year floodplain.
- (h) The developer ~~will~~shall provide construction access to minimize damage to established roads/streets. Plans for this access will be submitted to the County Engineer for approval prior to Planning Commission approval of the Preliminary Plan for the development. This construction access shall be closed or integrated

into the general street design of the development upon substantial completion of the development or a phase thereof.

- (i) All new Major residential developments shall provide for the installation of traffic calming measure(s) on each residential street within the development for every 700 feet of roadway, or as required by the County Engineer. The location and type of traffic calming measure(s) shall be determined in coordination with the Planning Department and Public Works Department. Traffic calming measure(s) include but are not limited to traffic circles, roundabouts, curb extensions, chicanes, splitter islands, and designated on-street parking. Speed humps and all-way stops shall not be used for traffic calming measures. Driveways shall not encroach within areas where traffic calming devices are installed and will be evaluated on a case-by-case basis considering the type of traffic calming device utilized.
- (j) Major subdivisions shall provide additional points of access by tying into existing street stubs on adjoining properties and/or by providing for future connectivity by stubbing streets to potential developments on adjoining properties. Adequate street connectivity shall be determined by Planning Commission.
- (k) The developer shall be responsible for designing and installing improvements to any access streets whose classification based on Section 20.4.2 below is altered due to increased ADT as a result of their development. The County Engineer shall determine the required improvements in accordance with local, state, and federal guidelines and all improvements shall be completed prior to final plat.

### **20.4.3 Street Types and Design Standards**

- (a) **Expressway:** Limited access highway that conducts inter- and intra-regional traffic. Access from lots abutting the right of way is prohibited. Given these functions, expressways are designed and built and maintained by state and federal highway departments.
- (b) **Arterial:** Includes two subtypes: Highways and Thoroughfares. These are both considered arterials, since differentiation of these two subtypes along the urban fringe may be difficult. Given their functions, arterials are usually, but not necessarily, state and federal roads. Design, construction, and maintenance standards for highways in Dorchester County shall nevertheless comply with SCDOT standards, as set forth in its Standard Specifications for Highway Construction (latest edition) and related manuals.
  - (1) A highway conducts traffic at high speeds (45-55 mph) to and from town to town.

(2) A thoroughfare is a boulevard or other primary road that conducts large volumes of traffic (10,000 ADT) to centers of trade, typically in more than two lanes. With this volume, access points (“curb cuts”) are restricted to safe intervals along the right of way and are generally reserved for collector streets or driveways to non-residential uses.

(c) **Collector:** Principal traffic artery within residential and commercial developments.

(1) Collectors shall be designed, constructed, and maintained to meet or exceed the standards set forth in the table “Street Design Standards” and the “Green Book” (A Policy on Geometric Design of Highways and Streets, latest edition) of AASHTO (American Association of State Highway and Transportation Officials).

(2) To provide for connectivity of the street system to reduce traffic congestion in new development, a collector required to be longer than a quarter of a mile shall extend to the boundary of the tract proposed for development to provide future access to undeveloped adjacent tracts or to existing collectors intended for the same purpose and/or provided under this requirement. The following standards shall apply:

- a. The proposed collector shall connect to an existing collector of an adjacent development or be stubbed out to the tract boundary in anticipation of future connection.
- b. If access is provided to the stub-out, it shall be designed as a cul-de-sac, as provided for in the table, “Street Design Standards.”
- c. The Planning Commission may waive the connectivity requirement if the proposed development is to be a gated community, it determines that wetlands or existing development of adjacent tracts would preclude the need for and defeat the purpose of the requirement.

(d) **Local:** Includes three subtypes: Drive, Court, and Alley. Local streets are those directly accessed from abutting properties at intervals generally controlled by minimum lot frontages of zoning districts. Many existing and almost all new local streets are and will be maintained by Dorchester County or by private means. Local streets shall be designed, constructed, and maintained to meet or exceed the standards set forth in the following table, “Street Design Standards,” and the “Green Book” (A Policy on Geometric Design of Highways and Streets, latest edition) of AASHTO (American Association of State Highway and Transportation Officials). Furthermore, the following standards shall apply.

(1) **Drive:** Generally intersects collectors and highways as well as other local streets.

- (2) **Court:** Generally interior to residential communities or pedestrian-oriented commercial developments, connecting to collectors and other local streets. Courts shall not intersect thoroughfares.
- (3) **Alley:** Generally a short, narrow street providing service access to the rears of lots and their garages and loading docks from other local streets. Alleys shall not be the only access drive serving a property.

**Table 20.4.3: Street Design Standards**

Standard	Collector	Drive	Court	Residential Alley	Commercial Alley
<b>Traffic load (ADT)</b>	>3,000	1,000-3,000	<1,000	<250	<500
<b>Minimum Lane Width</b> (does not include gutter pan)	11'-0"	10'-6"	9'-9"	8'-9"	11'-0"
<b>Minimum Turning Lane Width</b>	Left: 12'-0" Right: 10'-0"	NA	NA	NA	NA
<b>Minimum Right-of-way Width</b>	50 ft.	50 ft.	50 ft.	36 ft. <sup>a</sup>	40 ft. <sup>a</sup>
<b>Minimum Intersection Radius</b> (back edge of roadway)	25 ft.	20 ft.	15 ft.	10 ft.	25 ft.
<b>Maximum Street Length</b>	Unlimited	Unlimited	1,500 ft.	500 ft.	500 ft.
<b>Maximum Uninterrupted Street Length</b> <sup>b</sup>	Unlimited	1,500 ft.	500 ft.	250 ft.	500 ft.
<b>Maximum Cul-de-sac Length</b>	200 ft.	400 ft., 800 ft. in rural zoning districts <sup>c</sup>	250 ft.	250 ft.	NA
<b>Minimum Cul-de-sac Pavement Radius</b>	20 ft. hammerhead	40 ft. <sup>d</sup>	25 ft. hammerhead	20 ft. hammerhead	NA
<b>Minimum Cul-de-sac Right-of-way Radius</b>	30 ft. hammerhead	50 ft.	35 ft. hammerhead	30 ft. hammerhead	NA
<b>Minimum Sight Distance</b>	250 ft.	200 ft.	150 ft.	100 ft.	150 ft.
<b>Minimum Design Speed</b>	30 mph	25 mph	20 mph	15 mph	15 mph
<b>Minimum Offset Between Intersections</b>	200 ft.	150 ft.	125 ft.	100 ft.	150 ft.
<b>Vehicle Restrictions</b> <sup>e</sup>	Through traffic – no restrictions	Through traffic; trucks: local deliveries only	Local traffic only	Private passenger vehicles only	Local traffic; trucks: deliveries only

Notes:

NA = not applicable, prohibited

- a) R/w width may decrease ten feet (10') for one-way streets, provided the travel lane increases one foot (1') in width.
- b) Interruptions include stop and yield signs, signals, and roundabouts.
- c) If necessary to develop around and preserve natural features, a drive-cul-de-sac may be allowed to extend to 1,500 feet if a turn-around is provided at the approximate mid point of the street.
- d) The cul-de-sac terminus may contain a traversable permeable center ten feet (10') in radius.
- e) Vehicle restrictions shall be posted with signage in compliance with SCDOT Manual on Uniform Traffic Control Devices.



#### 20.4.4 Roundabouts

Roundabouts shall comply with the South Carolina Department of Transportation Highway Design Manual, as updated, ~~also known as traffic circles, may be provided in lieu of intersections at local and collector streets. The following standards shall apply:~~

(a) The minimum dimensions of the roundabout shall be as follows:

- (1) ~~Interior radius:~~ Fifty feet (50')
- (2) ~~Exterior radius:~~ Seventy feet (70')
- (3) ~~Travelway width:~~ Fifteen feet (15')
- (4) ~~Right-of-way radius:~~ Ninety feet (90')

(b) ~~If located in a Planned Development, the interior portion of the roundabout shall be landscaped in compliance with the approved common space landscaping plan. Otherwise, the interior portion of the roundabout shall be planted with shrubs maturing to less than three feet (3') tall which shall be planted in two rows at four feet on center (4' o.c.) for the perimeter of the interior area. The first row shall be at least five feet (5') from the edge of pavement, and the second no more than twelve feet (12') from the edge of pavement. The remainder of the area shall be covered with ground cover in compliance with this Ordinance.~~

### Section 20.5 Sidewalks and Trails

#### 20.5.1 Sidewalk Provision Requirements

- (a) ~~Sidewalks shall be required in all major subdivisions. Sidewalks shall be required in minor subdivisions in Suburban Zoning Districts.~~
- (b) (a) Sidewalks shall be at least ~~4'~~ **five-feet (5')** wide and provided on both sides of all streets.
- (c) (b) Sidewalks shall be required for new **residential and** commercial development, redevelopment of existing commercial sites, and new multi-family development **except in the Rural Zoning Districts.**
- (d) (c) Planning Commission may require the developer to provide internal or off-site sidewalks and/or trails for pedestrian access to schools or active recreation green space.

## 20.5.2 General Sidewalk Standards

### (a) Location of sidewalks

- (1) Sidewalks may be provided at the edge of the roadway only if barrier curbing, or an alternative approved by the County Engineer and SCDOT, where applicable, is provided, AND the speed limit of the street adjacent shall not be greater than thirty-five miles per hour (35 mph).
- (2) Otherwise, sidewalks shall be located at least ten feet (10') from edge of sidewalk to back of curb or edge of pavement OR adjacent to the boundary of the right of way.

(b) Sidewalks shall be constructed in accord with the Standard Specifications for Highway Construction, latest edition.

(c) All sidewalks shall be designed to the accessibility requirements of the Americans with Disabilities Act. Typically, curb ramps and five-foot-by-five-foot (5' x 5') passing areas shall be provided.

## 20.5.3 Shared Use Paths ~~Trail Systems~~

~~(a) An interconnected trail system may be substituted for sidewalks in a Planned Development, if approved by the Planning Commission, that can be demonstrated by the developer to provide equal or improved access to buildings, dwellings, schools, and open space.~~

~~(b) (a) Pedestrian trails shall have a minimum unobstructed width of four feet (4'). Those trails supporting other uses shall have a minimum unobstructed width of six feet (6').~~ Shared use paths shall have a minimum unobstructed width of ten feet (10').

## Section 20.6 Development and Subdivision Lighting

### 20.6.1 General Requirements

- (a) The light and glare performance standards established within the Zoning Ordinance shall be adhered to, where applicable.
- (b) Fixtures shall be located so as not to interfere with other utilities, and to minimize potential conflicts with building sites.

### 20.6.2 Lighting Provision Standards

- (a) Street lighting shall be required along street rights-of-way in all major subdivisions. Street lighting shall also be required along street rights-of-way in minor residential subdivisions in suburban zoning districts with lots less than one (1) acre in size.
- (b) All multi-family residential, office, institutional, commercial, and industrial developments in suburban districts in which public and/or private streets are provided shall also provide street lighting.
- (c) Site lighting shall be required for developments with one or more parking areas containing six (6) or more spaces.

### **20.6.3 Illumination Standards**

#### **(a) Street Lighting**

- (1) Lighting located along streets shall provide the mounting height, luminance, and spacing to provide a minimum average horizontal illumination of 0.40 foot-candles on the roadway and any sidewalks paralleling such roadway.
- (2) Lighting located at street intersections shall provide the mounting height, luminance, and spacing to provide a minimum average horizontal illumination of 0.60 foot-candles on the pavement, including crosswalks, where applicable.

#### **(b) Site Lighting**

- (1) Lighting located within multi-family developments shall provide the mounting height, luminance, and spacing to provide a minimum average horizontal illumination of 0.40 foot-candles within parking areas and on walkways up to all public building entrances.
- (2) Lighting located within developments that provide customer service to the public before dawn and/or after dusk shall provide the mounting height, luminance, and spacing to provide a minimum average horizontal illumination of 0.60 foot-candles within the parking areas and at public building entrances. (For the purpose of this section, “dawn” shall mean half an hour after sunrise and “dusk” shall mean half an hour before sunset.)

## **Section 20.7 Easements**

### **20.7.1 Encroachment**

- (a) Easements reserved for private and public use that are not parallel to the street right-of-way, including but not limited to telecommunications, power, and

drainage easements, as required in this section, shall remain free of all encumbrances that may adversely affect the function for which the easement is intended or inhibit access, which may be required for maintenance or otherwise, to the facility for which the easement was created. Improvements prohibited from locating in easements include but are not limited to driveways and fences.

- (b) Any activity or improvement proposed for location in an easement, as provided herein, that does not affect the easement as outlined above, shall require an Encroachment Permit from the Dorchester County Public Works Department or the utility provider to which the easement is dedicated.

### **20.7.2 Utility Easements**

- (a) Adequate areas of suitable size and location shall be allocated for utility easements. The location and size of such easements shall be worked out with the public and private utilities involved, and shall center along or be adjacent to common property line where practicable.
- (b) For residential subdivisions of single-family detached homes in which a new street is created, the following easements shall be provided:
  - (1) A linear easement five feet (5') deep shall be provided adjacent to all rights of way for telecommunications; and
  - (2) A linear easement ten feet (10') deep shall be provided adjacent to and to the interior of the telecommunications easement for electricity (power easement).
  - (3) All gas utility lines are to be constructed within the space of the right-of-way.
- (c) In the event of a cul-de-sac, so as to reduce occurrences of dead-end utilities, easements shall be continued uninterrupted to the nearest proposed right of way within the tract proposed for development if the same is within five hundred feet (500').

### **20.7.3 Drainage Easements**

- ~~(a) Where a subdivision is traversed by a water course, drainage way, channel or stream, adequate areas for storm water or drainage easements shall conform substantially with the lines of such water courses, and be of sufficient width to carry off storm water and provide for maintenance and improvement of such water courses.~~
- ~~(b) Drainage easements shall center along or be adjacent to a common property line.~~

- ~~(c) The minimum acceptable drainage easement will be determined by the following formula: Three times the depth, plus the bottom width, plus twenty feet (20').~~
- ~~(d) The ditch will be offset in the easement to provide fifteen feet (15') on one side for the purpose of maintenance.~~
- ~~(e) These requirements shall not be construed to relieve the developer from the standards of the Dorchester County Drainage Ordinance or state and federal regulations.~~
- (a) Drainage Easements shall be designed in accordance with the Dorchester County Stormwater Management Ordinance 23-06 and Stormwater Management Design Manual as amended.

#### **Section 20.7.4 Ingress/Egress Easements**

- (a) Where lots are allowed to be subdivided off an ingress/egress easement, the minimum easement width shall be fifty-feet (50'). The Zoning Administrator may reduce this requirement to thirty-feet (30') if only two lots are being created and it is determined that no further subdivision can occur.

### **Section 20.8 Storm Drainage**

#### **~~20.8.1 General Provisions~~**

- ~~(a) The County Engineer will determine the need for a Drainage Plan based on the conditions at or near the subject property. All drainage shall comply with the standards of the Dorchester County Stormwater Management Ordinance 23-06 and Stormwater Management Design Manual, as amended. Drainage Facilities Ordinance, No. 84-09, as amended. The size of the parcel has no bearing on the need for a Drainage Plan.~~
- ~~(b) A drainage system will be designed and certified by a Registered Professional Engineer (SC PE), or a Tier B Registered Land Surveyor (SC RLS).~~
- ~~(c) Where adequate existing public storm sewers are on or adjacent to the tract being developed, the system proposed for the land being subdivided shall be connected thereto.~~
- ~~(d) Drainage easements shall be provided in accordance with the provision of this Ordinance.~~

#### **~~20.8.2 Drainage in Street Rights-of-Way~~**

~~Street drainage shall serve as the primary drainage system. One or more of the following systems shall be employed to provide drainage, as allowed by the conditions attached to each system.~~

- ~~(a) Where curb and gutters and catch basin are provided, they shall be designed in accordance with specifications, contained in the SCDOT Standard Specifications for Highway Construction, latest edition.~~
- ~~(b) Open ditches, shoulders, and slopes shall be adequately protected from erosion and shall comply with SCDOT Standard Specifications for Highway Construction.~~
- ~~(c) The choice of street side drainage system shall be consistent throughout the development, unless the developer chooses to upgrade an open system.~~
- ~~(d) Open ditch drainage may be used only in the following applications:
  - ~~(1) All development in SR, suburban transition and rural zoning districts;~~
  - ~~(2) For development of a two family residential structure, a single family detached unit, or and individually sited manufactured home on an existing lot of record that is already served by open drainage system; and~~
  - ~~(3) For development of single family detached homes and individually sited manufactured homes in minor subdivisions created along streets along which an open drainage system is the prevalent existing system.~~~~

### **~~20.8.3 Off-street Drainage~~**

~~The off street drainage system shall include the watershed affecting the subdivision and shall be extended to a water course or ditch adequate to receive the storm drainage and shall be designed in accordance with the following requirements:~~

- ~~(a) When the drainage system is outside of the street right of way, the developer shall provide all required easements in accordance with the provisions of this Ordinance.~~
- ~~(b) Open ditch drainage may be used; however, when open ditches be adequately protected from erosion.~~
- ~~(c) All right-of-ways necessary to carry the storm drainage to major drainage out-fall shall be obtained by the developer.~~

## **Section 20.9 Areas Subject to Flooding**

- (a) Development in areas subject to flooding shall be in compliance with the Dorchester Flood Hazard Ordinance, ~~No. 81-18~~ **as amended, the Dorchester County Stormwater management Ordinance 23-06, as amended,** ~~Drainage Facilities Ordinance, No. 84-09,~~ the Standard Building Code, as adopted, and the regulations enforced by the US Army Corps of Engineers and SC Office and Ocean of Coastal Resource Management.
- (b) If the area being subdivided, or any part thereof, is located within the boundary of a designated Special Flood Hazard Areas, as delineated by Flood Hazard Maps of Dorchester County, as available from the Federal Emergency Management Agency, adequate plans and specifications for protection from flooding shall be provided as herein required and as may be specified by the Planning Commission upon review:
  - (1) Any Plat of a subdivision which contains land subject to flooding shall be accompanied by evidence that no appreciable expansion of the area subject to flooding would result from the proposed development of the land being subdivided, and the proposed development will be adequately protected from inundation without appreciable interference with the flow of any watercourse or into an impounding basin.
  - (2) In no case shall any fill, levee or other protective works be approved unless sufficient compensating adjustment of waterways, ditches or impounding basins are made to prevent any appreciable expansion of the flood hazard areas.

#### **Section 20.10 Water Supply**

- (a) All water supply systems whether public, semipublic, or individual wells, on-site or off-site must conform to ~~Department of Health Environmental Control (DHEC)~~ **South Carolina Department of Environmental Services (SCDES)** rules, regulations, policies and requirements governing the planning, installation and operation of such systems, and conform with the plans and regulations of Dorchester County.
- (b) Major subdivisions must connect to public water lines. Individual and/or community wells shall not be allowed in major subdivisions. Connections must be made at the time of development.

#### **Section 20.11 Fire Hydrants**

- (a) Where sufficient water flow and pressure, as determined by the chief of the fire district in which the development is located and approved by the appropriate water provider, are available in the right of way adjacent to the tract proposed for development, the developer shall install fire hydrants or cause fire hydrants to be installed such that all proposed structures and home sites shall be:

- (1) No more than one thousand feet (1,000') from a fire hydrant in industrial zoning districts, residential districts requiring lots at least three quarters of an acre, or rural districts;
  - (2) No more than five hundred feet (500') from a fire hydrant in single-family residential districts and all commercial, office, and institutional zoning districts; and
  - (3) No more than two hundred fifty feet (250') from a fire hydrant in multi-family residential districts.
- (b) The location of fire hydrants shall be approved by the County Engineer in conjunction with the fire chief, or designee, of the fire district in which the development is located.

### **Section 20.12 Sanitary Sewage Disposal**

- (a) All sanitary sewage disposal systems shall be in compliance with the Dorchester County Sewer Use Ordinance, No. 84-23.
- (b) All disposal systems, whether public or individual, must conform to all ~~Department of Health and Environmental Control (DHEC)~~ **South Carolina Department of Environmental Services (SCDES)** rules, regulations, policies and requirements governing the planning, installation and operation of such systems and conform with the plans, the standards of the utility service provider and regulations of Dorchester County.
- (c) Major subdivisions must connect to public sewer lines. On-site wastewater disposal systems (septic) and/or package treatment plants shall not be allowed in major subdivisions. Connections must be made at the time of development.
- (d) For minor subdivisions less than five acres where public sewer lines are not available, seller must obtain soil analysis for on-site wastewater disposal before property is subdivided, developed or sold. All lots proposed for creation by subdivision proposed for development including plumbing facilities, except for irrigation, shall be shown to support a septic tank and field.
- (e) Major and minor subdivisions where the resulting lots will be five acres or greater are exempt from the requirement to connect to public sewer.

### **Section 20.13 Dedicated Open Space**

#### **20.13.1 Purpose**



Two categories of open space are identified in this Ordinance: developed open space and undeveloped open space. Developed open space shall be designed to provide active/or passive recreation facilities. Undeveloped open space shall be designed to preserve important site amenities and environmentally sensitive area

### **20.13.2 Minimum Requirements**

- (a) Each zoning district designates the amount of open space that shall be set aside for developed and/or undeveloped open space, adjusted, as appropriate, for the conditions such as population density, existing municipal or county facilities located nearby, socio-economic characteristics of the prospective population, and other appropriate site and development-specific factors.
- (b) The area of each parcel of open space designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.
- (c) **Location of Open Space Parcels:** Open space parcels in residential districts shall be convenient to the dwelling units they are intended to serve. However, because of noise generation, they shall be sited with sensitivity to surrounding development.

### **20.13.3 Improvement of Open Space Parcels**

- (a) **Developed Open Space:** The Planning Commission may suggest the type of recreation facilities to be installed, taking into consideration:
  - (1) The physical character of the available open space land;
  - (2) The estimated age and the recreational needs of persons likely to reside in the development; and
  - (3) Proximity, nature, and capacity of existing public recreation facilities.
- (b) **Undeveloped Open Space:** Undeveloped open space shall be left in its natural state, with the exceptions of land set aside for the cutting of trails for walking or jogging, etc.

### **20.13.4 Open Space Ownership**

The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or subdivider, subject to the approval of the Planning Commission. The type of ownership may include, but is not necessarily limited to, the following:

- (a) The Dorchester County, subject to the acceptance by the County Council;
- (b) Homeowners, condominium, or cooperative associations or organizations;

- (c) Shared, undivided interest by all property owners in the development; or
- (d) Individually owned.

**20.13.5 Homeowners Association**

If the open space is owned and maintained by a homeowners or condominium association, the developer shall file with the County Attorney a copy of the covenants and restrictions that will govern the association at the time of the site plan approval or the preliminary plat or plan application stage. The provisions shall include, but may not be limited to, the following:

- (a) Membership must be mandatory for each dwelling unit owner and any successive buyer;
- (b) The open space restrictions must be permanent, not just for a period of years;
- (c) The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;
- (d) Homeowners must pay their pro rata share of the cost provided for in the master deed establishing the homeowner's association; and
- (e) The association must be able to adjust the assessment to meet changing needs.

**20.13.6 Maintenance of Open Space Areas**

The person or entity identified as having the right of ownership or control over the open space shall be responsible for its continued upkeep and proper maintenance.

**20.13.7 Deed Restrictions**

Any lands dedicated for open space purposes shall contain appropriate covenants and deed restrictions approved by the County Attorney ensuring that:

- (a) The open space area will not be further subdivided in the future;
- (b) The use of the open space will continue for the purpose specified; and
- (c) Appropriate provisions will be made for the maintenance of the open space.

**ARTICLE XXI. REQUIRED IMPROVEMENTS AND  
CONSTRUCTION STANDARDS**

**Section 21.1 General**

- (a) Any authorized agent of the Planning Commission, the County, or other affected public authority shall be granted the right of free access to the development ~~at all times~~ for the purpose of inspecting the construction and installation of improvements. Inspection, or lack of inspection, shall not diminish the obligation of the developer to install the required improvements in accordance with approved plans and specifications and the requirements of this Ordinance.
- (b) It is the responsibility of the developer and/or their agents and contractors to contact the Dorchester County Public Works Department at least two (2) required working days in advance for inspections of improvements. Inspections must be made and approval received before the next phase of construction is started. The staff of the Public Works Department will outline specific procedures, but normal inspections need to be conducted after the clearing of roadways, during the installation of underground drainage of the roadbed, and at each stage of roadway construction (i.e. soil base, improved base, curbing and asphalt surfacing.)
- (c) If exigencies of construction necessitate changes in the approved plans and specifications, the developer shall request approval of such changes to the Planning Commission via the Public Works Director or the Planning Director.

**Section 21.2 Monuments**

- (a) Monuments shall be constructed of steel rods or iron pipes not less than one-half (1/2") inch in diameter and not less than thirty (30") inches long and shall be placed vertically in the ground so as to extend one (1") inch above the finished grade.
- (b) Monuments shall be installed at the following locations:
  - (1) All points where lot lines intersect street, alley or easements right-of-way lines.
  - (2) All points where curves begin and end.
  - (3) All angles formed by intersection of lot lines.
  - (4) All exterior corners of the subdivision.
  - (5) All points required to delineate the location or dedications not otherwise defined.

**Section 21.3 Driveways and Parking Areas**

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### 21.3.1 Large Parking Areas

- (a) All parking areas and driveways shall be constructed on sub-grade compacted at ninety-five percent (95 %) density at optimum moisture content. Sub-grade shall support the base and surface of parking areas such that the parking area does not accumulate significant amounts of stormwater and is capable of supporting and conveying expected traffic such that pedestrians and motorists and their vehicles remain safe and free from threat of damage. Generally, parking areas shall not accumulate more than one inch (1”) of standing stormwater or be pocked by holes or cracks wider than one-quarter inch (1/4”) in the surface.
- (b) Base work and surfacing for parking areas with more than forty (40) spaces and associated circulation and driveways shall be constructed in accordance with one of the following alternatives, as approved by the County Engineer.

#### (1) Alternative No. 1

- a. **Base:** Stabilized aggregate base course, six inches (6”) uniform thickness without prime
- b. **Surface:** One hundred sixty-five pounds (165 lbs.) per square yard, achieved via:
  - (i) One-inch (1”) binder with one-inch (1”) overlay,
  - (ii) One-and-a-half inches (1 ½”) bituminous double treatment, Type One or Two, or
  - (iii) Asphalt concrete surface course.

#### (2) Alternative No. 2

- a. **Base:** earth type base course, pit material, eight inches (8”) uniform thickness.
- b. **Surface:** One hundred sixty-five pounds (165 lbs.) per square yard, achieved via:
  - (i) One-and-a-half inches (1 ½”) bituminous double treatment, Type One or Two, or
  - (ii) Asphalt concrete surface course.

(3) **Alternative No. 3 – Concrete**

Pavement structure must be individually designed in consideration of actual soil conditions to accommodate anticipated traffic loading, and in no case shall the concrete pavement be less than six inches (6") in thickness.

- (c) Base work and surfacing for parking areas with six (6) to forty (40) spaces and associated circulation and driveways shall be constructed in accordance with one of the following alternatives, as approved by the County Engineer.

(1) **Alternative No. 1**

- a. **Base:** stabilized aggregate base course, four inches (4") uniform thickness without prime.
- b. **Surface:** one hundred sixty-five pounds (165 lbs.) per square yard, achieved via:
  - (i) One-inch (1") binder with one-inch (1") overlay,
  - (ii) One-and-a-half-inch (1 ½") bituminous double treatment, Type One or Two, or
  - (iii) Asphalt concrete surface course.

(2) **Alternative No. 2**

- a. **Base:** earth type base course, pit material, six inches (6") uniform thickness.
- b. **Surface:** one hundred sixty-five pounds (165 lbs.) per square yard, achieved via:
  - (i) One-and-a-half-inch (1 ½") bituminous double treatment, Type One or Two, or
  - (ii) Asphalt concrete surface course.

**(3) Alternative No. 3 – Concrete**

Pavement structure must be individually designed in consideration of actual soil conditions to accommodate anticipated traffic loading, and in no case shall the concrete pavement be less than five inches (5”) in thickness.

- (d) The base and surfacing requirements for loading spaces shall be met through the implementation of one of the following alternatives.

**(1) Alternative No. 1**

- a. **Base:** Stabilized aggregate base course, eight inches (8”) uniform thickness without prime.
- b. **Surface:** Two hundred twenty pounds (220 lbs.) per square yard, achieved via:
- (i) One-and-a-half-inch (1 ½”) binder with one-inch (1”) overlay,
  - (ii) Two inches (2”) bituminous double treatment, Type One or Two, or
  - (iii) Asphalt concrete surface course.

**(2) Alternative No. 2 – Concrete**

Pavement structure must be individually designed in consideration of actual soil conditions to accommodate anticipated traffic loading, and in no case shall the concrete pavement be less than six inches (6”) in thickness.

**21.3.2 Small Parking Areas**

Sub-grade, base work, and surfacing for parking areas with less than six (6) spaces and associated circulation and driveways shall be constructed in accordance with the following standards, as approved by the County Engineer.

- (a) All driveways and parking areas constructed within two hundred feet (200’) of wetlands may employ pervious surfaces in conformance with 21.3.3(a)(e), below.
- (b) All driveways and parking areas constructed in suburban zoning districts, except those serving single-family detached residences and individually sited manufactured homes in the SR and TRM zoning districts, shall be constructed in accordance with the standards set forth in 21.3.1(b) unless (a), above, applies.
- (c) All driveways and parking areas serving single-family detached residences and individually sited manufactured homes in SR1 and SR2 and throughout rural districts may employ pervious surfaces in conformance with 21.3.3(a)(e), below.

- (d) All driveways accessing a curbed street shall be provided with a skirt – that portion of the driveway within the right of way or between the roadway and the sidewalk – constructed to meet the standards set forth in 21.3.1(b), regardless of 21.3.2(a) through (c), above.

### **21.3.3 General Standards – Parking and Driveways**

- (a) Base course and/or surfacing may be substituted by decorative hardscapes, such as brick or tabby, or pervious parking surfaces, such as permeable concrete, gravel, crushed oyster shells, a steel grid system over grass, or similar applications, provided that the surface shall support expected parking and traffic loads, as determined by the County Engineer and approved by the Zoning Administrator, who shall defer to the Planning Commission for review in the event of major subdivision review.
  - (1) This provision shall not in any way relieve the developer from the requirements for parking accessible to the handicapped per the Americans with Disabilities Act, requiring hardscaped surfacing within and adjacent to the handicap stall and access to a public entrance.
- (b) For any lot on which parking areas contain spaces totaling more than one hundred twenty percent (120%) of the minimum requirements of this Ordinance, all parking spaces in excess of one hundred twenty percent (120%) of the calculated minimum requirement, and associated circulation, shall be constructed of a permeable surface.

### **Section 21.4 Streets**

All streets shown on an approved Plat or Plan shall be graded, constructed, and surfaced in accordance with the following details and specifications, unless specific soil testing results and calculations for deviations are submitted and approved by the Public Works Director.

- (a) Clearing and grubbing of the right-of-way shall be completed in accordance with specifications contained in the South Carolina Department of Transportation: Standard Specifications for Highway Construction, latest edition.
- (b) Sub-grade work shall be completed in accordance with specifications contained in the South Carolina Department of Transportation: Standard Specifications for Highway Construction, latest edition.
- (c) Roadway Base and Surfacing:
  - (1) The **Dorchester** County Public Works Department shall not accept any roads for county maintenance that do not meet the ~~County~~ requirements, set forth in this Ordinance, for road construction.

- (2) Roadway base work and surfacing shall be carried out in accordance with one of these alternatives acceptable to the South Carolina Department of Transportation, except as may be provided below:

**Alternative No. 1**

- a. **Base:** Stabilized aggregate base course, eight inches (8") uniform thickness without prime.
- b. **Surface:** Two hundred twenty pounds (220 lbs.) per square yard, achieved via:
  - (i) One-and-a-half-inch (1 ½") binder with one-inch (1") overlay,
  - (ii) Two inches (2") bituminous double treatment, Type One or Two, or
  - (iii) Asphalt concrete surface course.

**Alternative No. 2**

- a. **Base:** Earth type base course, pit material, eight inches (8") uniform thickness.
- b. **Surface:** Two hundred twenty pounds (220 lbs.) per square yard, achieved via:
  - (i) One-and-a-half-inch (1 ½") binder with one-inch (1") overlay,
  - (ii) Two inches (2") bituminous double treatment, Type One or Two, or
  - (iii) Asphalt concrete surface course.

**Alternative No. 3 – Concrete**

Concrete pavement must be designed in accordance with AASHTO Standards. Each road's pavement structure must be individually designed in consideration of actual soil conditions to accommodate anticipated traffic loading, and in no case shall the concrete pavement be less than six inches (6") in thickness.

**Alternative No. 4 – Private Streets**

Private streets located in private rights-of-way serving not more than five (5) lots and single-family detached residences and/or manufactured homes totaling not more than five (5) dwelling units may be constructed of stabilized aggregate base course, three inches (3") uniform thickness, without surfacing.



- (3) Streets leading to major development involving several new subdivisions are expected to support greater loads and larger volumes of traffic and may never reach the minimum 75% build-out. Such roads shall meet enhanced minimum standards, as follows.
  - a. Collectors constructed to serve areas in which development at build-out will generate vehicle trips per day in excess of seventy-five hundred (7,500) or freight traffic in excess of five hundred (500) vehicle trips per day shall be required to provide roadway base and surfacing as follows:
    - (i) **Base:** Ten inches (10") stabilized aggregate base course.
    - (ii) **Surface:** Two-inch (2") binder with two-inch (2") overlay.
  - b. The Zoning Administrator shall determine build-out by maximum density permitted by zoning and geographical constraints. For the purpose of this section, freight traffic shall be comprised of vehicles weighing in excess of four (4) tons.

**Section 21.5 Sidewalks and Trails~~Shared-Use Paths~~**

- (a) All sidewalks and trails shall be constructed on sub-grade compacted at ninety-five percent (95 %) density at optimum moisture content.
- (b) Sidewalks shall be constructed of concrete to a minimum depth of four inches (4") and shall meet or exceed SCDOT Standard Specifications for Highway Construction, latest edition, when provided in street rights-of-way.
  - (1) Sidewalks within two hundred feet (200') of delineated wetlands shall be constructed of pervious concrete, four inches (4") minimum depth.
- (c) ~~Trails~~ **Shared-use paths** provided in lieu of required sidewalks shall be constructed with a four-inch (4") base of crushed stone with an asphalt-concrete surface course one-and-a-half inches (1 ½") thick or pervious or impervious concrete, four inches (4") minimum depth.
  - (1) **Shared-use paths in areas with recurring flooding may be surfaced with boardwalk if approved by the County Engineer and the Zoning Administrator.**
  - (2) ~~Trails~~ **Shared-use paths** provided in rural or natural areas may be surfaced with pine straw, mulch, boardwalk, or otherwise, if approved by the ~~Planning Commission upon recommendation from the~~ County Engineer and the Zoning Administrator ~~that soil conditions will support such, that these methods of construction are of substantial benefit to environmentally sensitive features, and that a proper maintenance schedule is provided.~~

**Section 21.6 Traffic Control Devices**

Traffic control devices (e.g. stop signs) will be procured and installed by the developer. All devices and their installation will be in accordance with the S.C. Manual on Uniform Traffic Control Devices (SCMUTCD) as published by the SCDOT.

**Section 21.7 Street Naming and Signage**

The street naming guidelines are established to include only those roadways with a minimum of three established driveways. The Zoning Administrator shall review any deviations from the minimum number of driveways.

- (a) Street name signs shall be installed at all intersections by the developer. The design, construction, materials, and placement of all street name signs shall conform to the requirements of the County or a comparable signing program approved by the Planning Commission.
- (b) Street names' duplication, phonetically similar names or similarly spelled names are declared to be inconsistent with this Ordinance and these street names shall be changed.
- (c) Street names shall be no longer than seventeen (17) letters. Spaces and punctuation marks shall count as half a letter each.
- (d) Process for street name.
  - (1) New Streets
    - a. A Street Name Petition will be submitted for review to the Planning Department. The Planning Department's E-911 Office will make a recommendation to the Planning Commission on each petition received.
  - (2) Road Name Change
    - a. Any road currently named can be petitioned for a name change. The following guidelines have been established for use in Dorchester County:
    - b. A Name Change Petition provided by Dorchester County must be used. The Planning Department's E-911 Office will provide a petition listing the property owners along the concerned roadway. Only the petition provided by the E-911 Office will be considered in the name approval process.

- c. A road name change will be considered only if seventy-five percent (75%) of the property owners adjacent to the street agree, by their signatures, to the proposed new name. If two or more persons own the same tract of land, only one signature will be counted towards the majority. The petition must include the property owner's tax map number, address and phone number.
- d. A processing fee will be required to begin the procedure. Should the petition be approved, an additional charge per affected street sign will be assessed. Fees shall be charged as set by Dorchester County Council.
- e. The Planning Commission will review the petition. If the petition is approved, the request will be forwarded to County Council for action. Three readings and a public hearing will be held before the street name change is official.
- f. Street addresses will be released when the new street signs have been installed.
- g. Dorchester County Council shall change street name duplications after recommendations by the Planning Commission. Such decision shall be based on the number of residents on the street, the length of time the street has used the name and other such criteria when deciding which street to rename.

## **Section 21.8 Uniform Street Numbering System**

A uniform system of numbering properties and principal buildings is adopted for use in the County of Dorchester. Administrative procedures and all explanatory matter thereon are hereby adopted and made a part of this Ordinance.

### **21.8.1 Assignment of Numbers**

- (a) All properties or parcels of land within the unincorporated limits of the County of Dorchester shall hereafter be identified by reference to the uniform numbering system adopted herein; provided, further that all existing numbers of property and buildings not presently in conformity with provisions of this Ordinance shall be changed to conform to the system herein adopted.
- (b) All numbers shall be assigned by the Zoning Administrator or his designee on a basis of one number for each forty feet (40') of frontage along the street. All buildings on the north side of east-west streets and west side of north-south streets shall bear odd numbers. All streets running more nearly north-south shall be numbered as north-south streets and all streets running more nearly east-west shall be numbered as east-west streets.
- (c) No building shall be assigned more than one number.

- (d) A building with more than one entrance serving separate occupants shall be assigned only one number, and in addition to such a number, a letter designation, such as A, B, or C, shall be assigned to each principal occupant.
- (e) Notwithstanding any other provisions of this Ordinance, when multiple buildings on a single lot have frontage within one or more assigned forty-foot frontage areas and under the remaining provision of this Ordinance, each such building would be assigned a separate number designation. If, due to a limited amount of frontage sufficient numbers are not available, then all such buildings at that location will be assigned the same number and such building will carry a letter designation in addition to the assigned number.

### **21.8.2 Posting of Approved Numbers**

- (a) When each house or building has been assigned its respective number or numbers, the owner, occupant or agent shall place or cause to be placed upon each house or building controlled by this person the number or numbers assigned under the uniform system as provided in this Ordinance.
- (b) Such numbers shall be placed on existing buildings on or before the effective date of this Ordinance, and within twenty (20) days after the assignment of the proper number in the case of numbers assigned after the effective date of this Ordinance. The property owner shall pay for the cost of the numbers. Residential numbers used shall not be less than three (3) inches in height, and business numbers shall not be less than four (4) inches in height. These numbers shall be in contrasting color from the building.
- (c) The numbers shall be conspicuously placed immediately above, on, or at the side of the proper door of each building so that the number can be seen plainly from the street line. Whenever any building is situated more than fifty feet (50') from the street line, the number must be placed near the walk, driveway or common entrance to such building upon a mail box, gate post, fence, post or other appropriate place so as to be easily discernible from the street line.

### **21.8.3 Administration**

- (a) For the purpose of facilitating correct numbering, a tax map book of all streets, avenues and public ways within the County showing the proper numbers of all houses or other buildings fronting upon all streets, avenues or public ways shall be kept on file in the Department of Planning and ~~Zoning Codes Enforcement~~.
- (b) It shall be the duty of the Department of Planning and ~~Zoning Codes Enforcement~~ to inform any party applying for the number belonging to or encompassed within the limits of any said lot or property, as provided in this Ordinance. In case of conflict as to the proper number to be assigned to any building, the Zoning Administrator shall determine the number of such building.

- (c) After the establishment of the uniform naming and numbering system, any house, building or structure erected or located in the County of Dorchester must conform to this Ordinance in order to preserve the continuity and uniformity of numbers of the houses, buildings and structures.
- (d) It shall be the responsibility of the owner to procure the correct number or numbers as designed by the Zoning Administrator for the property and to immediately fasten the number or numbers as assigned upon the building as provided by this Ordinance. No building permit shall be issued for any house, building or structure until the owner has procured from the Department of Planning the official number of the premises. The County building inspectors shall withhold final approval of any structure erected, repaired, altered or modified after the effective date of this Ordinance until permanent and proper numbers have been affixed to said structure.

### **Section 21.9 Drainage Systems**

A drainage system shall be designed and constructed by the developer consistent with the design principles and standards contained in Sec. 20.6 of this Ordinance and the **Dorchester County Stormwater Management Ordinance 23-06 and Stormwater Management Design Manual, as amended.** ~~Storm Drainage Facilities Ordinance (Ord. No. 84-09) and adequate to provide proper drainage of the surface water of the development and the drainage area of which it is a part.~~

### **Section 21.10 Stormwater Run-off Mitigation**

**Stormwater run-off mitigation shall comply with the Dorchester County Stormwater Management Ordinance and the Stormwater Management Design Manual, as amended.**

#### **~~21.10.1 Erosion and Sediment Control~~**

~~All developments shall comply with the South Carolina Stormwater Management Sediment Control Plan administered by SCDHEC as part of State law. No regulations of this Ordinance shall relieve the developer from the responsibility to adhere to the Act.~~

- ~~(a) The developer of non-agricultural activities and land uses shall submit plans for control of erosion and sediment, as required by SC DHEC OCRM, to the County Engineer for review.~~
- ~~(b) Review and approval of such plans by OCRM shall be obtained and certified by the developer for verification by the County Engineer prior to the issuance of a Land Disturbance Permit.~~

- ~~(c) Inspection, which shall be performed or waived at the will of OCRM, and approval by OCRM shall be obtained and verified by the County Engineer prior to Final Plat approval or, in the event of a major subdivision, Preliminary Plat approval.~~

#### **21.10.2 — Surface Water Protection**

~~All non-agricultural developments within two hundred feet (200') of riverine or estuarine wetlands and occupying twenty five (25) acres or more shall comply with the South Carolina Impaired River Anti-degradation Act. No regulations of this Ordinance shall relieve the developer from the responsibility to adhere to the Act. The following provisions shall apply:~~

- ~~(a) The developer shall provide the County Engineer with a detailed report outlining the quality of the nearby surface water regarding sediment, herbicides, pesticides, fertilizers, and other potential pollutants of land disturbance and development prior to the initiation of any land disturbing activities. Such report shall be submitted prior to the issuance of a Land Disturbance Permit.~~
- ~~(b) The developer shall demonstrate that potential negative impacts of land disturbing activities shall be mitigated such that further degradation of the impaired surface water shall fall within State required parameters.~~
- ~~(c) Review and approval by OCRM shall be required prior to Final Plat approval or, in the event of a major subdivision, Preliminary Plat approval.~~

#### **Section 21.11 Water Supply System(s)**

- (a) Water supply system(s) consistent with the requirements of Article XX, the standards set forth by the utility provider, and the standards of the **South Carolina Department of Environmental Services (SCDES) Health and Environmental Control (SCDHEC)** shall be provided by the developer for all lots lying within the proposed development by one of the following methods:
- (1) Whenever individual on-site water systems (wells) are proposed for a development, the developer shall either install such facilities, or shall require (as a condition of the sale of each lot or parcel within the subdivision) the facilities be installed by the purchaser of such lot or parcel at the same time the principal building is constructed, and shall be in accordance with these regulations.
  - (2) Where a public water system is provided, a permanent water distribution system meeting all **SCDES** ~~DHEC~~ requirements shall be provided and said system shall be connected to the Dorchester County or other public system approved by Dorchester County. A public system shall be required to serve all developments on tracts

immediately adjacent to an easement or right of way equipped with a public water line, unless the provider certifies that the capacity of the line is inadequate to serve the development proposed, with the following variations.

- a. Agricultural and recreational uses are not required to connect to a public water system where alternative means of water supply is approved by ~~SCDES~~ ~~SCDHEC~~.
  - b. An individual single-family detached unit or manufactured home on a lot greater than one-half ( $\frac{1}{2}$ ) acre in area may, but is not required to connect to public water system, provided wells are approved by ~~SCDES~~ ~~SCDHEC~~.
  - c. A minor subdivision in rural districts for single-family detached units and/or manufactured homes may, but is not required to connect to public water system, provided wells are approved by ~~SCDES~~ ~~SCDHEC~~.
  - d. Any development which contains a minimum of twenty-five (25) dwelling units at a minimum density of two (2) units per gross acre shall be required to connect to a public water system within five hundred feet (500') of the tract proposed for development.
  - e. Any development which contains a minimum of five thousand square feet (5,000 SF) of gross floor area shall be required to connect to a public water system within five hundred feet (500') of the tract proposed for development.
  - f. All other developments shall be required to connect to a public water system where such is available in a right of way adjacent to the tract proposed for development.
- (3) These requirements may be reduced or waived by the Planning Commission or Zoning Administrator upon report from the public water provider that certifies that the capacity of lines is inadequate to serve the development proposed.
- (4) The Planning Commission may require increased water connection standards than those set forth in this section upon recommendation from the County Engineer that such is necessary to further the health and safety of potential occupants of the development or existing residents and landowners in the vicinity. Cause for increased standards include the following:
- a. Certification by ~~SCDES~~ ~~SCDHEC~~ that, through the provision of private wells in the proposed development, the majority of existing wells tapping the same aquifer(s) would go dry due to a fall in the water table.
  - b. Certification by OCRM that, through the provision of private wells in the proposed development, the standards of the Impaired River Anti-degradation Act shall be compromised or violated due to a lack of groundwater flow into the impaired river.

- (5) Where a community water supply system is provided, it shall be constructed according to plans and specifications approved by ~~SCDES the S.C. Department of Health and Environmental Control~~ and in accordance with this Ordinance and shall include, at a minimum, all pipes, fire hydrants, valves and other appurtenances required by the County and state standards and the potable water provider to which dedication for maintenance of the system is proposed.

**Section 21.12 Sanitary Sewage Disposal System(s)**

Sanitary Sewage Systems(s) consistent with the requirements of Article XX, shall be provided by the developer for all lots in the proposed subdivision or developments in accordance with ~~SCDES DHEC~~ standard and the standards of the utility provider.

**Section 21.13 Off-Site Street, Rights-of-Way, and Stormwater**

- (a) All projects that require the development or improvement of infrastructure that includes streets, intersections, pedestrian connections, street lighting, stormwater management and infrastructure, water systems, sewer systems, and rights-of-way and easement acquisition shall obtain approval of those concurrently while seeking plan approval.

Non-availability of required off-site infrastructure and/or rights-of-way and easements shall be grounds for denying permits for development until such time they become available. The County is not obligated to construct improvements or secure rights-of-way and easements if they are not available. If not available, the rights-of-way and easements shall be acquired by the developer and infrastructure shall be constructed by and at the cost of the developer, unless agreed otherwise. All infrastructure shall be designed and installed in full compliance with the standards for such infrastructure, and shall be subject to review, permit and inspection as required by other policies and ordinances of the county. Availability means the existing infrastructure and/or rights-of-way and easements in place at the time of inquiry.

- (b) Off-site Improvements must be made in accordance with an approved Traffic Study or as required by the County Engineer. The County Engineer may use his/her best engineering judgement to determine the most effective solution.
- (c) Developments that propose more than 5 units per net acre shall provide a minimum five (5) foot paved sidewalk connection to:
1. The nearest commercial/employment center or the nearest road that has an existing pedestrian infrastructure connection to commercial/employment centers.

If the nearest road does not have existing pedestrian infrastructure but has been identified in the Dorchester County Capital Improvements Plan for road and



pedestrian infrastructure improvements, the developer shall not be required to install improvements along said road but must provide a connection to it.

2. If public schools and/or public parks are located within a ½ mile radius (10-minute pedestrian shed) measured from the closest property line and/or abutting right-of-way, the proposed development shall connect to the public school and/or public park. Where deemed feasible and appropriate, this requirement may be increased to a ten foot (10') paved multi-use path.



**Dorchester**  
COUNTY

PLANNING & ZONING

KIERA REINERTSEN  
Director

To: Planning Commission  
From: Tim Solberg, AICP, Deputy Director of Planning and Zoning  
Subject: **Item 6.B: Scotch Range Estates Subdivision**  
Date: October 10, 2024

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Staff has reviewed the general procedures for land development of a Major Subdivision outlined in Section 18.2.3 of Dorchester County Ordinance #04-13 in relation to action taken at the September 12, 2024 regular scheduled Planning Commission meeting for Scotch Range Estates Subdivision. The general procedures allow only for the Planning Commission to approve, approved conditionally, or disapprove the Preliminary Plan. Provided for within Section 18.2.3(b)(3)a. "Upon disapproval, the applicant shall be required to resubmit for Preliminary Plan review with documentation of all recommended additions and changes necessary to ensure compliance with the standards of this Ordinance before Preliminary Plan approval."

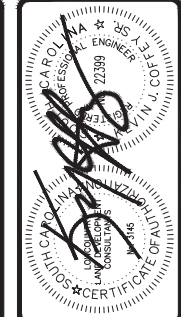
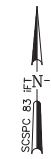
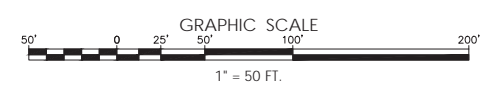
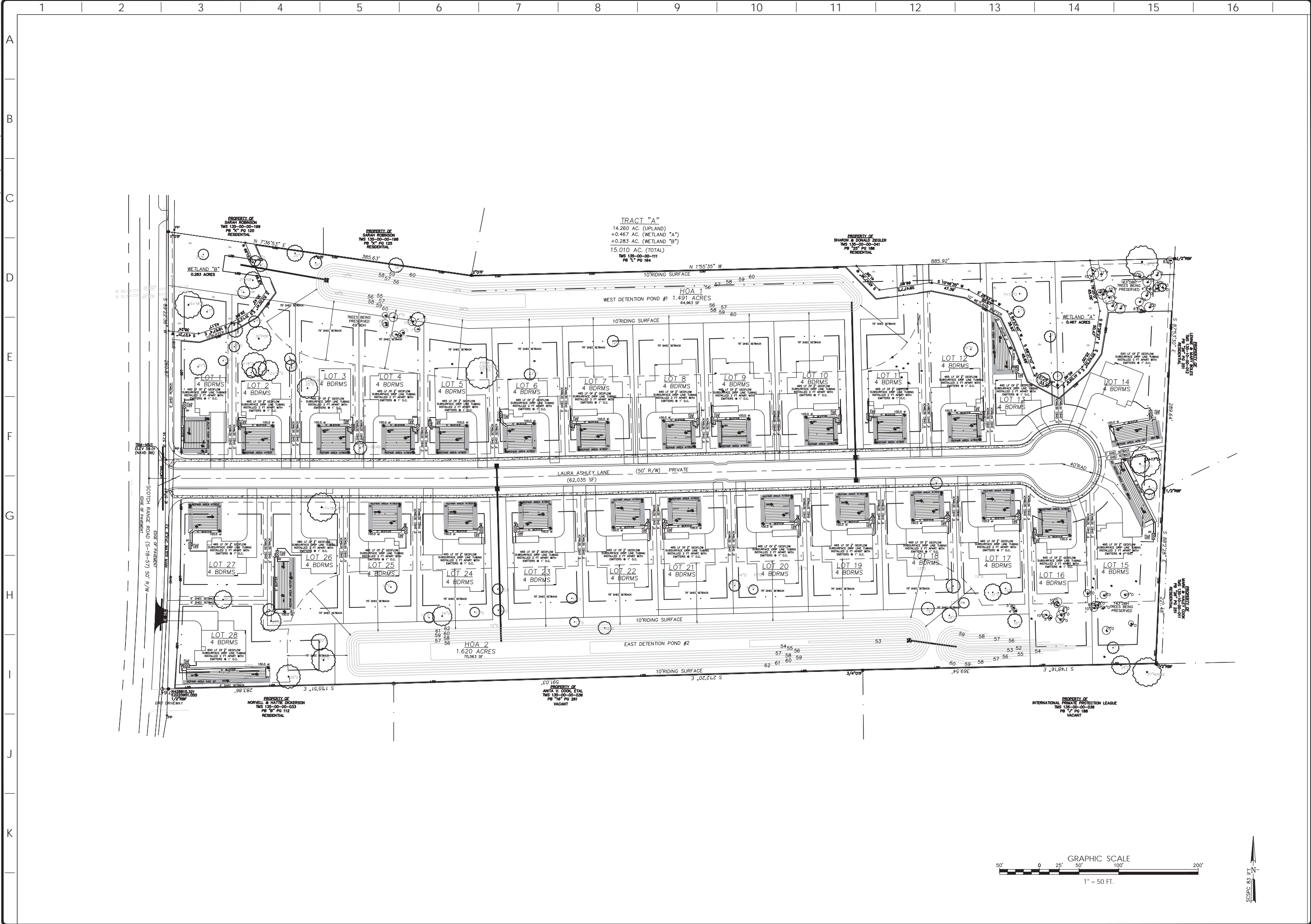
The applicant has provided the following for consideration by the Planning Commission:

- Applicant has provided the Planning Commission with an explanation for exploring alternatives to provide sanitary sewer service to development as follows:
  - *The closest public sewer is located on Central Avenue. I performed an offsite sewer study and two cost analysis, one for gravity sewer and one for a pump station.*
    - *Gravity Sewer: \$ 961,720.00 (Note that the gravity sewer is not a viable option because the manhole at Central Avenue would have to be approximately 32.8' deep to serve our site, so this cost is shown for reference only.)*
    - *Pump Station: \$1,338,643.50*
- Applicant has demonstrated ability to develop necessary infrastructure on each proposed lot by providing an updated site plan with building pads, driveways and drain fields meeting requirements for setbacks and repair area to ensure each lot will be a buildable lot.
- The applicant has updated all plan sheets to include the required sidewalk on both sides of the street.

**Recommended Motion: Approval of the preliminary plan.**

THE DRAWINGS AND DESIGN THEREIN ARE THE PROPERTY OF LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

Created: 10/17/2024, PlotNo: 19.0/2024  
South Range Estates - Equipment Sewer Plan



**LOWCOUNTRY**  
LAND DEVELOPMENT CONSULTANTS  
300 CHARLESTON, SOUTH CAROLINA 29414  
(843) 266-3996; (843) 266-3999 FAX  
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MONCK'S CORNER, SC

SCOTCH RANGE ESTATES  
KNIGHTSVILLE AREA  
DORCHESTER COUNTY SC.  
TMS 135-00-00-111

NO.	REVISION DESCRIPTION	DATE

DESIGNED	J/C	CHECKED	J/C	SCALE	1"=50'
DRAWN	D/M	APPROVED	D/M	PROJECT CREATION DATE	OCT. 1, 2024
				DATE LAST SAID	OCTOBER 1, 2024

**SHEET 1**  
OF 1

<b>MEETING DATE</b>	October 10, 2024	<b>AGENDA ITEM</b>	7.A
<b>REQUEST TYPE</b>	Land Development Modification	<b>FILE NUMBER</b>	NA
<b>APPLICANT</b>	Beezer Homes LLC	<b>TMS#</b>	Multiple (see below)
<b>REFERENCE LINKS</b>	<a href="#">Zoning &amp; Land Development Standards</a>		<a href="#">2018 Comprehensive Plan</a>

**REQUEST**

The applicant requests a modification from Table 20.4.2 which provides a maximum total street length of 1,500 feet. The proposed major subdivision is currently under preliminary plan review. During that review staff notified the applicant of the street length requirement, noting that one of the proposed streets exceeds the maximum length. The applicant is requesting this modification ahead of bringing the preliminary plan to the Planning Commission for approval, so as to inform the remainder of the review and subdivision design process.

The applicant has provided a letter responding to all approval criteria for the modification and provided the proposed site plan as an exhibit. The street in question for this request is proposed Road A which extends to the back of the lot and loops around to reconnect to itself, creating a road length of approximately 2,750 linear feet. The plan does include required traffic calming and street interruptions (pedestrian crossings) as required by the Land Development Regulations. This design was chosen largely due to the shape of the lot and the location and size of the proposed stormwater ponds in relation to the existing wetlands and creek to the western side of the property.

<b>SUBJECT PARCEL</b>			
<b>Owner</b>	<b>TMS #</b>	<b>Location</b>	<b>Acreage</b>
Legacy Farms LLC	128-00-00-071	Mentor Street	54.7
	128-00-00-156		
	128-00-00-166		
	128-00-00-167		
<b>Total</b>			<b>54.7 Acres</b>

<b>ZONING AND LAND USE</b>	
Current Zoning	R-2, Agricultural Residential
Overlay District	Transitional Overlay District
Comprehensive Plan/ Future Land Use Map Designation	Low Density Rural and Traditional Neighborhood
Current Use of Property	Agricultural and Single Family Detached Housing

**STANDARDS FOR A MODIFICATION**

Article 22 of Ordinance 04-13 provides that whenever, in the opinion of the County Planning Commission, the strict application of the requirements contained in Articles XX and XXI would result in extreme practical difficulties or undue misuse of property, the Commission may modify such requirements as necessary so that the developer is allowed to develop his property in a reasonable manner, providing that public interests are protected and the general intent and spirit of these regulations are preserved. The Commission shall grant such

a modification only upon determination that:

- (a) *The modification will not be detrimental to the public health, safety, and general welfare of the County;*
- (b) *The modification will not adversely affect the reasonable development of adjacent property;*
- (c) *The modification is justified because of topographic or other special conditions unique to the property involved, in contra-distinction to more inconvenience or financial disadvantage;*
- (d) *The justification does not generally apply to similar developments that meet the standards of which the modification is sought; and*
- (e) *The modification is consistent with the objectives of this Ordinance and will not have the effect of nullifying the intent or purpose of this Ordinance.*

The applicant has provided responses to these criteria on the application attached as an exhibit.

#### **ANALYSIS**

After reviewing the request, staff provides the following findings:

- a) The modification will not be detrimental to the public health, safety, and general welfare of the County;
- b) The modification will not adversely affect the reasonable development of adjacent property;
- c) The modification may be considered justified as there are no topographic or other special conditions unique to the property that prevent development in compliance with the code;
- d) The justification does not necessarily generally apply to similar developments that meet the standards of which the modification is sought as the creation of lots to be sold for development could be reasonably applied to any other lot proposed for subdivision in the area; and
- e) The modification is consistent with the objectives of this Ordinance and would not have the effect of nullifying the intent or purpose of this Ordinance as the purpose of the ordinance is to prevent long narrow lots unless necessitated by reasons that do not apply to other lots in the area.

#### **RECOMMENDATION**

Based on the findings presented in the analysis, staff finds that the application meets the requirements for a modification. Therefore, staff recommends approval.

**DORCHESTER COUNTY**  
**LAND DEVELOPMENT STANDARDS MODIFICATION REQUEST**  
**APPLICATION**

**Instructions:** Applicants must complete and submit this form and fee with all the required information to the Department of Planning & Zoning at 500 N. Main St., Summerville.

**Office Use Only**

**Planning Commission Meeting Date:** \_\_\_\_\_

Property location/address: \_\_\_\_\_ TMS# \_\_\_\_\_ Zoning: \_\_\_\_\_

Request for: \_\_\_\_\_

Modification Requested for: Legacy Farms Subdivision

Property location/address: 345 Mentor Street, Summerville TMS# 128-00-00-071, 128-00-00-166 Zoning: R-2  
128-00-00-167, 128-00-00-156

Property Owner: Legacy Farms LLC

Applicant: Beazer Homes LLC

Applicant Address: 4390 Belle Oaks Drive, Suite 220

Daytime Phone(s): 843-817-5983 Email: tom.wallington@beazer.com

Applicant's Relationship: (If Not Property Owner)

- Attorney    Design Professional    Contractor    Real Estate Agent    Other Contract Purchaser

**Required Application Information:**       **Recorded Plat of Property or Plat Under Consideration**

❖ An Application is not complete until all required information is submitted.

I hereby acknowledge by my signature that the forgoing application is complete and accurate and I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted and/or inspected. All fees are non-refundable.

Applicant Signature:  Date: Sept. 11, 2024

Printed Name: Thomas M. Wallington, VP Land Development

**Office Use Only**

Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_ Cash/Check#: \_\_\_\_\_ Rcpt#: \_\_\_\_\_ Staff: \_\_\_\_\_



**DORCHESTER COUNTY**

**LAND DEVELOPMENT STANDARDS MODIFICATION REQUEST APPLICATION PAGE TWO**

**Applicants for modification must complete the following:**

Whenever, in the opinion of the County Planning Commission, the strict application of the requirements contained in Articles XX and XXI would result in extreme practical difficulties or undue misuse of property, the Commission may modify such requirements as necessary so that the developer is allowed to develop his property in a reasonable manner, providing that public interests are protected and the general intent and spirit of these regulations are preserved. The Commission shall grant such a modification only upon determination that the following questions are met:

- a) The modification will not be detrimental to the public health, safety, and general welfare of the County; and: Please see the attached narrative for modification justification.
- b) The modification will not adversely affect the reasonable development of adjacent property; and: Please see the attached narrative for modification justification.
- c) The modification is justified because of topographic or other special conditions unique to the property involved, in contra-distinction to more inconvenience or financial disadvantage; and: Please see the attached narrative for modification justification.
- d) The justification does not generally apply to similar developments that meet the standards of which the modification is sought; and: Please see the attached narrative for modification justification.
- e) The modification is consistent with the objectives of this Ordinance and will not have the effect of nullifying the intent or purpose of this Ordinance: Please see the attached narrative for modification justification.

Signature of Applicant

Thomas M. Wallington

Date

Sept. 11, 2024

**Planning Staff Use Only**

Staff Review:

- Approved    Denied    Forwarded to Planning Commission

Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

**Planning Commission Use Only**

The Planning Commission has heard this Application of the above referenced property. It's findings are as follows:

- Approved    Approved with Conditions    Deferred    Denied

Conditions: \_\_\_\_\_

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_ Vote: \_\_\_\_\_

**Stantec Consulting Services Inc.**  
4969 Centre Pointe Drive Suite 200  
North Charleston SC 29418-6952  
Phone: (843) 740-7700  
Fax: (843) 740-7707

---

To: Emily Wynn  
Company: Dorchester County – Planning & Zoning  
Address: 500 North Main Street, Box 3  
Summerville, SC 29483  
Phone: (843) 832-0020  
Date: September 11, 2024  
File: 234300003  
From: Josh Lilly

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### Legacy Farms Subdivision

The Legacy Farms Subdivision is located off Mentor Road, Summerville South Carolina and is identified by TMS# 128-00-00-071, 128-00-00-166, 128-00-00-167, 128-00-00-156. The proposed development includes 72 single family lots, roadways, sidewalks, and associated infrastructure. Access to the site utilizes a 24' encroachment along Mentor Road. The proposed site layout allows for a primary roadway which loops throughout the development along with a secondary roadway terminating in a cul-de-sac near the front of the site. The total length of the primary roadway is 2,785 LF, from Mentor Road intersection to end of loop. Due to the shape of the parcel and other features onsite the primary roadway throughout the development exceeds Dorchester County's maximum street length requirement of 1,500 feet, Table 20.4.2. The proposed development requests a modification to this requirement to allow for the additional 1,285 LF of proposed roadway. The responses below outline how this modification request is in accordance with Dorchester County modification request requirements.

- a. The modification will not be detrimental to the public health, safety, and general welfare of the County; and:  
**The Legacy Farms modification requests the maximum street length requirement be increased for the proposed development. The proposed development shall continue to follow the additional standards set forth within the Dorchester County ordinance for proposed roadways. The additional requirements include maximum uninterrupted street length of 550', traffic calming devices every 700', sidewalks, roadway width. The proposed site plan shall not adversely affect the health, safety, and general welfare of Dorchester County and the residents.**
- b. The modification will not adversely affect the reasonable development of adjacent property and:  
**The proposed modification would allow for the proposed roadway length to be increased for the proposed development. The roadway loops throughout the site and due to the site layout does not propose connection to adjacent parcels. The requested modification shall only impact the proposed development and since the modification would apply only for the internal site roadway, shall not have residual impacts on the surrounding properties.**
- c. The modification is justified because the of topographic or other special conditions unique to the property involved, in contra-distinction to more inconvenience or financial disadvantage; and:  
**The parcel is mostly trapezoidal in shape with the exception of a rectangular area which protrudes from adjacent parcel. The adjacent parcel creates difficulties for traditional roadway connectivity and "block" layout. Existing features on this parcel include two wetland areas and an existing pond. The site layout for this development kept these features in mind and did not require impacts to the existing wetlands and proposed to maintain the existing pond and utilize it for stormwater requirements. Due to**



## Legacy Farms Subdivision

**the site being located in Dorchester County's Special Protection Area, additional stormwater BMP's are required which also restrict the sites layout. Due to the site features mentioned and overall parcel shape the modification request for additional roadway length allowance is justified.**

- d. The justification does not generally apply to similar developments that meet the standards of which the modification is sought; and:  
**The restrictions presented onsite which require the roadway length modification request are site specific.**
- e. The modification is consistent with the objectives of this Ordinance and will not have the effect of nullifying the intent or purpose of this Ordinance:  
**The allowance of this modification maintains the other objectives throughout the Dorchester County Zoning Ordinance and shall not effect alternative requirements for this development.**

Thank you,

**Stantec Consulting Services Inc.**



**Josh Lilly, PE**  
Civil Engineer  
Phone: 843-740-6332  
Fax: 843-740-7707  
josh.lilly@stantec.com



**PRIVATE DRAINAGE EASEMENT NOTE:**  
PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAN HAVE BEEN APPROVED BY THE DORCHESTER COUNTY ENGINEER UNDER THE CONDITIONS THAT THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN THESE EASEMENTS. PRIVATE DRAINAGE EASEMENTS WERE REQUESTED DUE TO THE REDUCED AREA AVAILABLE FOR DEDICATED PUBLIC DRAINAGE EASEMENTS DUE TO THE CLUSTER DEVELOPMENT PROVIDING LARGER OPEN SPACE AREAS OUTSIDE OF THE DEVELOPED LOTS AREA AND LESS AVAILABLE SPACE TO DEDICATE TO DRAINAGE FACILITIES WITHIN THE AREAS DEVELOPED WITH RESIDENTIAL LOTS. ALL PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE HOA AND NO OBSTRUCTIONS TO THE DRAINAGE SWALES, DITCHES, AND/OR PIPES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS ARE ALLOWED.

1. COMMENT RESPONSE SET	A/JL	J/L	2024.08.21	
Revision	By	Appd	YYYY.MM.DD	
ISSUED FOR PERMIT REVIEW	D/H <td>J/L <td>2024.01.26</td> </td>	J/L <td>2024.01.26</td>	2024.01.26	
Issued	By	Appd	YYYY.MM.DD	
File Name: 00003C-4.0SP.DWG	Dwn.	Clkd.	Dgth.	2023.09.27
				YYYY.MM.DD

Permit/Seal

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

Client/Project Logo

Client/Project  
BEAZER HOMES - CHARLESTON

LEGACY FARMS

DORCHESTER COUNTY, SC

Title  
SITE PLAN

Project No. 234300003  
Drawing No. C4.0

Scale AS NOTED  
Sheet

Revision  
0



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ORIGINAL SHEET: ARCH D



<b>MEETING DATE</b>	October 10, 2024	<b>AGENDA ITEM</b>	7.B
<b>REQUEST TYPE</b>	Community Plan Approval	<b>FILE NUMBER</b>	
<b>PROJECT</b>	Clayfield Trail RLD	<b>APPLICANT</b>	Thomas & Hutton
<b>REFERENCE LINKS</b>	<a href="#">Zoning &amp; Land Development Standards</a>		<a href="#">2018 Comprehensive Plan</a>

**REQUEST**

The applicant requests approval of the Clay Field Trail Rural Land Development (RLD) Community Plan. A portion of the 13 acres will be used for a fire station.

<b>SUBJECT PARCEL(S)</b>			
Owner	TMS #	Location	Acreage
Lennar Carolinas, LLC	Parent Parcel 168-00-00-008	Clay Field Trail south of Azalea Ridge	13.77
<b>Total Acreage</b>			13.77

<b>ZONING AND LAND USE</b>	
<b>Current Zoning:</b>	G-2 Growth Sector, East Edisto Master Planned Overlay Area Form District (EEMPOAF)
<b>Overlay District(s):</b>	None
<b>Comprehensive Plan/ Future Land Use Map Designation:</b>	East Edisto Overlay (Development Agreement)
<b>Current Use of Property:</b>	Partially Developed

<b>ADJACENT USES AND ZONING</b>	
North:	East Edisto MPOAFD
South:	East Edisto MPOAFD
East:	East Edisto MPOAFD
West:	East Edisto MPOAFD

<b>PREVIOUS APPROVALS ASSOCIATED WITH CURRENT REQUEST</b>		
12/03/2012	MPOAF Zoning and Form District Master Plan Approval (RR 640)	<b>County Council</b> approved Master-Planned Overlay Area Form District zoning and the East Edisto Form District Master Plan for East Edisto
12/12/2012	Development Agreement	County Council entered into contract with developer

## BACKGROUND

Dorchester County Council adopted amendments to Zoning and Land Development Standards, Ordinance #04-13 allowing Master-Planned Overlay Area Form Districts. MWV-East Edisto Dorchester, LLC requested and received this zoning classification in December 2012. This action accepted the East Edisto Form District Master Plan as the zoning and land development standards applicable to 38,000 acres in southwestern Dorchester County. This document apportioned the 38,000 acres into Sectors that regulate the intensity of development.

The property in question is a 13 ± acre portion of a 2, 871 ± acre parcel known as the Village of Summers Corner that lies within a G-2 Growth Sector, which allows unlimited residential density and plans for primarily residential development with supporting community services, such as schools and public safety stations. Separate Rural Development Settlements (RLD) are allowed in the G-2 sector provided they adjoin a CLD within a Village Settlement. This RLD is adjacent to boundaries of Community Plan 4 which is a CLD.

This particular type of Community Unit, a Rural Land Development, allows for larger lots supporting lower densities allocated T1 or T2-1 transects supporting preservation of undeveloped land or sparsely settled lands developed at a more open and rural scale. In this instance Lennar has assigned T2-1 transects to the entire assemblage, in part to support development of a rural fire station for this portion of the County. The remainder will be developed in the future to support functions as allowed in Table 8 for T2-1 transects which can include lower density residential and commercial development.

## ANALYSIS

The Clayfield Trail RLD Community Plan is established initially to support the development of a fire station. Otherwise, the remaining property will be developed with supporting commercial or service use on a rural scale to support Summers Corner. Development of the fire station will include design for potential shared access to the rear of the lot including space available for additional improvements as necessary.

The standards for approval of the Community Plan, and adherence thereto, are detailed in a 8-sheet submittal. The illustrative master plan shows consistency with the Form District Master Plan. The subsequent pages depict consistency with zoning and land development standards, including T-Zone allocation, Thoroughfare assemblies required to support T-Zones, maximum block length, and mitigation of protected tree removal.

A Community Plan is a land planning and urban design submittal. Stormwater management shown in the submittal is conceptual and detailed engineering drawings will be submitted when the applicant seeks Infrastructure Plan approval. The Form District Master Plan process provides that submittals comparable to Preliminary Plan and Final Plat are subject to staff review and approvals and are not subject to Planning Commission approval.

## RECOMMENDATION

Staff recommends approval of Clayfield Trail RLD Community Plan as presented.

J:\26844\0500\ENGINEERING\SUMMERS CORNER\CONSTRUCTION PLAN\26844.0500.DWG - 10/25/24 - 10:44 AM

# CLAY FIELD TRAIL RLD PLAN

AT

## SUMMERS CORNER

DORCHESTER COUNTY, SC  
EAST EDISTO FORM DISTRICT

PREPARED FOR:  
**LENNAR CAROLINAS, LLC.**  
1505 KING STREET EXT. SUITE 100  
NORTH CHARLESTON, SC 29405

**NOTES:**

1. THIS COMMUNITY PLAN (RLD) IS PROPOSED WITHIN THE EAST EDISTO FORM DISTRICT. THE PLAN IMPLEMENTS DESIGN STANDARDS OF THE EAST EDISTO FORM DISTRICT MASTER PLAN. THE TOTAL PROPERTY AREA OF THE COMMUNITY UNIT IS 13.77 ACRES. THE DEVELOPMENT PROGRAM IS PLANNED TO CONSIST OF USES CONFORMING TO TABLE 8
2. THIS PROJECT IS LOCATED WITHIN THE G2 SECTOR.
3. WETLANDS ARE SHOWN BASED ON AN ACCURATE PRELIMINARY JURISDICTIONAL DETERMINATION LETTER, GRANTED BY USACE, CHARLESTON DISTRICT ON JANUARY 31, 2014.
4. THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL DESIGN PROVIDED THE DESIGN CRITERIA OF THE EAST EDISTO FORM DISTRICT MASTER PLAN ARE STILL MET.

TM# 168-00-00-008

JULY 27, 2023  
LATEST REVISION: 9/25/24

J-26844.0500

PREPARED BY:



VICINITY MAP  
SCALE: 1" = 3000'

SUMMERS CORNER  
RLD COMMUNITY PLAN  
J-26844.0500  
7/27/23

Sheet List Table

Sheet Number	Sheet Title
C0	Cover
C1	Settlement Plan
C2	Transect Allocation Plan
C3	Thoroughfare Plan
C4	Stormwater Plan
C5	Existing Conditions
C6	Regulated Tree Plan
C7	Tree Mitigation Table

REVISION HISTORY

REV. NO.	REVISION	BY	DATE
2	REVISED PER DCPZ COMMENTS	LGR	9/25/24
1	REVISED PER DCPZ COMMENTS	DJM	5/8/24

SUBMITTAL HISTORY

SUBMITTED TO	DATE

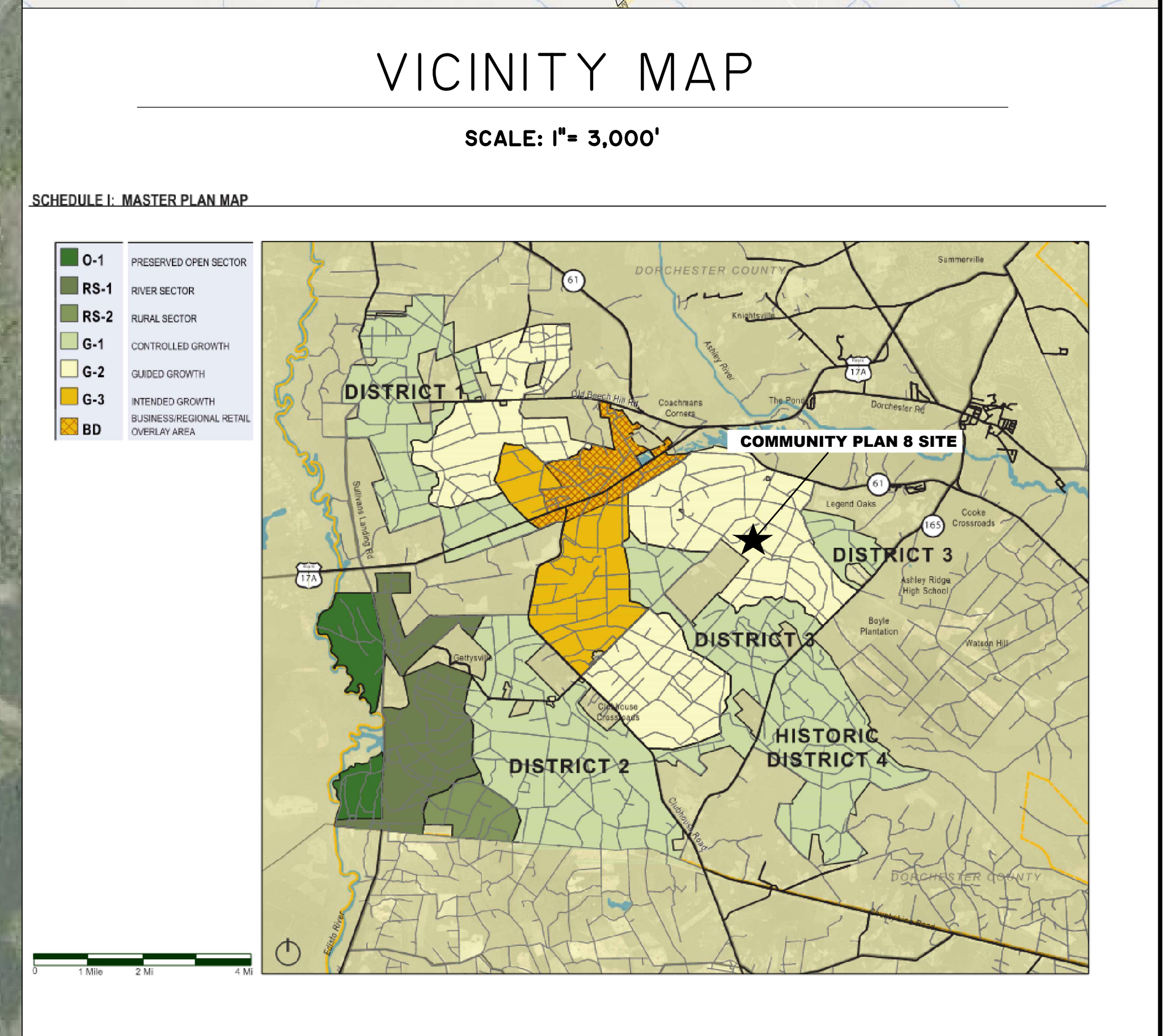
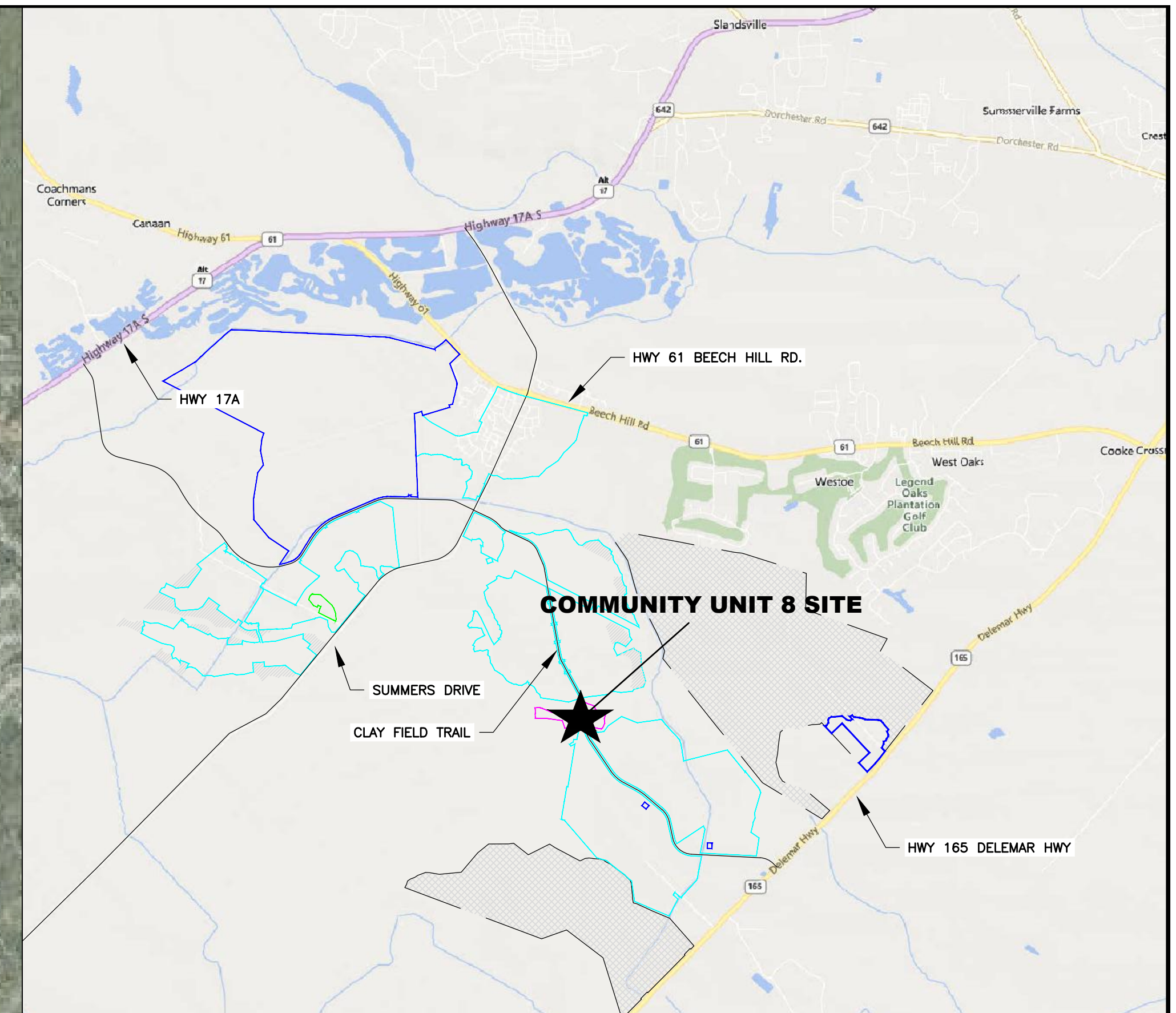
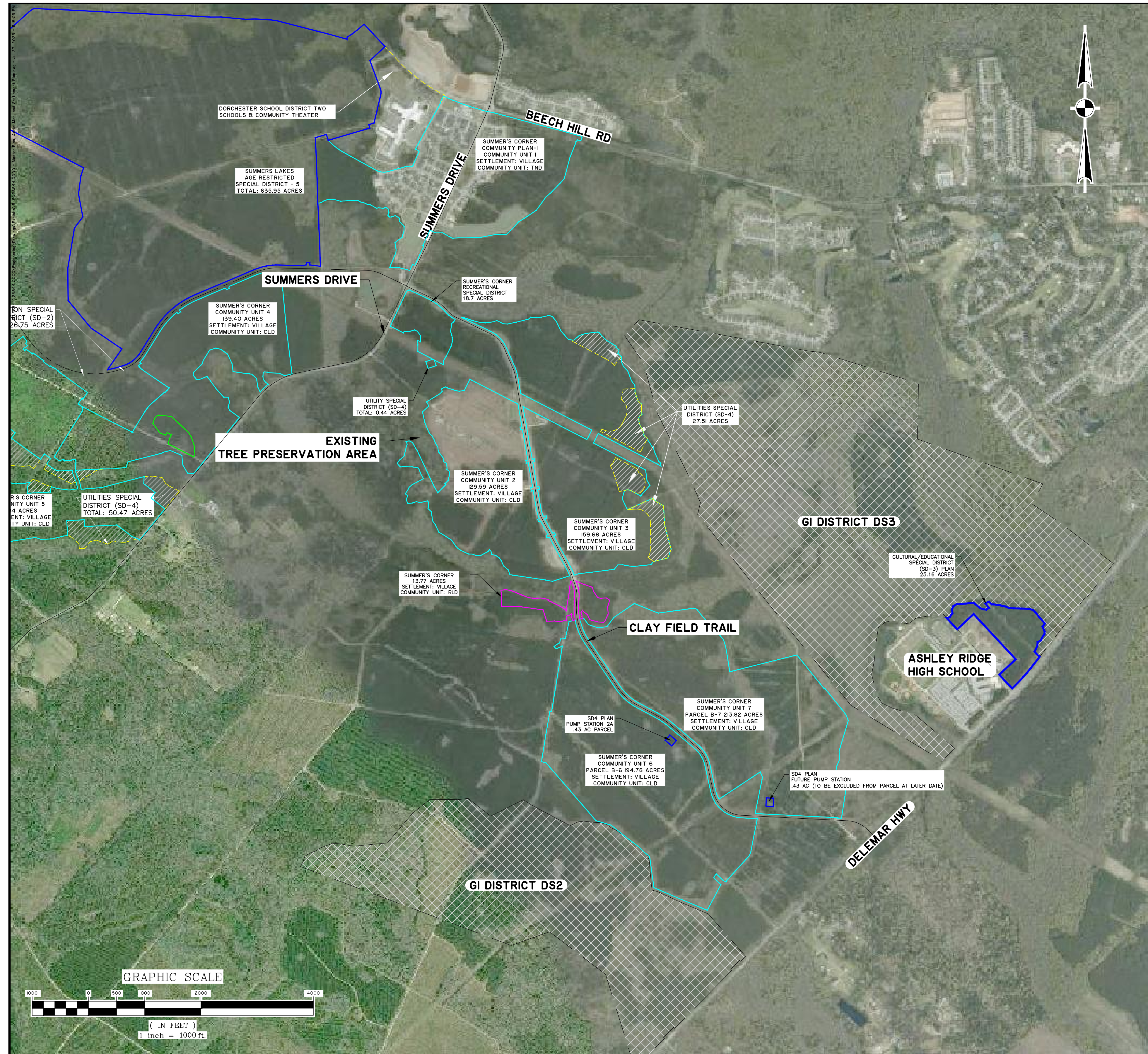


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- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| --- SECTOR BOUNDARY                  | SD4 AREA (EXISTING)               |
| --- WETLANDS                         | GI DISTRICT 3 AREA                |
| --- EXISTING COMMUNITY UNIT BOUNDARY | SPECIAL DISTRICT BOUNDARY & AREAS |
| --- PROPOSED COMMUNITY UNIT BOUNDARY |                                   |

**FOR EXHIBIT PURPOSES ONLY**

NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
682 Johnnie Dodds Boulevard • Suite 100  
Mt. Pleasant, SC 29464 • 843.849.0200  
www.thomasandhutton.com

**LENNAR CAROLINAS, LLC.**  
DORCHESTER COUNTY, SC  
SUMMERS CORNER  
SETTLEMENT PLAN

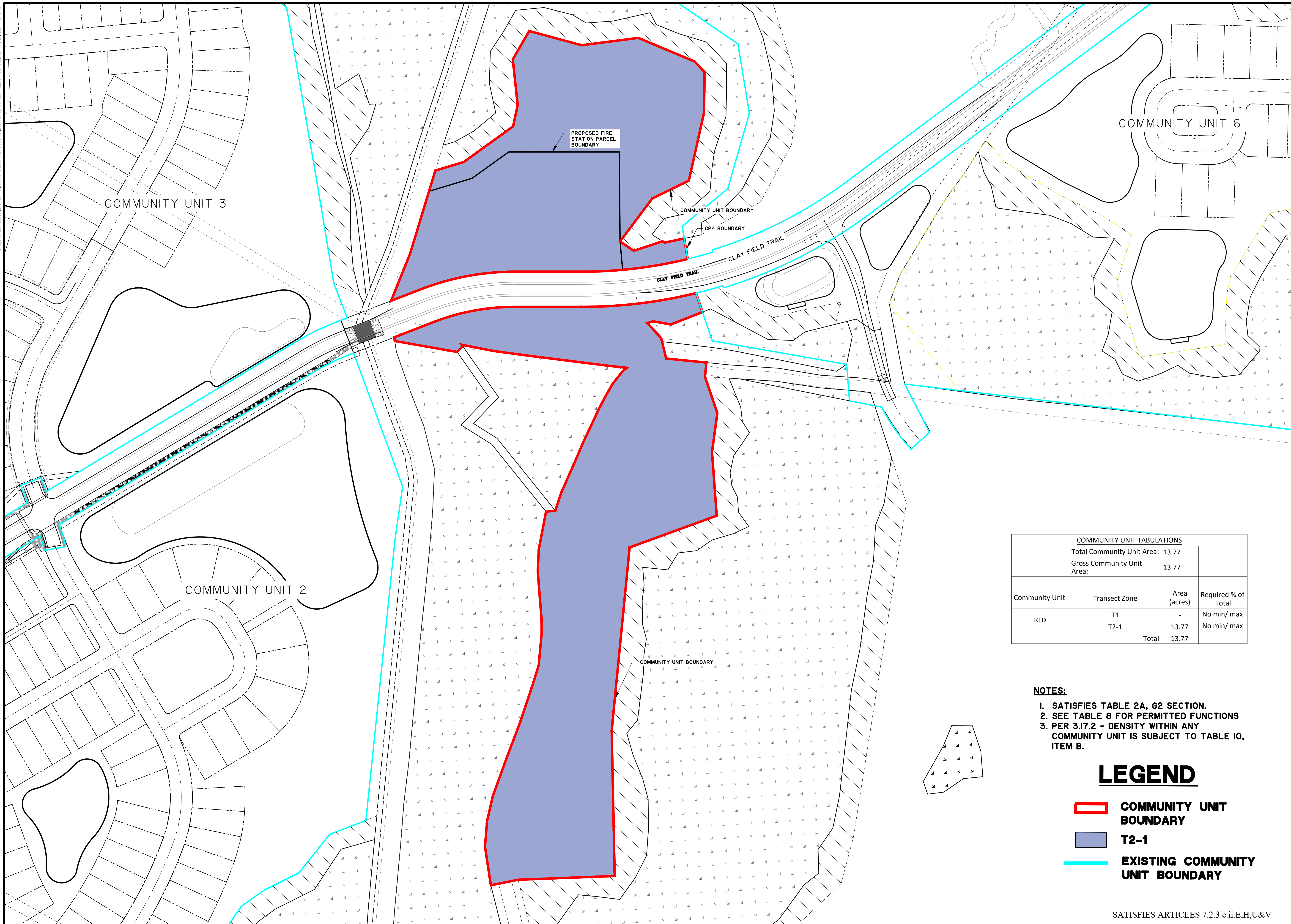
JOB NO: J-26844.0500  
DATE: 7/27/23  
DRAWN: DJM  
DESIGNED: DJM  
REVIEWED: JCM  
APPROVED: ---  
SCALE: 1" = 1000'

C1

SATISFIES ARTICLES 7.2.3.e.ii.A,B,&D



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COMMUNITY UNIT 3

COMMUNITY UNIT 6

COMMUNITY UNIT 2

PROPOSED FIRE STATION PARCEL BOUNDARY

COMMUNITY UNIT BOUNDARY

CP4 BOUNDARY

CLAY FIELD TRAIL

CLAY FIELD TRAIL

COMMUNITY UNIT BOUNDARY

COMMUNITY UNIT TABULATIONS			
Total Community Unit Area:		13.77	
Gross Community Unit Area:		13.77	
Community Unit	Transect Zone	Area (acres)	Required % of Total
RLD	T1	-	No min/ max
	T2-1	13.77	No min/ max
Total		13.77	

- NOTES:**
1. SATISFIES TABLE 2A, G2 SECTION.
  2. SEE TABLE 8 FOR PERMITTED FUNCTIONS
  3. PER 3.17.2 - DENSITY WITHIN ANY COMMUNITY UNIT IS SUBJECT TO TABLE 10, ITEM B.

### LEGEND

- COMMUNITY UNIT BOUNDARY**
- T2-1**
- EXISTING COMMUNITY UNIT BOUNDARY**

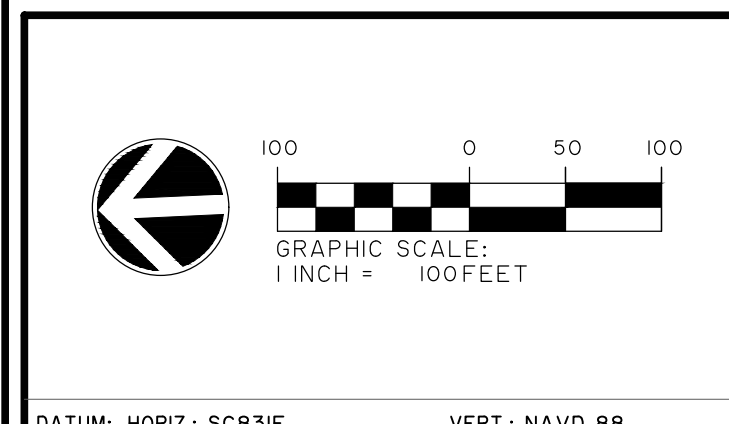
NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
 682 Johnnie Dodds Blvd. • Suite 100  
 Mt. Pleasant, SC 29464 • 843.849.0200  
 www.thomasandhutton.com

**TRANSECT ALLOCATION PLAN**  
 RLD COMMUNITY PLAN  
 SUMMERS CORNER

**PROJECT LOCATION:**  
 DORCHESTER COUNTY, SC  
 EAST EDISTO FORM DISTRICT

**CLIENT/OWNER:**  
 LENNAR CAROLINAS, LLC  
 1505 KING STREET EXT. SUITE 100  
 NORTH CHARLESTON, SC 29405



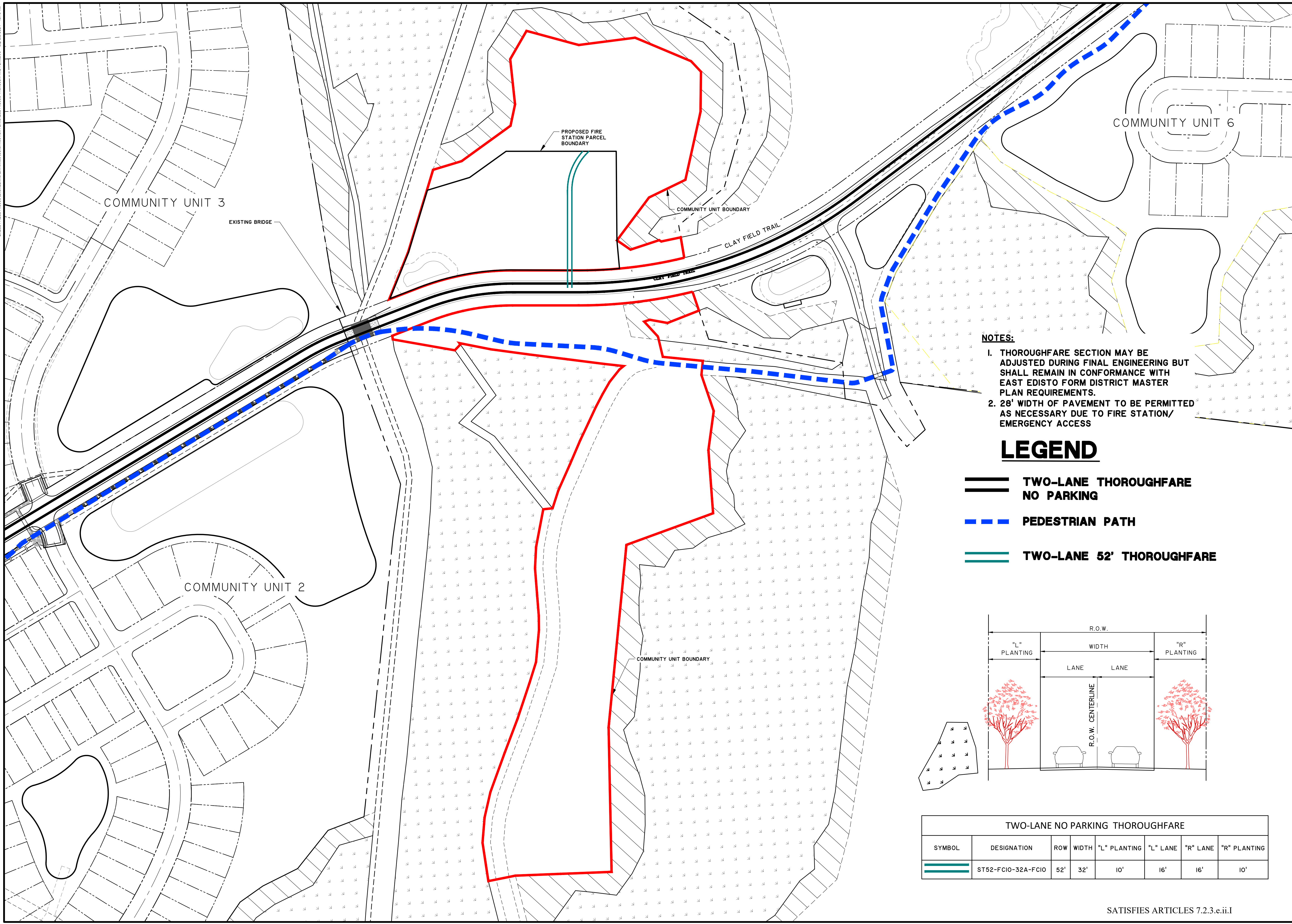
DATUM: HORIZ.: SC83IF	VERT.: NAVD 88
JOB NO: 26844.0500	DATE: 7/27/23
DRAWN: DJM	DESIGNED: DJM
REVIEWED: JCM	APPROVED: ---
SCALE: 1" = 100'	

# C2

SATISFIES ARTICLES 7.2.3.e.ii.E,H,U&V



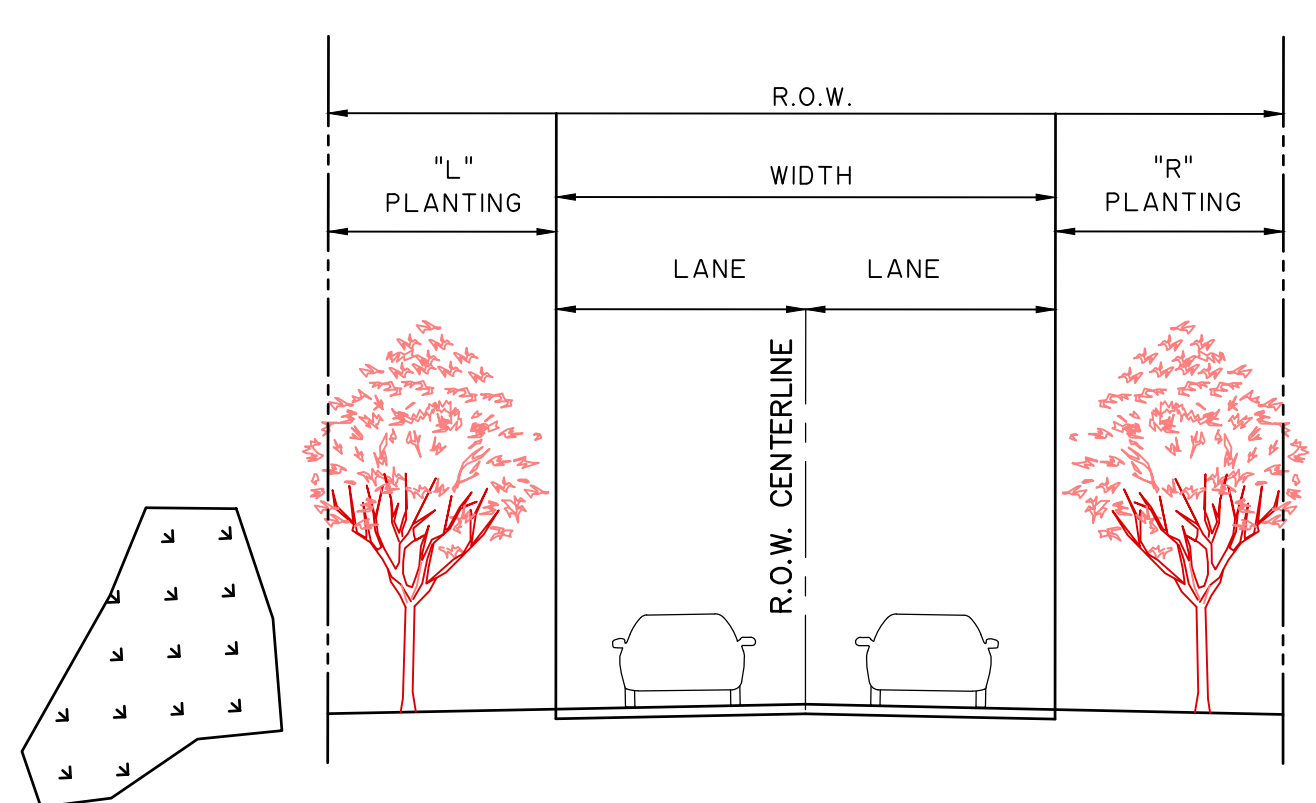
Z:\SHEVA\26844.0500\THOROUGHFARE\CONSTRUCTION PLANS\26844.0500 THOROUGHFARE PLANS.DWG - FEB 23, 2024 - 10:45 AM



- NOTES:**
1. THOROUGHFARE SECTION MAY BE ADJUSTED DURING FINAL ENGINEERING BUT SHALL REMAIN IN CONFORMANCE WITH EAST EDISTO FORM DISTRICT MASTER PLAN REQUIREMENTS.
  2. 28' WIDTH OF PAVEMENT TO BE PERMITTED AS NECESSARY DUE TO FIRE STATION/ EMERGENCY ACCESS

**LEGEND**

- TWO-LANE THOROUGHFARE NO PARKING**
- PEDESTRIAN PATH**
- TWO-LANE 52' THOROUGHFARE**



TWO-LANE NO PARKING THOROUGHFARE							
SYMBOL	DESIGNATION	ROW	WIDTH	"L" PLANTING	"L" LANE	"R" LANE	"R" PLANTING
	ST52-FCIO-32A-FCIO	52'	32'	10'	16'	16'	10'

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

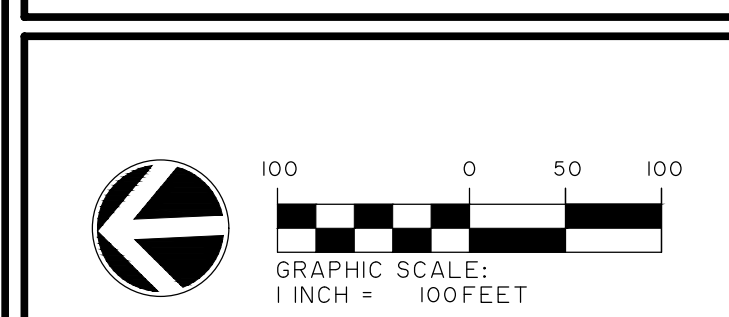


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**THOROUGHFARE PLAN**  
 RLD COMMUNITY PLAN  
 SUMMERS CORNER

**PROJECT LOCATION:**  
 DORCHESTER COUNTY, SC  
 EAST EDISTO FORM DISTRICT

**CLIENT/OWNER:**  
 LENNAR CAROLINAS, LLC  
 1505 KING STREET EXT. SUITE 100  
 NORTH CHARLESTON, SC 29405



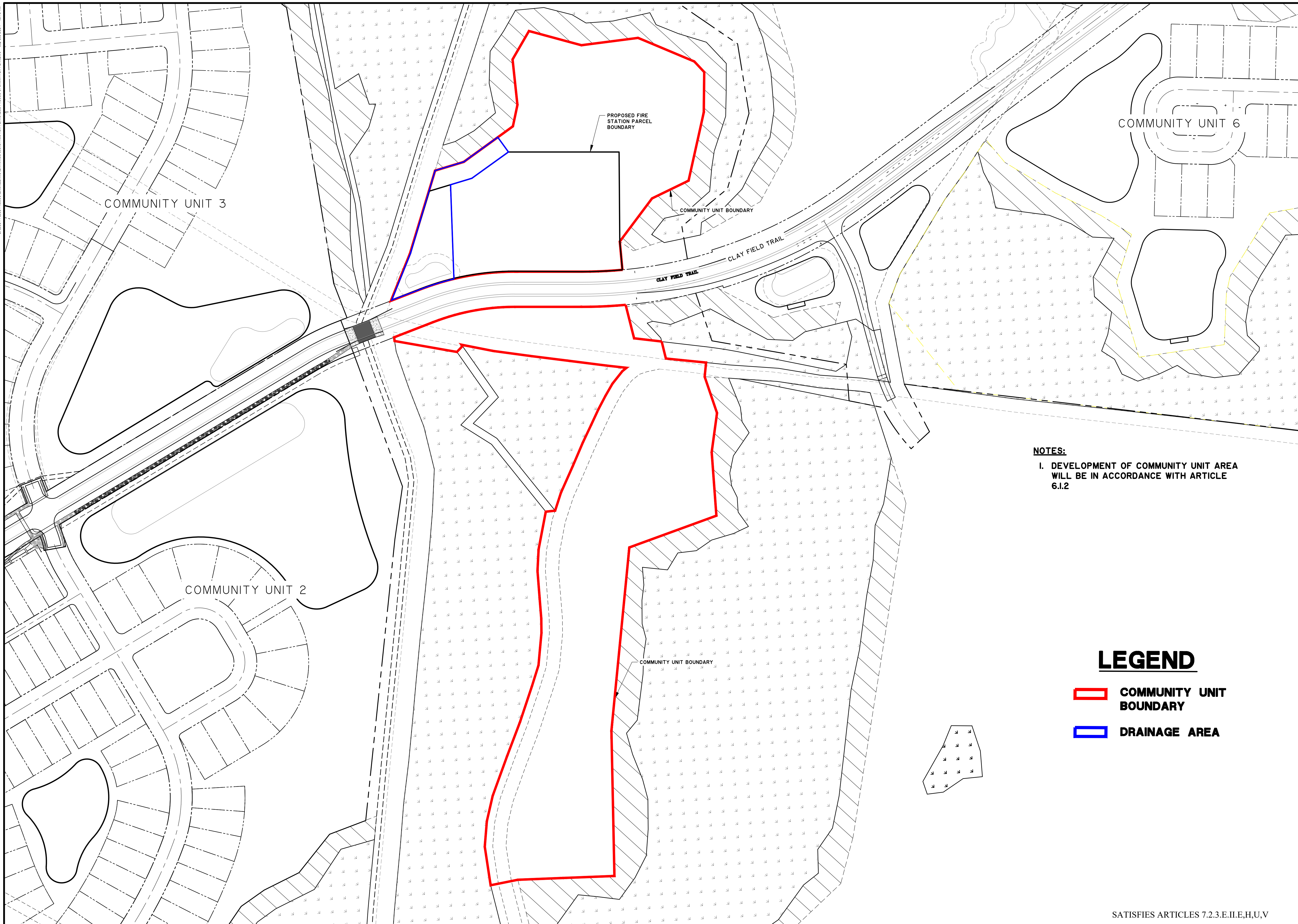
DATUM: HORIZ.: SC83IF VERT.: NAVD 88  
 JOB NO: 26844.0500  
 DATE: 7/27/23  
 DRAWN: DJM  
 DESIGNED: DJM  
 REVIEWED: JCM  
 APPROVED: ---  
 SCALE: 1" = 100'

**C3**

SATISFIES ARTICLES 7.2.3.e.ii.I



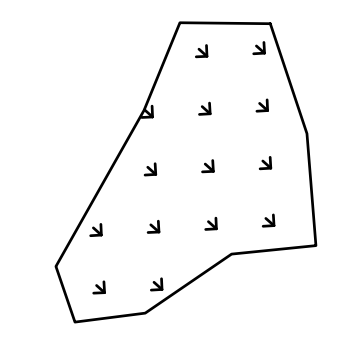
2:38:44.26844.0500 ENGINEERING DRAWINGS CONSTRUCTION PLANS 26844.0500 STORMWATER PLAN SHEET - JUL 25, 2024 - 10:46 AM



**NOTES:**  
 I. DEVELOPMENT OF COMMUNITY UNIT AREA WILL BE IN ACCORDANCE WITH ARTICLE 6.1.2

**LEGEND**

-  **COMMUNITY UNIT BOUNDARY**
-  **DRAINAGE AREA**



NO.	REVISIONS	BY	DATE

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**STORMWATER PLAN**

---

RLD COMMUNITY PLAN  
 SUMMERS CORNER

---

**PROJECT LOCATION:**  
 DORCHESTER COUNTY, SC  
 EAST EDISTO FORM DISTRICT

---

**CLIENT/OWNER:**  
 LENNAR CAROLINAS, LLC  
 1505 KING STREET EXT. SUITE 100  
 NORTH CHARLESTON, SC 29405

DATUM: HORIZ.: SC83IF      VERT.: NAVD 88

100 0 50 100  
 GRAPHIC SCALE:  
 1 INCH = 100 FEET

JOB NO:	26844.0500
DATE:	7/27/23
DRAWN:	DJM
DESIGNED:	DJM
REVIEWED:	JCM
APPROVED:	---
SCALE:	1" = 100'

**C4**

SATISFIES ARTICLES 7.2.3.E,I,L,H,U,V

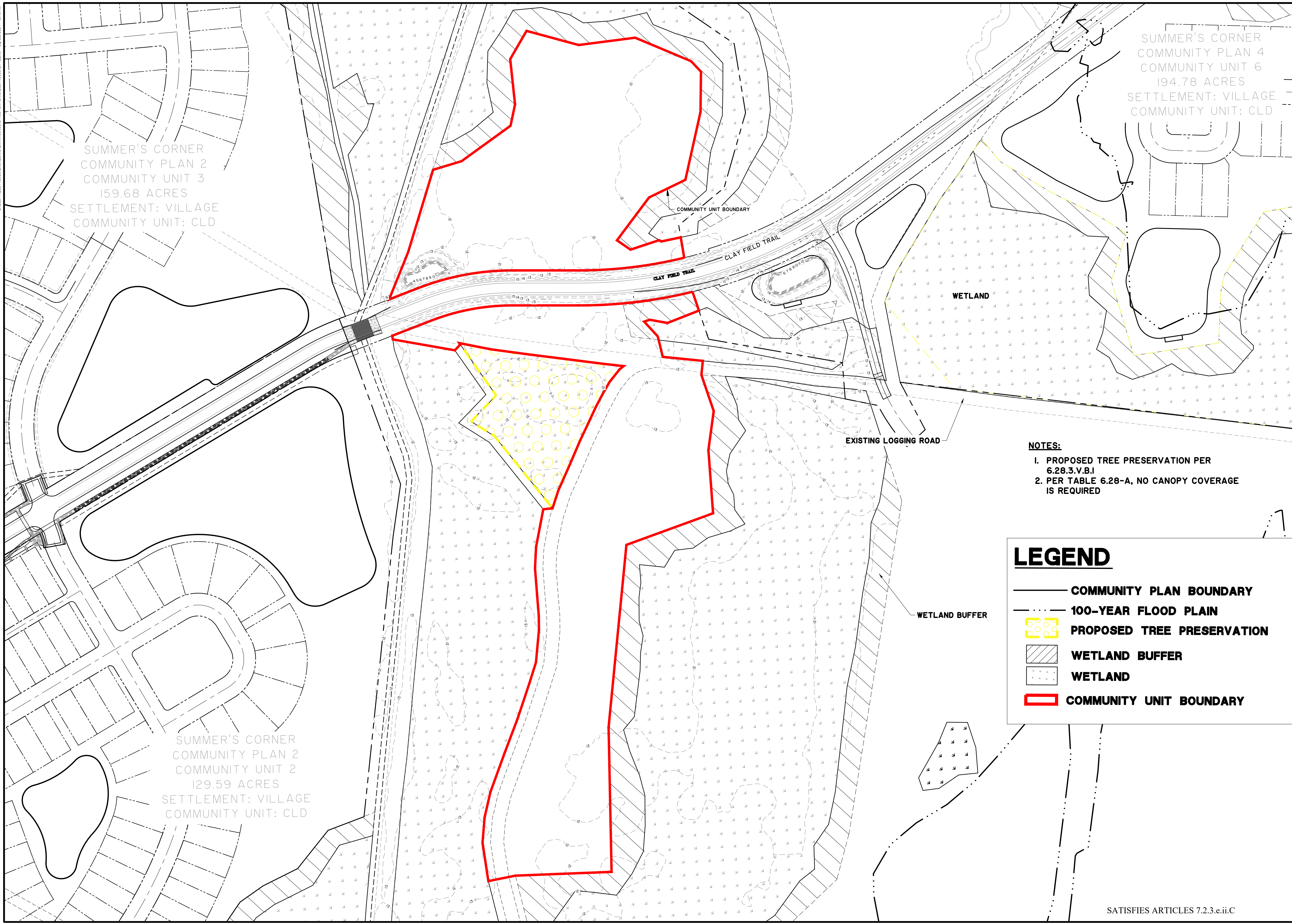


2:\26844\26844.0500\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\26844.0500.DWG - 7/27/23 - 10:46 AM

SUMMER'S CORNER  
COMMUNITY PLAN 2  
COMMUNITY UNIT 3  
159.68 ACRES  
SETTLEMENT: VILLAGE  
COMMUNITY UNIT: CLD

SUMMER'S CORNER  
COMMUNITY PLAN 4  
COMMUNITY UNIT 6  
194.78 ACRES  
SETTLEMENT: VILLAGE  
COMMUNITY UNIT: CLD

SUMMER'S CORNER  
COMMUNITY PLAN 2  
COMMUNITY UNIT 2  
129.59 ACRES  
SETTLEMENT: VILLAGE  
COMMUNITY UNIT: CLD



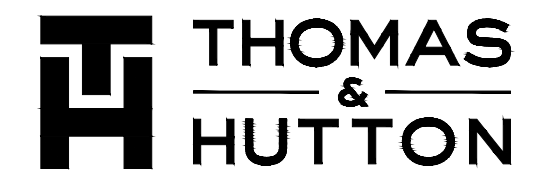
**NOTES:**

1. PROPOSED TREE PRESERVATION PER 6.28.3.V.B.1
2. PER TABLE 6.28-A, NO CANOPY COVERAGE IS REQUIRED

**LEGEND**

- COMMUNITY PLAN BOUNDARY**
- 100-YEAR FLOOD PLAIN**
- PROPOSED TREE PRESERVATION**
- WETLAND BUFFER**
- WETLAND**
- COMMUNITY UNIT BOUNDARY**

NO.	REVISIONS	BY	DATE



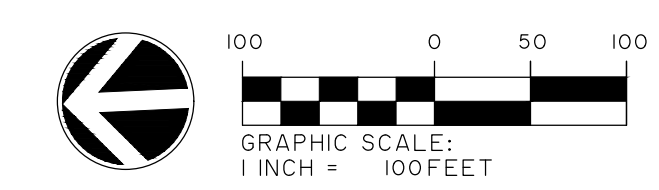
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**EXISTING CONDITIONS**

RLD COMMUNITY PLAN  
SUMMERS CORNER

**PROJECT LOCATION:**  
DORCHESTER COUNTY, SC  
EAST EDISTO FORM DISTRICT

**CLIENT/OWNER:**  
LENNAR CAROLINAS, LLC  
1505 KING STREET EXT. SUITE 100  
NORTH CHARLESTON, SC 29405



DATUM: HORIZ.: SC83IF      VERT.: NAVD 88

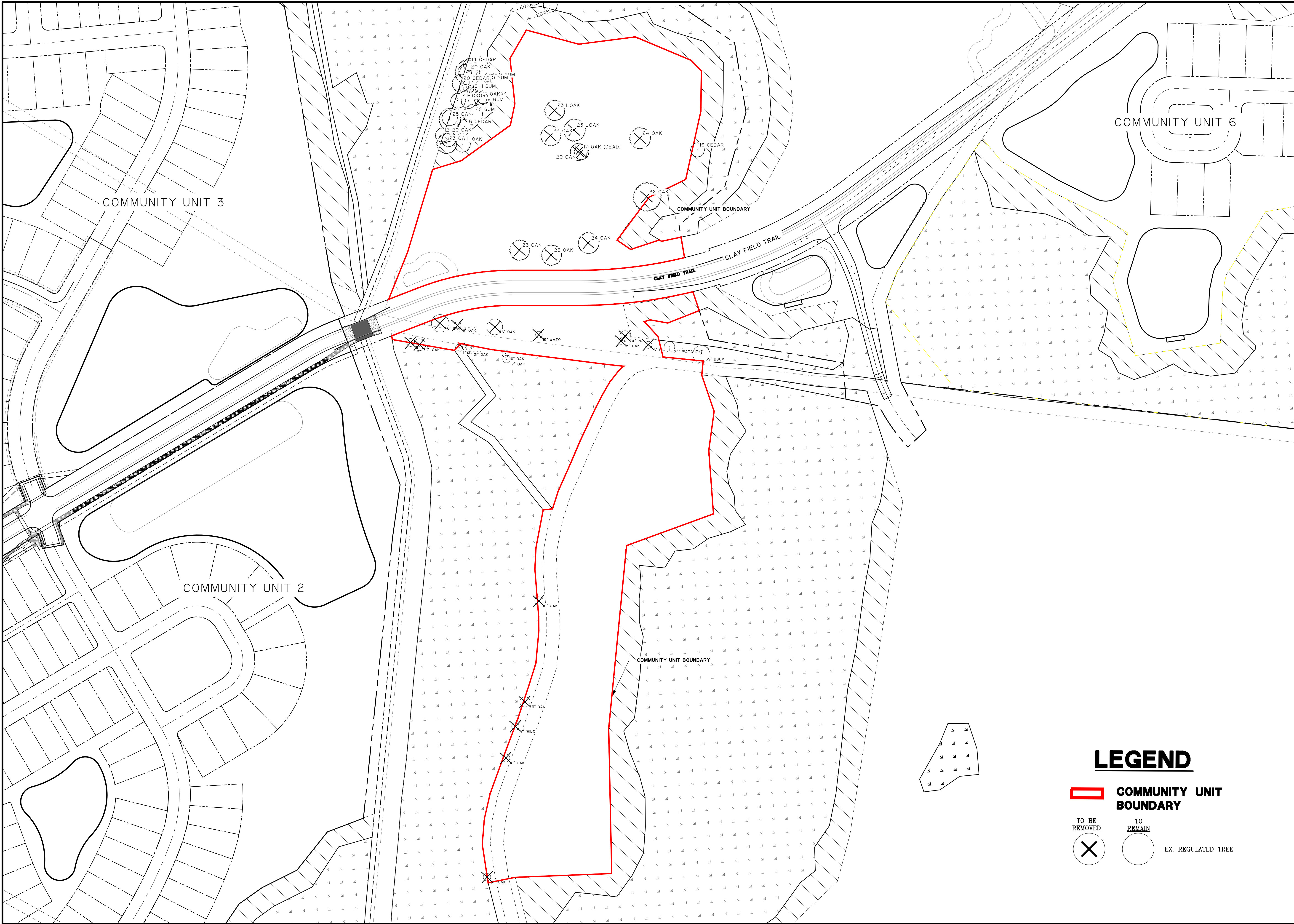
JOB NO:	26844.0500
DATE:	7/27/23
DRAWN:	DJM
DESIGNED:	DJM
REVIEWED:	JCM
APPROVED:	----
SCALE:	1" = 100'

**C5**

SATISFIES ARTICLES 7.2.3.e.ii.C



2376444.0500.DWG (CONSTRUCTION PLAN) 26844.0500 REGULATED TREE PLAN - 7/27/23 - 10:47 AM



NO.	REVISIONS	BY	DATE


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**REGULATED TREE PLAN**  
 RLD COMMUNITY PLAN  
 SUMMERS CORNER

**PROJECT LOCATION:**  
 DORCHESTER COUNTY, SC  
 EAST EDISTO FORM DISTRICT

**CLIENT/OWNER:**  
 LENNAR CAROLINAS, LLC  
 1505 KING STREET EXT. SUITE 100  
 NORTH CHARLESTON, SC 29405

**LEGEND**

**COMMUNITY UNIT BOUNDARY**

**TO BE REMOVED**

**TO REMAIN**

**EX. REGULATED TREE**

**GRAPHIC SCALE:**  
 1 INCH = 100 FEET

DATUM: HORIZ.: SC83IF      VERT.: NAVD 88

JOB NO:	26844.0500	<b>C6</b>
DATE:	7/27/23	
DRAWN:	DJM	
DESIGNED:	DJM	
REVIEWED:	JCM	
APPROVED:	----	
SCALE:	1" = 100'	





<b>MEETING DATE:</b>	October 10, 2024	<b>AGENDA ITEM(S):</b>	7.C
<b>REQUEST TYPE:</b>	Comprehensive Plan Compliance Review	<b>FILE NUMBER:</b>	
<b>REFERENCE LINKS:</b>	<a href="#">Zoning &amp; Land Development Code</a>		<a href="#">2018 Comprehensive Plan</a>

**BACKGROUND & ANALYSIS**

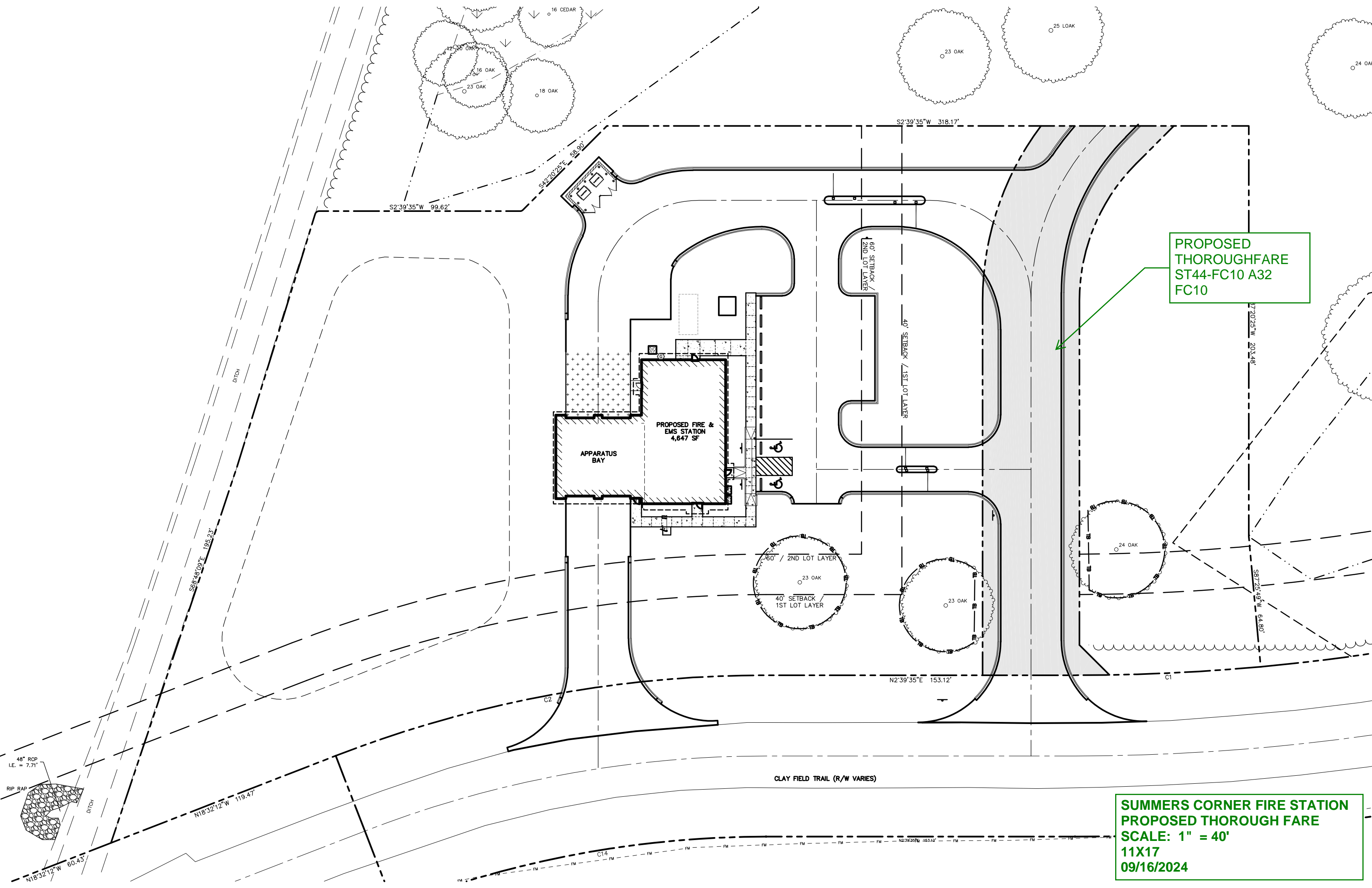
Dorchester County’s Development Agreement for East Edisto includes a provision for the donation of a site and funding for a new Fire Station near the intersection of Summers Drive and Clayfield Trail to serve East Edisto and the surrounding community. This will help provide coverage for this growing area of the county and areas further to the south and west towards the Edisto River. The County and developer have been working for a number of years to identify an appropriate site and work through design and engineering. Because this is construction of a public project, a review for compatibility with the Comprehensive Plan needs to be conducted in accordance with SC Code of Laws section 6-29-540 which states:

*“no new street, structure, utility, square, park, or other public way, grounds, or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized in the political jurisdiction of the governing authority or authorities establishing the planning commission until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan of the community”*

A copy of a proposed site plan is included for your reference. The plans still need to be reviewed and approved by the county’s consolidated review committee for East Edisto but the overall location of this parcel and the siting of the facility will remain unchanged. Planning Commission will need to determine whether the facility plans are compatible with the Comprehensive Plan. The 2018 Dorchester County Comprehensive Plan discusses public services and improving accessibility. The location of the fire station along Clayfield Trail which will ultimately connect to Highway 17-A and Highway 165 is an easily accessible location for residents of East Edisto and the surrounding community. The connection to Highway 165 is expected to be complete by the end of the year. Staff feels that the Summers Corner Fire Station location and design substantially conforms to the Comprehensive Plan, notably:

- Improving accessibility to public services countywide
- Expanding infrastructure services countywide
- Promoting housing choices and affordability options

The action needed from Planning Commission on this item is a motion to either find that the project is compatible with the Comprehensive Plan or not compatible with the Comprehensive Plan.



PROPOSED THOROUGHFARE  
ST44-FC10 A32  
FC10

**SUMMERS CORNER FIRE STATION**  
**PROPOSED THOROUGHFARE**  
**SCALE: 1" = 40'**  
**11X17**  
**09/16/2024**

<b>MEETING DATE:</b>	October 10, 2024	<b>AGENDA ITEM(S):</b>	7.D
<b>REQUEST TYPE:</b>	Utility Special District Plan	<b>FILE NUMBER:</b>	
<b>PROJECT:</b>	Summers Corner	<b>APPLICANT:</b>	Thomas & Hutton
<b>REFERENCE LINKS:</b>	<a href="#">Zoning &amp; Land Development Code</a>		<a href="#">2018 Comprehensive Plan</a>

**REQUEST**

Applicant requests Utility Special District Plan (SD-4) approval for installing a communication tower to serve future development in Summers Corner.

<b>SUBJECT PARCEL(S)</b>			
Owner	TMS #	Location	Acreage
Lennar Carolinas, LLC	168-00-00-008	Summers Drive	0.30
<b>Total Acreage</b>			0.30

<b>ZONING AND LAND USE</b>	
<b>Current Zoning:</b>	G-2 Growth Sector, East Edisto MPOAFD
<b>Overlay District(s):</b>	None
<b>Comprehensive Plan/ Future Land Use Map Designation:</b>	East Edisto Overlay
<b>Current Use of Property:</b>	Undeveloped

<b>ADJACENT USES AND ZONING</b>	
North:	East Edisto MPOAFD
South:	East Edisto MPOAFD
East:	East Edisto MPOAFD
West:	East Edisto MPOAFD

<b>PREVIOUS APPROVALS ASSOCIATED WITH CURRENT REQUEST</b>		
12/03/2012	MPOAF Zoning and Form District Master Plan Approval (RR 640)	County Council approved Master-Planned Overlay Area Form District zoning and the East Edisto Form District Master Plan for East Edisto
12/12/2012	Development Agreement	County Council entered into contract with developer



**BACKGROUND**

Dorchester County Council adopted amendments to Zoning and Land Development Standards, Ordinance #04-13 allowing Master-Planned Overlay Area Form Districts. MWV-East Edisto Dorchester, LLC requested and received this zoning classification December 2012. This action accepted the East Edisto Form District Master Plan as the zoning and land development standards applicable to 38,000 acres in southwestern Dorchester County. This document apportioned the 38,000 acres into Sectors that regulate the intensity of development.

With this request, the applicant proposes a Utilities Special District (SD-4) Plan. In the East Edisto Form District Master Plan, a Special District is intended to accommodate a large monolithic land use or singular land-use campus or park that does not fit into a neighborhood or village setting. Examples include regional retail center, office campus, and industrial park.

An (SD-4) is specifically intended for uses like communication towers, water towers, waste disposal facilities, water treatment plant, generating & transmission facilities, recycling centers, lift stations, and pump houses.

**ANALYSIS**

In this application, a communication tower is proposed to support development in the area.

The Planning Commission's role is to review the Special District Plan for consistency with the East Edisto Form District Master Plan and its regulations for use, form, and development. The submittal includes plans that depict layout and orientation, including: buffering, tree protection, and relationship to future thoroughfares and adjacent districts.

Infrastructure plans will be submitted to and reviewed by the CRC (Consolidated Review Committee) which handles East Edisto development plan review at a staff level.

**RECOMMENDATION**

Staff recommends approval.

J:\26844\0000\DRAWINGS\DWG\SD-4\SD-4-0000 TELCOM CONSTRUCTION PLAN\26844.0000 - CIV. 2 - 2024 - 1047.PLT

# UTILITIES SPECIAL DISTRICT (SD-4) PLAN OF SUMMERS CORNER TELECOM TOWER EAST EDISTO FORM DISTRICT DORCHESTER COUNTY, SC

## NOTES

1. THIS PLAN COMPRISES THE TELECOM TOWER WITHIN THE EAST EDISTO FORM DISTRICT. THE PLAN IMPLEMENTS DESIGN STANDARDS OF THE EAST EDISTO FORM DISTRICT MASTER PLAN. THE GROSS AREA OF TELECOM TOWER TOTALS 0.30 ACRES.
2. WETLANDS SHOWN ARE BASED ON AN ACCURATE PRELIMINARY JURISDICTIONAL DETERMINATION LETTER, GRANTED BY USACE, CHARLESTON DISTRICT ON JANUARY 31, 2014. WETLANDS SHOWN TO FILLED AND BUFFER AREAS SHOWN ARE DEPICTED ON A WETLAND PERMIT THAT IS CURRENTLY UNDER REVIEW BY USACE. NO FILLING OF WETLANDS WILL TAKE PLACE UNTIL USACE APPROVAL IS GRANTED.
3. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENTS UPON FINAL DESIGN PROVIDED THE DESIGN CRITERIA OF THE EAST EDISTO FORM DISTRICT MASTER PLAN ARE STILL MET.

PREPARED FOR:  
**LENNAR CAROLINAS, LLC.**  
1505 KING STREET EXT. SUITE 100  
NORTH CHARLESTON, SC 29405

PORTION OF TM# 168-00-00-008

MARCH 4, 2024

LATEST REVISION: 10/02/2024

J-26844.0000

PREPARED BY:



VICINITY MAP  
SCALE: 1" = 1000'

J-26844.0000  
3/4/24  
SUMMERS CORNER  
TELECOM TOWER

Sheet List Table

Sheet Number	Sheet Title
CO	COVER SHEET
GO.1	GENERAL NOTES
CI.1	SETTLEMENT PLAN & VICINITY MAP
CI.2	SPECIAL DISTRICT PLAN
CI.3	BUFFER PLAN
CI.4	EXISTING CONDITIONS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE



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## ABBREVIATIONS

DBL	DOUBLE	FM	FORCE MAIN (SANITARY SEWER)	PC	POINT OF CURVE	TC	TOP OF CURB
BOT	BOTTOM	FP	FINISH PAD	PH	POST HYDRANT	TH	THROAT ELEVATION
CB	CATCH BASIN	FR	FRAME	PT	POINT OF TANGENT	TG	TOP OF GUTTER
CI	CURB INLET	GI	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
CO	CLEAN OUT	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	TW	TOP OF WALK
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET	TYP	TYPICAL
DBL	DOUBLE	HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE	VI	VALLEY INLET
DI	DITCH INLET	INV	INVERT ELEVATION	RI	ROOF INLET	W	WATER
DIP	DUCTILE IRON PIPE	JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE	W/	WITH
EL	ELEVATION	LF	LINEAR FEET	R/W	RIGHT-OF-WAY	WV	WATER VALVE
ES	END SECTION	MAX	MAXIMUM	SD	STORM DRAINAGE	YI	YARD INLET
FES	FLARED END SECTION	MIN	MINIMUM	SDMH	STORM DRAINAGE MANHOLE	YI	YARD INLET
FG	FINISH GRADE	MH	MANHOLE	SF	SQUARE FEET		
FH	FIRE HYDRANT	OC	ON CENTER	SS	SANITARY SEWER		

## DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE	---	---
DITCH	---	---
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)		
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)		
CURB INLET - BOTH (CI) OR CATCH BASIN - LEFT (CB)		
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)		
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
YARD INLET (YI)		
FLARED END SECTION (FES)		

## WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL	---	---
DOUBLE SERVICE LATERAL	---	---
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-1/2° BEND - HORIZONTAL		
11-1/4° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

## GENERAL NOTES

- ALL ELEVATIONS SHOWN ARE BASED ON NAVD88
- CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY DORCHESTER COUNTY PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
- IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
- THE TREE BARRICADES IN THE AREAS OF WORK SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
- THE FOLLOWING NOTES ARE AS SPECIFIED BY THE COUNTY ENGINEER AND ARE TO BE EXECUTED BY THE CONTRACTOR:
  - ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
  - ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET SCDOT STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE COUNTY ENGINEER.
  - ALL LOTS WITHIN THE DEVELOPMENT SHALL BE FILLED AND HAVE POSITIVE DRAINAGE TO THE APPROPRIATE EASEMENT OR RIGHT-OF-WAY AS APPROVED ON THE PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR FINAL ACCEPTANCE OF THE RIGHT-OF-WAYS BY THE COUNTY.
  - WHERE FIELD INSPECTIONS ARE REQUIRED BY THE COUNTY, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 3 BUSINESS DAYS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
  - A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE COUNTY PERSONNEL AT THEIR REQUEST.
  - ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE AS INDICATED AND APPROVED BY THE COUNTY MUST BE SUBMITTED AND APPROVED IN WRITING BY THE COUNTY ENGINEER.
  - UNLESS SPECIFICALLY SHOWN ON THESE PLANS, THE DESTRUCTION OF ANY GRAND TREES (24" DBH OR LARGER) IS PROHIBITED. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL GRAND TREES DURING ALL PHASES OF CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
  - ALL TEMPORARY TURN AROUNDS SHOWN ON PLANS SHALL BE CONSTRUCTED.
  - ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE PRUNED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL.

10. PLEASE SEE OCRM SWPPP NOTES.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL OF "EROSION AND SEDIMENT CONTROL PRACTICES FOR DEVELOPING AREAS" BY THE S.C. LAND RESOURCES CONSERVATION COMMISSION.

12. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.

13. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BOTH CURRENT EDITIONS.

14. ALL AREAS DISTURBED WILL BE GRASSED IMMEDIATELY AFTER THE INSTALLATION. GRASSING SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. CURRENT EDITION. PAYMENT SHALL BE AS SHOWN IN THE BID FORM AND SHALL BE COMPENSATION FOR ALL NECESSARY WORK AND MATERIALS TO COMPLETE THE SEEDING IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

15. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.

16. EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY.

17. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.

18. ELECTRICAL SERVICE WILL BE PROVIDED IN A FIVE-FOOT EASEMENT ON THE FRONT OF ALL LOTS, OR ON THE REAR IF LOTS ARE ALLEY SERVED. THERE WILL BE NO ELECTRICAL EASEMENTS ON THE REAR OF LOTS THAT HAVE DRAINAGE EASEMENTS.

19. ALL SANITARY SEWER SHALL BE IN ACCORDANCE WITH DCWS STANDARDS AT THE TIME OF CONSTRUCTION.

20. STORMWATER POLLUTION PREVENTION PLAN MUST BE KEPT ON SITE OR WITHIN THIRTY MINUTES OF THE SITE AT ALL TIMES, AND IN A DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.

21. ROADS SHALL BE BUILT IN ACCORDANCE WITH DORCHESTER COUNTY PUBLIC WORKS PROOF ROLL AND DENSITY REQUIREMENTS.

22. USACOE WETLAND PERMIT: 2014-00892

### DORCHESTER COUNTY PUBLIC WORKS NOTES:

- DORCHESTER COUNTY SHALL NOT MAINTAIN STORMWATER DETENTION OR RETENTION PONDS. THE PROPERTY OWNER SHALL MAINTAIN ALL STORMWATER DETENTION FACILITIES SHOWN HEREON.
- A CERTIFIED STORMWATER AS-BUILT MUST BE SUBMITTED TO DORCHESTER COUNTY PUBLIC WORKS AFTER CONSTRUCTION AND PRIOR TO LETTER OF OCCUPANCY. FINAL ACCEPTANCE OF ANY ROAD INTO THE OFFICIAL COUNTY ROAD MAINTENANCE INVENTORY, OR RELEASE OF ANY FINANCIAL GUARANTEES HELD BY THE COUNTY.
- SITE MUST BE ACCORDING TO APPROVED COUNTY AND OCRM PLANS UNLESS SWPPP DOCUMENTS ARE UPDATED BY THE ORIGINAL SWPPP PREPARER, REVIEWED AND APPROVED, OTHERWISE PERMITS WILL BE INVALIDATED.
- NO OBSTRUCTIONS, THUS TO INCLUDE BUT NOT BE LIMITED TO FENCES, STRUCTURES, OR LANDSCAPING MAY BE PERMITTED OR BUILT WITHIN ANY SWALE OR DRAINAGE EASEMENT.



## INDEX

SCALE: 1" = 200'

## OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG
TELEPHONE	OHT
UNDERGROUND TELEPHONE	UTL
ELECTRICITY	OHP
UNDERGROUND ELECTRICITY	UGP

PREPARED FOR:  
**LENNAR CAROLINAS, LLC.**  
1505 KING STREET EXT. SUITE  
NORTH CHARLESTON, SC 29405  
**(843) 388-8989**

**ENGINEER:** THOMAS & HUTTON  
682 JOHNNIE DODDS BLVD.  
MT. PLEASANT, SC 29464  
(843) 849-0200

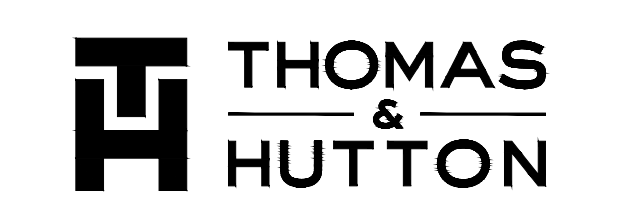
**SURVEYOR:** THOMAS & HUTTON  
682 JOHNNIE DODDS BLVD.  
MT. PLEASANT, SC 29464  
(843) 849-0200

**UTILITY:** DORCHESTER COUNTY WATER AND SEWER  
DEPARTMENT  
STEVEN RICKER  
(843) 501-9195

## SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	---
SINGLE SERVICE LATERAL	---	---
DOUBLE SERVICE LATERAL	---	---
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM	10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-1/2° BEND - HORIZONTAL		
11-1/4° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG \ CAP		

NO.	REVISIONS	BY	DATE



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### GENERAL NOTES

TELECOM TOWER  
SUMMERS CORNER

**PROJECT LOCATION:**  
EAST EDISTO FORM DISTRICT  
DORCHESTER COUNTY, SC

**CLIENT/OWNER:**  
LENNAR CAROLINAS, LLC.  
1505 KING STREET EXT. SUITE 100  
NORTH CHARLESTON, SC 29405

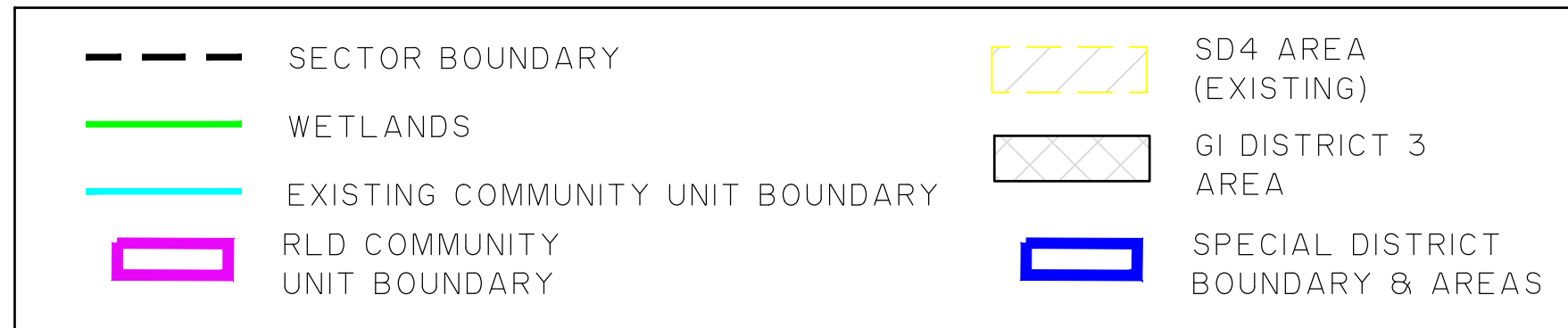
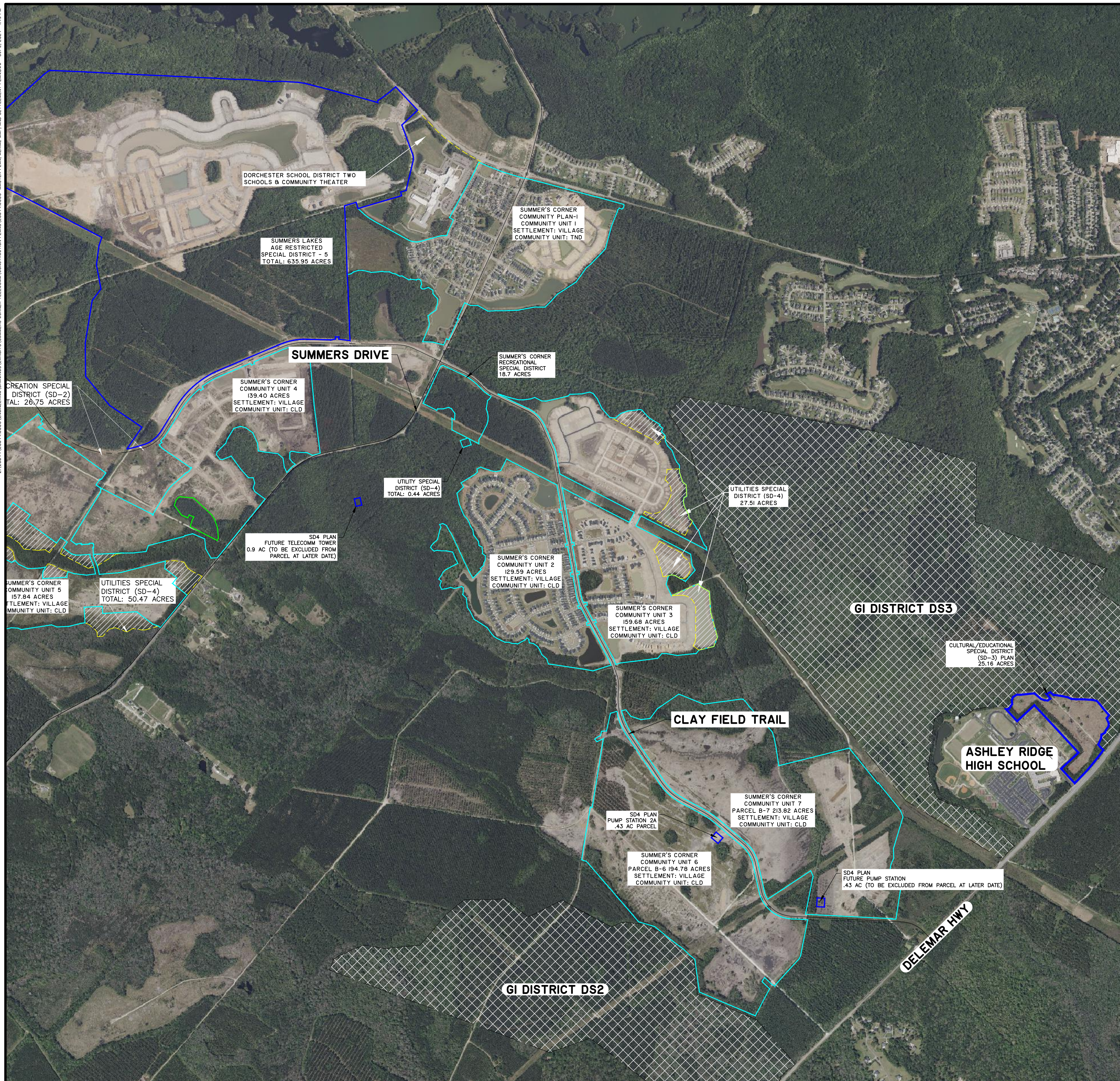
DATUM: HORIZ.: SC83ID VERT.: NAVD 88

JOB NO:	26844.0000
DATE:	
DRAWN:	LGR
DESIGNED:	LGR
REVIEWED:	
APPROVED:	
SCALE:	1" = 200'

# G0.1

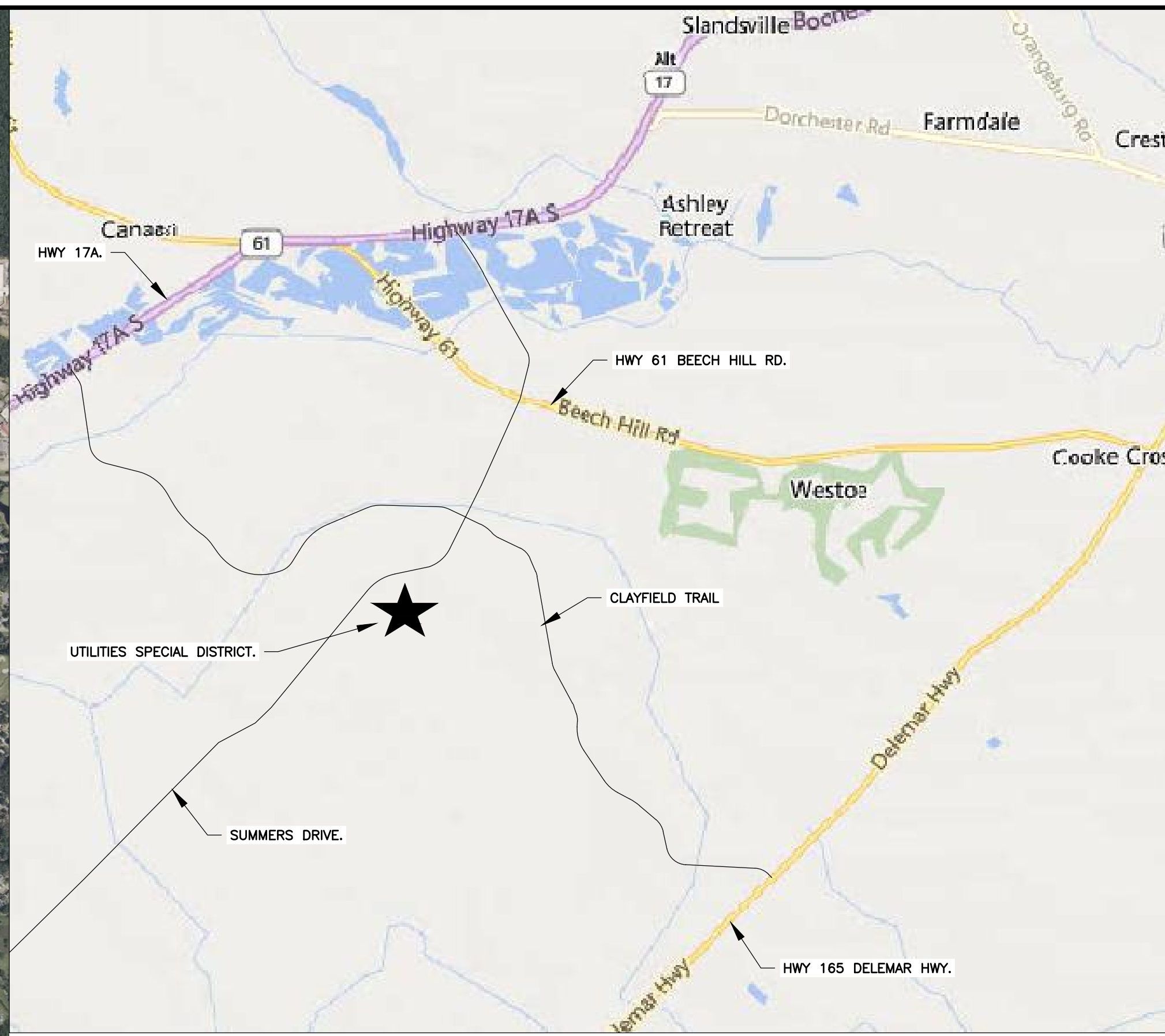


2/28/2024 10:44:00 AM ENGINEERING\DRAMAS\PROJECTS\2024\SUMMERS CORNER TELECOM TOWER CONSTRUCTION PLAN\2024\MAP AND SETTLEMENT PLANNING - 04.2.2024 - 149.PN



### SETTLEMENT AERIAL PLAN

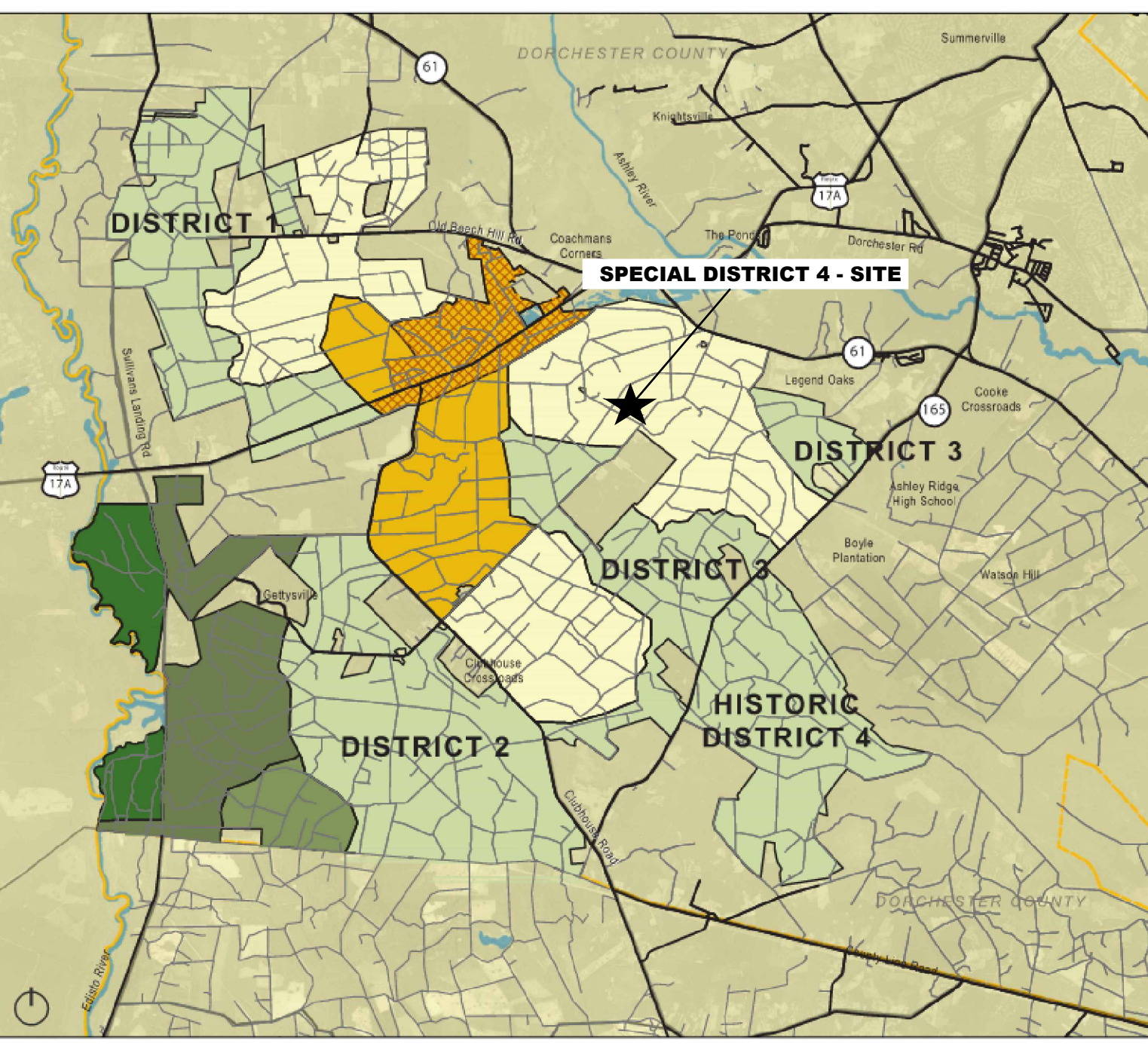
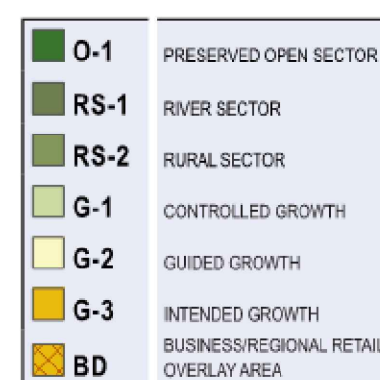
SCALE: 1"= 1000'



### VICINITY MAP

SCALE: 1"= 3,000'

#### SCHEDULE I: MASTER PLAN MAP



### MASTER PLAN MAP

SCALE: NTS

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

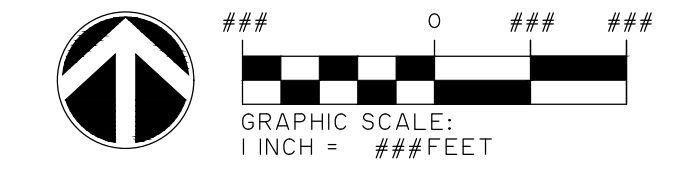
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### SETTLEMENT PLAN & VICINITY MAP

#### TELECOM TOWER SUMMERS CORNER

**PROJECT LOCATION:**  
 EAST EDISTO FORM DISTRICT  
 DORCHESTER COUNTY, SC

**CLIENT/OWNER:**  
 LENNAR CAROLINAS, L.L.C.  
 1505 KING STREET EXT. SUITE 100  
 NORTH CHARLESTON, SC 29405



DATUM: HORIZ: SC83IF VERT: NAVD 88

JOB NO:	26844.0000
DATE:	3/4/24
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	#####

**C1.1**



Z:\26844\26844.dwg (SUMMERS CORNER TELECOM CONSTRUCTION PLANS) 26844.DWG BY PLANNING - 04/2/2024 - 1:49 PM

SUMMERS DRIVE  
66' PUBLIC R/W

**NOTE:**

- EXISTING TREES TO BE USED WHERE POSSIBLE IN PURSUANT WITH 6.27.1.d FOR BUFFER PLANT MATERIAL
- FOR BUFFER PLANT MATERIAL. ONCE THE AREA IS READY AND EXISTING VEGETATION IS EVALUATED, THE DEVELOPER WILL SUPPLEMENT THE EXISTING VEGETATION TO MEET THE REQUIREMENTS FOR THE REQUIRED THOROUGHFARE AND PERIMETER BUFFERS PER TABLE 6.28-A, THE MINIMUM AMOUNT OF CANOPY TREES PER ACRE IS N/A

PROPOSED 12' WIDE GRAVEL ACCESS DRIVE

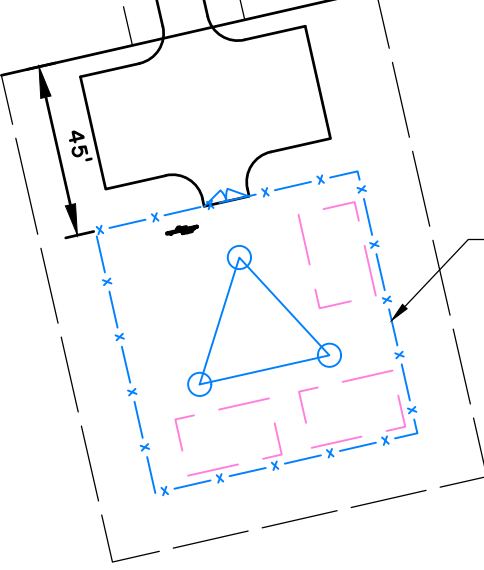
PROPOSED 30' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

WETLAND

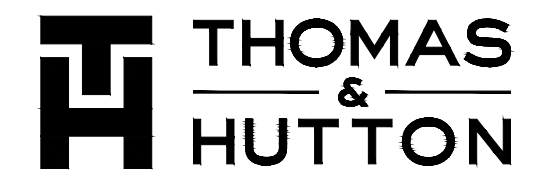
WETLAND

WETLAND BUFFER

WETLAND BUFFER



NO.	REVISIONS	BY	DATE



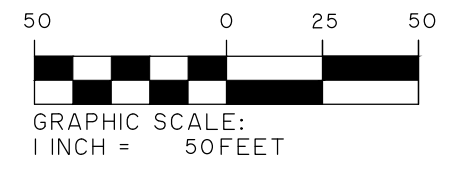
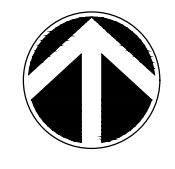
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**SPECIAL DISTRICT PLAN**

TELECOM TOWER  
SUMMERS CORNER

**PROJECT LOCATION:**  
EAST EDISTO FORM DISTRICT  
DORCHESTER COUNTY, SC

**CLIENT/OWNER:**  
LENNAR CAROLINAS, L.L.C.  
1505 KING STREET EXT. SUITE 100  
NORTH CHARLESTON, SC 29405



DATUM: HORIZ.: SC83IF VERT.: NAVD 88

JOB NO: 26844.0000  
DATE: 3/4/24  
DRAWN: DJM  
DESIGNED: DJM  
REVIEWED: JCM  
APPROVED: \_\_\_\_\_  
SCALE: 1" = 50'

**C1.2**

Z:\26844\26844\_0000\CONSTRUCTION PLANS\26844\_0000\_CD\_BUFFER\_PLANS\_012\_2024\_1001.PLT

SUMMERS DRIVE  
66' PUBLIC R/W

**NOTE:**

- EXISTING TREES TO BE USED WHERE POSSIBLE IN PURSUANT WITH 6.27.1.d FOR BUFFER PLANT MATERIAL
- FOR BUFFER PLANT MATERIAL. ONCE THE AREA IS READY AND EXISTING VEGETATION IS EVALUATED, THE DEVELOPER WILL SUPPLEMENT THE EXISTING VEGETATION TO MEET THE REQUIREMENTS FOR THE REQUIRED THOROUGHFARE AND EDGE BUFFERS PER TABLE 6.28-A, THE MINIMUM AMOUNT OF CANOPY TREES PER ACRE IS N/A

WETLAND



PROPOSED 30' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

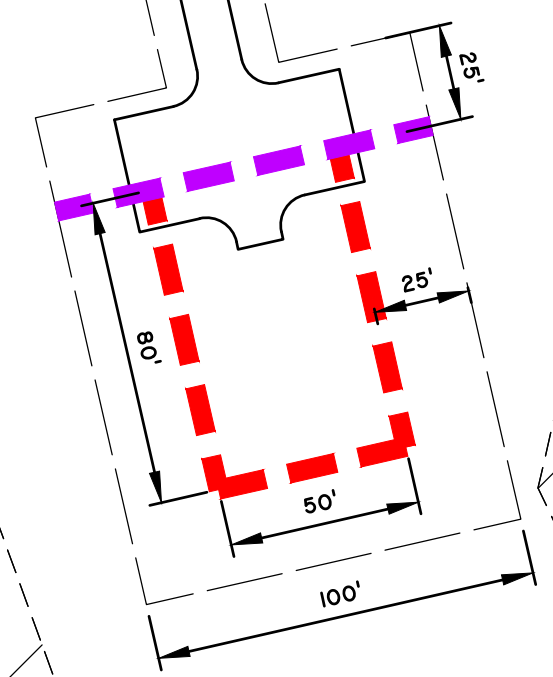
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE

WETLAND

WETLAND BUFFER

WETLAND BUFFER

<b>Special District Thoroughfare Edge Treatment (SD-4)</b>		
Type A Treatment Required Per Section 3.13.1.e		
Depth:	25	
Length:	100	
<b>Required Plantings:</b>	<b>Density</b>	<b>Required</b>
Small Maturing Trees (2 Species per Table 6.27-A):	1 per 30'	15
Large Maturing Trees (per Table 6.27-B):	1 per 50'	2
Large Maturing Shrubs (2 Species (1 evergreens) per Table 6.27-B):	1 per 190 sq. ft.	14
<b>Special District Edge Buffer (SD-4)</b>		
Type C Buffer Required Per Section 6.27.4.iii		
Depth:	25	
Length:	210	
<b>Required Plantings:</b>	<b>Density</b>	<b>Required</b>
Large Maturing Trees (1 Species (1 evergreens) per Table 6.27-A):	1 per 30'	7
Small Maturing Trees (2 Species per Table 6.27-A):	1 per 10'	21
Large Maturing Shrubs (3 Species (2 evergreens) per Table 6.27-A):	1 per 200 sq. ft.	27



NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**

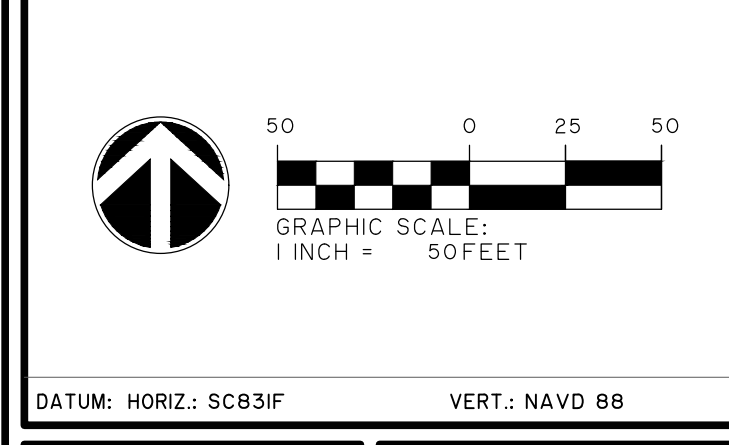
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Mt. Pleasant, SC 29464 • 843.849.0200  
www.thomasandhutton.com

**BUFFER PLAN**

TELECOM TOWER  
SUMMERS CORNER

**PROJECT LOCATION:**  
EAST EDISTO FORM DISTRICT  
DORCHESTER COUNTY, SC

**CLIENT/OWNER:**  
LENNAR CAROLINAS, L.L.C.  
1505 KING STREET EXT. SUITE 100  
NORTH CHARLESTON, SC 29405



JOB NO:	26844.0000
DATE:	3/4/24
DRAWN:	DJM
DESIGNED:	DJM
REVIEWED:	JCM
APPROVED:	
SCALE:	1" = 50'

**C1.3**



Z:\26844\26844\_0000\DRAWINGS\DWG\EXISTING CONDITIONS\_C1.4\_2024\_1001.PLT



$IE = 12.76'$

SUMMERS DRIVE  
66' PUBLIC R/W

18" RCP

$IE = 12.48'$

ROAD IMPACT  
"ST-WID" 0.53 AC


NO.	REVISIONS	BY	DATE

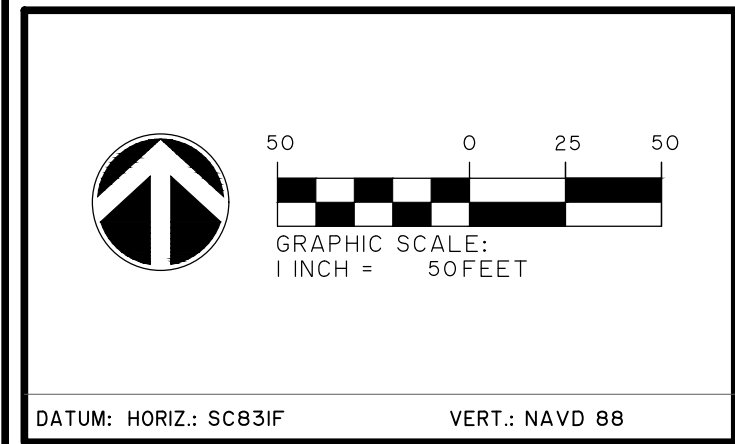

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**EXISTING CONDITIONS**

TELECOM TOWER  
 SUMMERS CORNER

**PROJECT LOCATION:**  
 EAST EDISTO FORM DISTRICT  
 DORCHESTER COUNTY, SC

**CLIENT/OWNER:**  
 LENNAR CAROLINAS, L.L.C.  
 1505 KING STREET EXT. SUITE 100  
 NORTH CHARLESTON, SC 29405



DATUM: HORIZ.: SC83IF VERT.: NAVD 88

JOB NO: 26844.0000  
 DATE: 3/4/24  
 DRAWN: DJM  
 DESIGNED: DJM  
 REVIEWED: JCM  
 APPROVED: \_\_\_\_\_  
 SCALE: 1" = 50'

**C1.4**





<b>MEETING DATE</b>	October 10, 2024	<b>AGENDA ITEM</b>	
<b>REQUEST TYPE</b>	Zoning Text Amendment	<b>FILE NUMBER</b>	ZTA# 24-07
<b>APPLICANT</b>	County Initiated	<b>TMS#</b>	N/A
<b>REFERENCE LINKS</b>	<a href="#">Zoning &amp; Land Development Standards</a>		<a href="#">2018 Comprehensive Plan</a>

This text amendment was requested in response to concerns voiced regarding the condition of roads with high volumes of large trucks. The ordinance, modeled after a similar condition in Charleston County, limits the number of mines that can operate within proximity to each other thereby reducing the amount of large-truck traffic on certain roadways. The ordinance as drafted, prohibits new mines from opening if located within 2.5 miles of an existing mine. The attached map shows the existing permitted and operating mines within the County with a 2.5-mile buffer drawn around them.

Planning Commission should consider the ordinance and if the 2.5-mile separation should be adjusted.

#### 10.4.5 Mineral Resource Extraction Operations

(a) **Applications.** All applications for mineral resource extractions shall include the following:

- (1) Copy of the DHEC application and permit (if issued)
- (2) Copy of the SCDOT or Dorchester County Encroachment Permit
- (3) Site plan indicating compliance with the site requirement provisions in section (b) below.

(b) **Site Requirements.** All mineral resource extraction operations shall comply with the following requirements:

(1) Apron. To keep mud/dirt off the roadways, all sites shall provide a 100' apron of clean, demudding, non-limestone aggregate such as slag or granite at the entrance drive. The first 25' shall be #57, after that, #4 can be used. SCDOT or Dorchester County may require additional improvements as part of the Encroachment Permit.

(2) Entrance gate. Gates at the entrance to the site shall be located at least 100' from the roadway.

(3) Signage. An emergency contact sign not to exceed four square feet with light reflective and minimum four inch letters that includes the name of the operator and an after-hours monitored phone number must be erected at the entrance. The sign must be placed a minimum of 10' but no more than 25' from the road right-of-way, and must be appropriately maintained throughout the operation of the mine site. In addition, temporary directional and warning signage at/near points of ingress/egress shall be installed for the duration of the mining activity.

(4) Buffers.

i. Where adjacent to developed properties (non-industrial), a 50' natural buffer, to include a 15' berm, is required along property lines. The berm must be installed within 12 months after initiating operations and shall be installed on the portion of the site closest to residences first.

ii. Where adjacent to undeveloped properties, a 100' Type C buffer is required. A 50' natural buffer, to include a 15' berm, can be substituted for the Type C buffer. If no or insufficient buffer vegetation exists, the 50' natural buffer, to include a 15' berm, shall be required in lieu of the 100' Type C buffer. Berms must be installed within 12 months after initiating operations.

iii. Where adjacent to industrial, agriculture, timber, or protected property, a 50' natural buffer is required.

iv. A natural buffer is defined as land left in its natural state and allowed to grow undisturbed. Clearing within the buffer for a berm is allowed.

(5) Fences. Mines abutting obvious gathering places for children, such as but not limited to, a public or private school, a public park or public recreation area, a youth activity center, a public library, or a licensed child care facility shall be secured by installing a 6' fence. Fence must run along the affected property line and turn at the corners. SC DHEC may require additional improvements as part of their Mine Operating Permit.

(6) Noise.

i. Operations shall be limited to 90 dB during operational hours as measured at the property line.

ii. Dewatering pumps that run after operational hours shall utilize sound attenuated enclosures, sound attenuating materials or barriers, or other sound mitigation measures to limit noise levels to 50 dB as measured at the property line after operational hours.

(7) Hours of Operation. Operational hours are limited to 6:00am to 5:00pm Monday through Friday, and 7:00am to 3:00pm on Saturdays.

(8) Location. Resource extraction use shall not be allowed on a lot located within 2.5 miles of another lot on which another resource extraction use has been permitted or is currently in operation, whether located in unincorporated Dorchester County or within a municipality. Distances shall be measured as a radius from the nearest property line of the subject lot to the nearest property line of a lot containing another resource extraction use.

**(c) Reporting Requirements.** All mineral resource extraction operations shall submit copies of their Solid Waste and Mining Report and their Bureau of Water Report to the Department of Planning & Zoning on an annual basis. On a Quarterly basis, mines shall report to Dorchester County the volume of material mined.

# Resource Extraction Areas 2.5 Mile Buffer

