

AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 910
REGULATING THE PLANNING, DESIGN AND CONSTRUCTION OF
SUBDIVISIONS OF LAND IN LAURENS COUNTY, SOUTH CAROLINA.

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DIVISION 1. PURPOSE, AUTHORITY, AND JURISDICTION

A. *Purpose.*

1. The process of converting raw land into building sites is one of the most important factors in the growth of Laurens County. There are few activities that have a more lasting effect upon our community's environment and appearance. Once land is developed, streets and buildings constructed, the basic character of this addition to the County has become firmly established.
2. The people of the County have an interest in the development of subdivisions and these regulations provide an instrument of control. The ultimate purpose of subdivision regulations is the same as that of all planning regulations, namely, the creation of better communities for its people. The objectives of these subdivision regulations are as follows:
 - a. To encourage well planned development by establishing adequate standards for construction and design.
 - b. To encourage the development of an economically sound and stable Laurens County.
 - c. To encourage and assure the appropriate and timely provisions for required streets, infrastructure (including all utilities) as well as other facilities and services for new land developments.
 - d. To encourage and assure provisions for safe traffic access and circulation for vehicles and pedestrians in new land developments.
 - e. To encourage and assure open spaces for recreational, educational and other purposes in new land developments.
 - f. To encourage and assure the well thought out development of new areas as well as the redevelopment of existing developed land
 - g. To encourage the adequate provision to create common areas of understanding between developers, the county government, and the best interest of the public.

B. ***Authority.*** This regulation is enacted pursuant to the authority granted to the County under Title 4 and Title 6 of the South Carolina Code of Laws, 1976 as amended.

C. ***Jurisdiction.*** The regulations herein shall apply to all the unincorporated areas within Laurens County, and to the corporate limits of such municipalities in the County as may designate the County Planning Commission as the official planning commission of such municipality in accordance with the provisions of state law.

D. ***Definitions.*** The following words are used throughout these regulations:

Ac - Refers to an "acre."

Appeal - A request for review of a decision-making body's interpretation or decision made under this chapter.

Berm - An earthen mound formed to shield undesirable views, decrease noise, or add topographical interest, landscaped using plant materials and ground cover. Berms can also include rocks and other natural materials in the design and construction.

Block - A parcel of land surrounded by streets or highways or by a combination of streets, highways, parks

or railroad right-of-way, the distance measured along a street between intersecting streets from centerline to centerline; and, where context requires.

Buffer - A transition zone consisting of horizontal space (land) and vertical elements (trees, plants, fences, walls, grasses). The purpose of such buffer space is to physically separate and visually screen adjacent land uses which are not fully compatible due to differing facilities, activities, or different intensities of use, and protect natural water bodies and neighboring properties from pollution, sedimentation, blockage, and diversion.

Buildable Area - The area of a lot or parcel of land remaining after the minimum yard, open space, and buffer requirements of the County's Code of Ordinances have been met.

Caretaker's Residence - An accessory use which, due to the nature and operating characteristics of the principal use, may be authorized for residential occupancy to provide security and safekeeping of the principal use.

Commission - The Laurens County Planning Commission.

Conceptual Site Plan - A professionally prepared plan, often overlaid on a plat, diagramming the general arrangement of uses of lots, the circulation system, and those areas of the site to be conserved.

Cul-de-sac - A street with a single means of ingress and egress having the other end designed for the reversal of traffic movement.

Designated (or Administrative) Official - Whenever a provision appears in this Code requiring or authorizing the head of a department or other officer of the county to do some act or perform some duty, it shall be construed to authorize such department head or other officer to designate, delegate and authorize subordinates to do the required act or perform the required duty unless the terms of the provision specifically designate otherwise.

Developer's/Development Agreement - A voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development of the property. Although the agreements are voluntary, once made they are binding on the parties and their successors. The agreement provides assurances to the developer that the development regulations that apply to the project will not change during the term of the agreement, and the city or county may require conditions to mitigate project impacts, as well as clarification about project phasing and timing of public improvements.

Development Footprint - The total land area that is affected by development activities, and includes buildings, structures, hardscape, utilities, roads, and parking areas, as well as any areas that are driven over, trampled, or cleared of natural vegetation and topsoil.

Drainage Course - A water course or indenture (ditch) for draining of surface water.

Drive (or driveway) - A vehicular access connecting a single parcel (and potentially a second parcel via an access easement) to a road. A drive is an access point that is not a public street, road, or highway.

DU - Refers to a "dwelling unit."

Dwelling Unit - A building or portion of a building designed and used as independent living facilities for a single household and that includes permanent provisions for living, sleeping, cooking, eating, and sanitation.

Dwelling, Duplex - A residential building located on a single lot containing two dwelling units each of which is totally separated from the other by an unpierced wall (one (1) hour rated fire wall) extending

from ground to roof, except for a common stairwell exterior to both dwelling units.

Dwelling, Multi-family - A dwelling unit attached to, or abutting, one or more similar units by structure and/or cladding, separated from all adjoining units by a one-hour-rated firewall extending from ground to roof, as required by building codes, totaling three (3) or more dwelling units.

Dwelling, Single-family Detached - A structure which is designed and intended for continuous occupancy by one and only one family or family unit, and which includes a single kitchen area (cooking and food preparation facility) and is not attached to any other dwelling by any means and is surrounded by open space.

Dwelling, Townhouse - A single-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located above another unit, and each unit is separated from one another by one or more vertical common fire-resistant walls. Each dwelling unit is located on a separately platted lot.

Easement - Authorization by a property owner to the general public, a corporation, or a certain person for the use of any designated part of his property for a specific purpose. A grant or reservation of one or more property rights by the owner of land for the use of such land by others.

Easement, Non-exclusive - An easement provided by one or more parties over real estate where the owner(s) of said real estate can grant additional easements to other parties or landowners on or over the same real estate for access to another property.

Engineer, Registered Professional - A person who is registered by the State of South Carolina, pursuant to Chapter 22, Title 40, Code of Laws of South Carolina, 1976, as amended.

Family - A person living alone, or a group of people, including domestic employees, living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, eating and sanitary facilities as distinguished from a group occupying a boardinghouse or other group living facility or visitor accommodations.

Family, Immediate - Defined as a spouse, grandparent, parent, stepparent, sibling, child, stepchild, adopted child, or grandchild.

FEMA - The Federal Emergency Management Agency.

Flag Lot - A lot which is connected by access or an easement to a public, county, or private road, typically situated behind another lot that abuts the same public, county, or private road.

Footprint - The area of land surface on the site that will be covered by the planned building. It shall equal the outside dimensions of the structures depicted on the plans used by the builder or contractor.

Full Cut-off Lighting Fixture - A lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture.

Grading - Altering surfaces to specified elevations, dimensions, and/or slopes; includes stripping, cutting, filling, stockpiling, and shaping, or any combination thereof.

Gross Floor Area - The total horizontal area of all floors of a building, including interior balconies and mezzanines, measured from the interior faces of the exterior walls of a building.

Hardship - A condition caused by peculiar characteristics of a lot or tract of land that hinders strict compliance with this Ordinance, but that does not include personal or economic disadvantages or self-created conditions.

Homeowners' Association - A private association in a community, other than a condominium association, that is organized by the developer in which individual owners share common interests in open space and/or facilities and oversee preserving, managing, and maintaining the common property, and enforces certain covenants and restrictions. The County does not have the authority to enforce covenants and restrictions provided in the Homeowners Association Agreement.

Impervious Surface - Any surface that substantially reduces or prevents the infiltration of stormwater, including but not limited to buildings, roofs, concrete, asphalt, and other paved surfaces that do not use porous materials.

Individual Waste Disposal System - A system which will treat and dispose of domestic sewage from a single house or residence without creating a nuisance or a potential health hazard.

Land-disturbing Activity - Any activity involving the clearing, cutting, excavating, filling, or grading of land or any other activity that alters land topography or vegetative cover.

Landlocked Parcel - Refers to a parcel that is closed off from any access and does not have fee simple title frontage on a road right-of-way.

Landscape Plan - A site plan depicting planned locations, species, and size of trees, shrubs, lawns, and other landscaping that will be established on the site.

Lot - A portion of a subdivision or other parcel of land (fronting on or having access to a public road) that is intended as or may become a unit for transfer of ownership or for development or both. The word "lot" includes the words "tract" and "parcel".

Lot of Record (or platted lot) - A lot or parcel of land, the dimensions of which are shown on a map on file with the Laurens County Register of Deeds, or in common use by County officials.

Manufacturing/Commercial (Limited) - Activities that include, among others, the manufacturing, compounding, processing, assembling, packaging, treatment, fabrication, or storage of products and services where all portions of the activity are within an enclosed building and where the total building area does not exceed 10,000 square feet. Includes manufacturing uses that do not produce odor, vibration, dust, or hazard discernible beyond the property.

Manufacturing/Industrial (Intermediate-Intensive) - Activities that include uses that may produce odor, vibration, dust, or hazard discernible beyond the property and include outdoor activities and storage of materials, vehicles, and construction materials.

Map - A drawing graphically indicating the location of one or more parcels of land.

Non-conforming Lot - A lot duly recorded, the area, dimensions, or location of which were lawful prior to the adoption, revision, or amendment of the County's Code of Ordinances, which no longer by reason of such adoption, revision, or amendment, conforms to the present requirements of the Code.

Non-conforming Use - Any use of a building or of land that does not conform to the regulations for the current Code of Ordinances or Future Land Use map in which it is situated, but which was existing and lawful prior to the adoption of this Ordinance or amendment.

Open Space - Designated open space may include the portion of a single lot outside of the development envelope that is characterized by important natural resources and/or may encompass the contiguous boundaries of important natural resources located on multiple lots. Open Space shall be freely accessible to all residents of a development. Buildings or structures, road, parking, or road right-of-way shall not

occupy open space; nor shall it include the yards or lots of residential dwelling units required to meet minimum lot area or parking area requirements.

Open Space, Common - Recreational space provided within or outside a building or buildings for the use of all the residents for recreation or social purposes and is readily accessible by all the residents of such building or buildings.

Open Space, Natural - Undeveloped land that is preserved in its natural state for passive recreation (i.e., hiking, birdwatching,) and requiring little or no maintenance. Natural open space areas may include woods, mountains, lakes, streams, wetlands, buffers, and pasture or agricultural lands.

Plat - A map showing a plan for the subdivision of land which is submitted for approval and is entered in final form for recording.

Plat, Preliminary - The preliminary drawing described in these regulations, indicating the proposed layout of the lots, streets, and improvements which the developer desires to be submitted to the TRC and/or Planning Commission for approval.

Plat, Final - The final map recorded in the County Office of the Register of Deeds of all or a portion of a subdivision that reflects the as-built subdivision in fully approved form for final approval.

Preliminary Development Plan - A boundary survey that is properly and accurately drawn revealing all of the information developed by and during the survey.

Re-subdivision - A combination or re-combination of previously recorded lots or tracts of contiguous land for the purpose of increasing or decreasing building sites.

Right-of-way - Land reserved for use as a highway, street, or road whether formally dedicated to the County or not, including the area between the edge of pavement and the abutting property.

Riparian Zones - Areas bordering rivers and other bodies of surface water and include the floodplain as well as the riparian buffers adjacent to the floodplain. Riparian zones are characterized by shallow water table plants that capture and filter surface runoff that flows from higher ground.

Road, Private - Roads not maintained by Laurens County, a municipality, or the State of South Carolina.

SCDHEC - South Carolina Department of Health and Environmental Control

Setback - The distance measured from the building to the nearest street or road, right-of-way, sidewalk, or water shoreline.

Shall - Throughout this ordinance, the word "shall" will be interpreted as mandatory, not directory.

Site Plan (Construction Plan) - A more detailed plan than a conceptual plan, the site plan shows the proposed internal roads, pedestrian walks, parking areas, building relationships, setbacks, lot and rights of way dimensions, landscaping, open space, flood zones, required buffers, recreation facilities, lighting, etc.

Sight Triangle - As measured from the curb or edge of the pavement, the sight triangle is the triangular area created by a line connecting points on the front and side for lines at a distance as indicated in the design and specifications manual.

Sketch Plan - A generalized map which can be hand drawn or prepared by the developer that shows the development concept. Its purpose is to serve as a basis for discussion without the Planning Commission or the developer making commitments. This phase of the subdivision process precedes the preparation of the preliminary plat, conceptual or site plan, or final plat.

Street - A public way which includes avenues, boulevards, highways, roads, alleys, lanes, viaducts, bridges, and approaches thereto, all other public thoroughfares in the County set aside for vehicular traffic affording primary access to abutting property. This excludes private drives serving only one parcel of land.

Street, Major Arterial - A Major Arterial Street is designed to carry the greater portion of through-traffic from one area of the County to another. A Major Arterial Street typically has a minimum Average Daily Trip frequency of 15,000 trips per day and is usually designated as a State or Federal primary highway. A Major Arterial has access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from Minor Arterials.

Street, Minor Arterial - A Minor Arterial Street's primary function is to carry large volumes of traffic at higher speeds through the County or from one part of the County to another, provide access to adjacent properties on a limited basis, and typically has an Average Daily Trip frequency of 5,000 to 15,000 trips per day. A Minor Arterial Street has signals at important intersections and stop signs on the side streets and that collects and distributes traffic to and from Collector Streets.

Street, Major Collector - Major Collector streets are neither Arterial nor Local streets. Their location and design provide exceptional continuity and serve as a means of access to traffic generators or serve as routes connecting Arterial streets. The Major Collector street's primary function is to collect traffic from Local streets and connect them with Minor and Major Arterials. The Major Collector typically has an Average Daily Trip frequency of 2,000 to 5,000 trips per day.

Street, Minor Collector - A Minor Collector Street's primary function is to connect a Local Street to another Local Street or Collector Street that provides direct access to adjacent properties, and typically has an Average Daily Trip frequency of 500 to 2,000 trips per day.

Street, Local - Local Streets are designed to provide access to primarily residential areas and abutting properties having relatively short distances of travel. Local Streets typically have an Average Daily Trip frequency of up to 500 trips per day.

Street, Private - A vehicular access conveyed to property owner's association or condominium regime incorporated pursuant to the South Carolina Code of Laws designed and constructed to the standards of the design and specifications manual.

Street, Residential - A public or private way set aside for vehicular traffic affording primary access to abutting property. This excludes private drives serving only one parcel of land.

Street Landscape Buffer Strip - A parcel of land located adjacent to a county/state street of a platted subdivision.

Surveyor, Registered Land - A person who is registered by the State of South Carolina as a registered Land Surveyor, pursuant to Chapter 22, Title 40, Code of Laws of South Carolina, as amended 1976.

Subdivider - Any person, firm, corporation, or other legal entity subdividing land within the jurisdiction of this Ordinance.

Subdivision - The division of a tract or parcel of land into two or more lots for the purpose (immediate or future) of sale, lease, or building development.

Subdivision, Conventional Residential - A traditional style of development where the entire tract is divided into private lots regardless of the environmental characteristics of the area. Each lot having uniform road frontage, specified street standards, and minimum setbacks from roads or neighboring property owners, resulting in lot areas with homes placed in the same location on each lot regardless of the parcel's characteristics. Conventional development typically exhibits homogenous land uses,

having a single residential, retail, office, civic, commercial, industrial, or multi-family use.

Subdivision, Major - All division of a tract or parcel of land into ten (10) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, or any division of a tract or parcel of land involving a new street or a change in existing streets. Provided, however, that if within a period of five (5) years from the date of recording the plat, any adjoining and/or contiguous property is developed pursuant to a general scheme and plan of improvement which is intended to enhance the value of each lot, such shall constitute a "major subdivision" under these regulations, notwithstanding the fact that the lots are sold by reference to individual plats.

Subdivision, Minor - All division of a tract or parcel of land into two (2) or more but less than ten (10) lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, and does not involve a new street or a change in existing streets.

Subdivision, Open Space Residential - A residential development characterized by a compact footprint where thirty (30) percent or more of the developable land area is designated as undivided, permanent open space; thereby permanently protecting agriculturally, environmentally, or historically significant areas within the parcel. The remaining developable land is subdivided into buildable lots. The conservation subdivision can contain the same number of lots or more as a conventional subdivision, but smaller lots are clustered on one part of the parcel.

Technical Review Committee (TRC) - The County's Technical Review Committee may consist of County Staff members from a variety of technical fields and departments including, but not limited to, Planning, Building, Public Works and utilities, Engineering and Stormwater, Fire and Law Enforcement, Administration, and applicable School District Staff members. The Technical Review Committee reviews all applications for compliance with the County's Code of Ordinances, Comprehensive Plan and all applicable building codes. This includes the review and approval processes of site plans, subdivisions, variances, and amendments to the County's Future Land Use map and Code of Ordinances.

Tiny Homes - are defined as single family units that have a maximum size of four hundred (400) square feet. They must be on a permanent foundation and not attached to a frame/chassis and shall meet the requirements and lot size as outlined in this ordinance.

Unbuildable Land - The area of a proposed development site that includes wetlands and submerged areas and their required buffer areas, slopes of thirty (30) percent or more, and the 100-year floodplain.

Variance - A grant of relief to a person from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship. A relaxation by the Planning Commission of the dimensional regulations of the Ordinance where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of actions or the situation of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship consistent with the applicable provisions of Title 6, Chapter 29 of the South Carolina Code of Laws, 1976 as amended.

Zero Lot Line - The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

DIVISION 2. GENERAL SUBDIVISION REQUIREMENTS

- A. ***Types of Development.*** For proper regulation, developments have been divided into subdivision and development types with separate regulations developed for each type. The types addressed within this

Ordinance and associated appendices are as follows:

1. Conventional Residential Development
 2. Open Space Residential Development
 3. Multiple Family Residential Development
 4. Mixed Residential Development
 5. Mixed Commercial Development
 6. Commercial Development
- B. ***Conventional Development.*** Unless otherwise expressly declared and approved at the time of preliminary plat approval, all residential, commercial, and industrial subdivisions shall be considered conventional developments. A conventional development is one in which all land area within the development is devoted to building lots that comply with the minimum lot size limits of the County's Code of Ordinances and is not considered an Open Space/Conservation subdivision.
- C. ***Maximum Density.*** The maximum density of any development within the County as established by the Future Land Use Map or other County regulatory ordinances is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for a variance, or adjusting other density, intensity, or dimensional standards of this Ordinance.
- D. ***Survey Requirements.*** All subdivision of a tract or parcel of land into two (2) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, must have a survey performed by a Registered Land Surveyor and the resultant plat submitted to the Designated Official. Plats should meet the minimum "Standards of Practice Manual for Surveying in South Carolina" as approved by the S.C. Department of Labor, Licensing and Regulation.
- E. ***Historical and Cultural Resources.***
1. If evidence of the existence of historic or cultural resources are discovered or observed at development sites prior to or during any surveying, land disturbance, or development activities, all work shall cease in the area. The developer, owner, builder, contractor, or agent thereof shall notify the State Archives and History Department and the County Building & Codes Department within two (2) working days.
 2. Examples of such evidence are not limited to, but shall include, whole or fragmentary stone tools, shell tools, aboriginal or historic pottery, historic glass, historic bottles, bone tools, historic building and/or foundations, shell mounds, shell middens, sand mounds, cemeteries, and/or headstones.
 3. If any human skeletal remains or associated burial artifacts are discovered at development sites or during development activity, all work in the area must cease, and the permittee must immediately notify the nearest law enforcement office and notify the Director of Historical Resources and the County Building & Codes Department within two (2) working days.
- F. ***Subdivision Names.*** Proposed subdivision names shall not be similar, phonetically or by spelling to any existing subdivision, nor historic homes, monuments or sites as listed on the State and National Historic Register.
- G. ***Inspection.*** All new land developments are subject to periodic inspection by County personnel to ensure that the minimum design standards in these regulations are complied with Inspection personnel shall be employed or retained by the County.

DIVISION 3. NONCONFORMING LOTS OF RECORD

Except as provided in Section C. below, no lot shall be reduced in size which creates a nonconforming lot

that does not maintain the total lot area, lot width, necessary yards, open space, lot area per dwelling unit, or other requirements of the County's Code of Ordinances.

- A. ***Continuance of Nonconforming Lots.*** Subject to all limitations herein set forth, any nonconforming lot may continue without change in boundaries and may be utilized or developed provided that the uses and development are otherwise authorized by the regulations provided in the County's Code of Ordinances.
 - 1. No new structure shall be placed on a nonconforming lot except in conformity with the current requirements and standards of the County's Code of Ordinances.
- B. ***Discontinuance of Nonconforming Lots.*** Any lot which is made conforming by combining with other lots for purpose of sale or development, or by subdividing or redivision of lots, thereafter, shall be recognized as a conforming lot and shall comply in full with the provisions of the County's Code of Ordinances.
- C. ***Combination of Nonconforming Lots.*** Where two or more adjacent lots of record are nonconforming regarding minimum lot sizes or dimensional requirements, lots may be combined in whole or part to reduce the number of non-conforming lots and the nonconforming status, even if one of the remaining lots does not meet the current area/dimensional requirements, provided:
 - 1. The resultant lot reduces the degree of nonconformity of the initial lots; and
 - 2. All yard setback requirements of the County's Code of Ordinances shall control any new construction or building addition on the lots.
- D. ***Conformity.*** Whenever a premises comes into conformity, or degree of conformity, regardless of the circumstances that created its conformity, or degree thereof, no subsequent change shall be made that would result in the premises becoming non-conforming or less conforming.

DIVISION 4. EXEMPTED DIVISIONS OF LAND

All divisions of land into two (2) or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land shall be platted in accordance with this Ordinance, unless otherwise identified as exempt in Section A below.

A. *Exempt Divisions.*

- 1. With exception to the Family Division allowance provided below, a parent tract may be subdivided into additional tracts, provided that the tracts created, and the remaining parent tract comply with all applicable dimensional requirements and meet driveway width and spacing of the County's Code of Ordinances. Only one dwelling unit per parcel/tract shall be permitted for each newly created parcel/tract.
- 2. The creation of equal or larger parcels or lots of record are exempted, where:
 - i. The combination of all or a portion of previously created parcels of record results in newly created or residual parcels that are consistent with the Comprehensive Plan and County Code of Ordinances.
 - ii. The combination of all or a portion of previously platted parcels of record do not create new or residual parcels containing less area than the original parcels of record being combined, and no streets of any kind or public right-of-way easements are created, changed, or extinguished. The minimum lot dimensional criteria of the County's Code of Ordinances must be met.
- 3. ***Boundary Adjustments.*** Conveyances between adjoining landowners shall be considered exempt if:
 - i. The purpose of the conveyance is to adjust or settle the common boundary line between adjoining landowners; and

- ii. The deed of conveyance or other legal instrument is recorded in the official records of Laurens County; and
 - iii. The resulting parcel(s) conform to the applicable dimensional criteria and are consistent with the Laurens County Comprehensive Plan and Code of Ordinances.
4. ***Conveyance to Government.*** Any division of land for the purpose of conveying land to any federal, state or local government entity or agency or public utility shall be considered exempt, provided such conveyance is accepted by the grantee by an instrument recorded in the public records of Laurens County.
5. ***Division by Order of Court.*** Any division of land by order of a court of competent jurisdiction shall be considered exempt.
6. ***Corrective Instrument.*** Any conveyance for the purpose of correcting an error made in the language used in an original conveyance shall be considered exempt.
7. ***Platting of a Portion of a Tract.*** Platting of a portion of a parcel or tract under the terms and procedures of this section shall not constitute a division of that parcel or tract.
8. ***Agricultural Division.*** Agricultural lot splits within the unincorporated areas of Laurens County where:
- i. The number of lots created under this sub-paragraph is limited to five.
 - ii. Each proposed lot shall be a minimum of two (2) acres with at least one (1) acre of contiguous land wholly above the one percent (100-year) flood plain or wetland.
9. ***Family Division.*** A parcel of record that may be subdivided for use of immediate family members for their primary residences as follows:
- i. Each new tract and the remaining parent tract shall have a maximum density of one dwelling unit per parcel and shall be subdivided to meet the requirements of the SCDHEC to install septic systems on each new lot for future use.
 - ii. Each new parcel created shall be deeded to a member of the owner's existing immediate family at the time of division.
 - iii. Immediate family is defined as spouse, grandparent, parent, stepparent, sibling, child, stepchild, adopted child, or grandchild.
 - iv. A parcel of record shall not be allowed to be divided more than three times as a family division.
 - v. Minimum access onto a road or street shall be forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement.
 - vi. Plans for dwelling unit and timeline shall be submitted at the time of request
10. ***Lots Fronting a Navigable Body of Water.***
- i. Must adhere and meet all SCDHEC regulations to utilize and install septic services
 - ii. Front and rear combined lot width must add up to 125 feet or greater
 - iii. Minimum access onto a road or street shall be 25 feet in width and shall be provided by recorded deed or by recorded non-exclusive easement.

B. **Easement Requirements.** Each lot not abutting a publicly maintained and/or dedicated road shall front on a paved private road or an access easement and shall meet the minimum driveway spacing and dimensional requirements established in the County Code. The easement shall:

1. Be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility, and drainage purposes
2. Connect to a publicly maintained road meeting driveway spacing requirement. The easement shall be paved a minimum of twenty (20) feet beyond the public right-of-way.

DIVISION 5. MINOR SUBDIVISIONS

A. Procedures for Approval.

1. **Plat Submittal.** Any subdivider of a parcel that meets the definition of a minor subdivision shall submit a valid plat to the Designated Official for their review. The Designated Official may approve the plat without the review of the Planning Commission or Technical Review Committee if the subdivision meets the standards set forth within this Ordinance.
2. **Planning Commission Review.** The Designated Official may, at their discretion, require the subdivider to submit the plat of a minor subdivision to the Planning Commission for their review and approval regardless of whether the subdivision meets the standards set forth within this Ordinance.
3. Any request for a variance pertaining to the minor subdivision shall require review and approval from the Planning Commission.
4. The Designated Official or Planning Commission may at any time require additional plat information in making a determining whether the proposed minor subdivision meets the County's Code of Ordinances.
5. A Minor Subdivision checklist is required with the application submittal and is provided as Appendix D.

B. Recording Requirement.

1. Once approved, a plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted.
2. If the minor subdivision plat is not recorded within twelve (12) months from the date of approval, the minor subdivision plat shall be considered void.
3. Once recorded, the minor subdivision plat shall be considered valid unless additional changes to the plat are required or desired, in which case the minor subdivision plat as amended or modified, shall be reviewed and approved through the same process detailed under this section.

C. Flag Lots.

1. Any Flag Lot access (pole) created shall be a minimum of fifty (50) continuous feet in width along the length of the pole from the right-of-way to the lot.
2. The dimensions of the fifty (50) foot width access shall not be included in the total lot area when calculating the area of the lot itself.
3. Only one fifty (50) foot flag lot access is permitted within two hundred (200) feet of each other.
4. A flag lot pole/access must provide access, or be permitted to be extended, to all the existing platted lots located adjacent to, and/or abutting the pole access through a non-exclusive easement dedication, so that no lot becomes land locked.

5. The non-exclusive access serving more than one parcel shall be constructed having a fifty (50) foot continuous width along the length of the pole from the public right-of-way to serve all of the lots abutting and/or adjacent to the flagpole access.
6. An access that serves only one flag lot parcel shall be permitted to be constructed with a minimum width of twenty-four (24) feet, provided that the access does not prevent access to any other parcel or create a land locked parcel.
7. The creation of a land locked parcel through the subdivision process shall be prohibited.
8. The maintenance of the non-exclusive access easement shall be the responsibility of the owners of the lots utilizing the easement unless other arrangements have been agreed upon and provided in writing and documented on the plat.
9. Any access proposed for dedication to the County for control of maintenance must meet the requirements of Sec. 32-188 of Article III.

DIVISION 6. APPLICATION PROCESS FOR MAJOR SUBDIVISIONS.

A. Application Submittal Process.

1. ***The Sketch Plan.*** A sketch plan or plat is a generalized map prepared by the Applicant that shows the development concept. Its purpose is to serve as a basis for discussion without either the County Staff or the Applicant making commitments. This phase of the subdivision process precedes the preparation of the preliminary plat or construction site plan.
2. ***Pre-Application Meeting.*** Prior to the submittal of a Preliminary Plat for the subdivision and development of land, the Applicant or his representative are strongly urged to submit a hand drawn or professionally prepared sketch plan detailing and diagraming the proposed project for consultation and review with County Staff in a Pre-Application meeting. Pre-application meetings are required for developments leading to Major Residential Subdivisions consisting of five (5) or more acres, variance requests, and telecommunication tower projects.
3. ***Review by the TRC.*** Technical Review Committee (TRC) meetings are separate from the Pre-Application meeting and will be a requirement for proposed developments exceeding one acre in size, unless otherwise exempt from development review and permitting. These meetings are designed to explain the County's development review process and assist applicants in the successful navigation of procedures. Each meeting will bring together relevant department review staff members for projects that may have potential environmental impacts, projects with significant permitting issues, projects with access or traffic concerns, or projects on sites that may adversely affect the development of the site, etc. The TRC review process is detailed under Division 8.B. below. Any proposed development submitted prior to participating in a TRC meeting will not be considered complete. The project will be placed in a hold status until the TRC meeting has been held.
4. ***Pre-Application Submittal Requirements for a Sketch Plan.*** There shall be no fee required for the pre-application meeting and the applicant should include the following for review during the meeting:
 - i. A conceptual plan or (sketch plan of the proposed development or project site can be used but is not required.
 - ii. An aerial location map depicting the site.
 - iii. The property address and parcel ID number.
5. ***The Preliminary Plat.***

- i. When the applicant is ready to submit an application for Preliminary Plat approval, a Preliminary Plat and Conceptual Plan review and approval, or a Preliminary Plat and Construction Site Plan review and approval by the County's Technical Review Committee, the Applicant must file the application request for approval through the Laurens County Building & Codes Department.
 - ii. A checklist with the items required for complete Preliminary Plat and Construction Site Plan applications shall be submitted as part of the application submittal process and can be found on the County's Building & Codes Department webpage at <https://laurenscounty.us/building-codes-documents/>.
 - iii. The Preliminary Plat does not have to be accompanied with a Conceptual Plan or Construction Site Plan for review and approval of the Preliminary Plat by the Technical Review Committee.
6. ***Submittal Requirements for a Preliminary Plat.*** The Applicant's submittal packet for Preliminary Plat review and approval by the Technical Review Committee shall consist of the following:
- i. A minimum of eight (8) hard copies of the Preliminary Plat prepared by a Professional Engineer at a convenient scale of not less than one (1) inch equals one hundred feet (100'); adjustable depending upon lot sizes and total acreage.
 - ii. A minimum of eight (8) hard copies of a Conceptual Plan, if accompanying the Preliminary Plat.
 - iii. A minimum of eight (8) hard copies of the Construction Site Plans as described in these regulations if the Construction Site Plan is to be reviewed and approved simultaneously.
 - iv. A digital copy of both the plat and all construction plan and/or conceptual plan sheets.
 - v. The specific items required on the Preliminary Plat are detailed on the checklist that is mandatory with the application submittal, and available as Appendix E under this Ordinance.
7. ***The Construction Site Plan.***
- i. Prior to making any physical improvements on the potential major subdivision site, the developer shall submit a Construction Site Plan for review and approval by the Technical Review Committee.
 - ii. A checklist with the items required for complete Preliminary Plat/Construction Site Plan applications shall be submitted as part of the application submittal process and can be found on the County's Building & Codes webpage at <https://laurenscounty.us/building-codes-documents/>.
 - iii. Copies of the construction site plan of the proposed development shall be presented to the County's Building & Codes Department at least twenty-nine (29) working days prior to the next scheduled Laurens County Planning Commission meeting. All items on the checklist are to be submitted as one package in order to streamline the process for county officials.
8. ***Submittal Requirements for a Construction Site Plan.*** Along with the specific items detailed under Appendix F, the Construction Site Plan shall provide the following studies and documentation:
- i. ***A Survey.*** A survey performed by a person who is registered by the State of South Carolina as a registered Land Surveyor, pursuant to Chapter 22, Title 40, Code of Laws of South Carolina, 1976, as amended.
 - ii. ***Traffic Impact Study.*** A traffic impact study will be required for large developments such as major commercial and industrial centers, developments that constitute a major subdivision, and any other projects that would generate one hundred (100) or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street. The estimated number of trips for the sites will be based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

The cost of the traffic impact study shall be the responsibility of the developer. Land use size thresholds expected to generate one hundred (100) peak hour trips, thus triggering the traffic impact study requirement, are listed under Table as follows (based on 7th edition of the ITE Trip Generation Manual):

Table

Land Use	100 Peak Hour Trips
Single Family Home	90 Units
Apartments	150 Units
Condos/Townhomes	190 Units
Shopping Centers (Gross Leasable Area)	16,000 sq. ft.
Fast Food Restaurant w/ Drive Thru (Gross floor area)	2,000 sq. ft.
Gas Station w/ Convenience Store	7 fueling stations
Banks w/ Drive Thru (Gross floor area)	4,000 sq. ft.
General Office	67,000 sq. ft.
Medical/Dental Office	29,000 sq. ft.
Research & Development	71,000 sq. ft.
Light Industrial/Warehousing	185,000 sq. ft.
Manufacturing Plant (Gross floor area)	144,000 sq. ft.

- iii. A traffic impact study shall be under the direct charge of and sealed by a registered South Carolina Professional Engineer with expertise in traffic engineering. An impact study shall analyze traffic conditions for the existing year conditions, build-out background year “no build” conditions, and build-out year “build” conditions.
- iv. The study will be used to assess the need for changes in traffic control devices and roadway improvements necessary to accommodate the new development traffic and justify the proposed access plan and demonstrate the effects of the development on public roadways. The study area will be limited to a maximum of three (3) peak hours and shall include adjacent areas within a one-half (½) mile radius from the property boundary and the nearest intersection(s) to the project site that will be impacted by the proposed project. A study area site map showing the site location is required.
- v. **Recommended Improvements.** A traffic impact study shall outline any recommended improvements that will improve access and traffic flow for the additional traffic created by the development and provide capacity analyses to document that improvement. Improvements to existing infrastructure adjacent to the development may be required of the developer as a condition of issuance of any permit for grading or construction.
- vi. **Responsibility for Mitigation.** The developer of a site will be responsible for making roadway improvements and installing traffic control devices that may be necessary due to the impacts on the new development based on the recommendations from the study.
- vii. **Tree Survey and Tree Removal Permit Application.** A tree survey diagram is required showing

the locations and species of existing trees onsite, the diameters at breast height (4.5 feet above ground), and indicating which trees are proposed for removal. The data shall be listed in table on the diagram, or a tree survey can be overlaid and combined with a grading plan with a data table.

- viii. **Grading Plan and Land Disturbance Permit Application.** A grading plan showing existing and proposed finished contours and direction of drainage flow.
- ix. **Drainage Plan.** A drainage plan showing proposed structures, pipe sizes, drainage easements, pipe locations where water will be taken off street and drainage calculations to substantiate the drainage plan. (See Laurens County Erosion and Sediment Control and Stormwater Management Ordinance). Plan to be designed and inspected by properly licensed engineer commissioned by the subdivider.
- x. **Utilities Plan.** A plan showing the existing and proposed utilities on and adjacent to the tract showing proposed connections to existing utility systems.
- xi. **Landscaping Plan.** A plan showing the locations, species, and planting size of all trees, shrubs and grasses proposed for planting onsite, including a table with this data.

DIVISION 7. PUBLIC NOTICE REQUIREMENT

- A. **Responsibility.** Within 5 days of applying for a residential subdivision or commercial project, the Applicant must post the proposed development site with a public notice sign providing information related to the proposed development. The Applicant or Agent is responsible for the costs and establishment of the public notice signs.
- B. **Size.** At a minimum the sign must measure two (2) feet tall by three (3) feet wide and made of durable material, supported by 4x4 post or equivalent, capable of withstanding inclement weather.
- C. **Required Information.** The background of the sign shall be white, having red, orange and/or black text a minimum of four (4) inches in size. The text shall include the following information:
 - 1. “Proposed Subdivision” or “Proposed Commercial Site Development.”
 - 2. Followed by the name of the proposed development.
 - 3. The tax identification number.
 - 4. The name, contact number, and email address of the owner and/or agent for the owner.
- D. **Location.** Signage shall be posted between three (3) feet and six (6) feet in height above the grade of the adjacent right of way. A sign shall be placed on each right of way adjoining the property. Where the property frontage consists of greater than one thousand (1000) feet, additional signs shall be placed along that portion of each right of way having the greater length.
- E. **Damaged, Destroyed, or Relocated Signs.** The Applicant or Agent is responsible for replacing signs that are damaged, destroyed, relocated or stolen.
- F. **Timeframe.** The sign must remain in place for a period of twelve (12) months from the time the project has received final approval.
- G. **Failure to comply** with the sign posting requirements will result in the delay of the application to the Planning Commission or County Council agenda. The failure to comply shall result in a thirty (30) day delay for each seven (7) days of non-compliance.

DIVISION 8. MAJOR SUBDIVISION REVIEW PROCESS

- A. ***Scope of Review.*** Due to the scale of larger subdivision development, plats and plans for larger subdivisions, and commercial projects may require a more detailed and lengthy plan review process conducted by other departments and agencies. The review process is a timed process with set deadlines for County staff and Applicant responses and submittals. If the Applicant misses a deadline in submitting applications, responding to Staff comments, or submitting corrections to a plat or a plan, the submittal must be scheduled for the next available review stage or meeting, sometimes not occurring until the following month.
- B. ***Technical Review Committee Review Process.*** The County's Technical Review Committee may consist of County Staff members from a variety of technical fields and departments including, but not limited to, Planning, Building, Public Works, Utilities, Engineering and Stormwater, Fire and Law Enforcement, Administration, and applicable School District Staff members. The Technical Review Committee reviews all applications for compliance with the County's Code of Ordinances, Comprehensive Plan, and all applicable Building Codes. This includes the review and approval processes of Preliminary Plats, Conceptual and Construction Site Plans for residential subdivisions and telecommunication towers, variances, and amendments to the Future Land Use Map and Code of Ordinances.
1. Following the submittal of an application for a Major Residential Subdivision or, telecommunication towers, or a request for a variance, eligible projects will be subject to a "Technical and Conceptual Review" by the County's Technical Review Committee (TRC) which will utilize Preliminary Plats, Conceptual Plans or Construction Site Plan drawings, and the County's Code of Ordinances to determine initial compliance.
 2. The Conceptual and/or Construction Site Plan drawings must include all items included on the Building Department Application Completeness Checklist and the checklist provided for each plan located on the County's Planning and Building Department webpages. At this level, the TRC members will review the Application, Preliminary Plat, and Conceptual and/or Construction Site Plans for completeness and provide comments to the TRC Coordinator. The application completeness comments shall be compiled into one document and sent to the Applicant. Projects with incomplete submittals will be returned to the Applicant and the Applicant will need to address the outstanding comments, with any questions being directed to the TRC Coordinator or any member of the Committee having out-standing issues and comments that may delay the approval of the project.
 3. After the application completeness comments are successfully addressed by the Applicant (as determined by the TRC Coordinator,) the project may move on to the formal technical review and possible final approval of the project through the joint meeting of the TRC Committee and the Applicant(s). TRC approval will not be given until all TRC members have indicated that their comments have been adequately addressed and any necessary Board/Commission approvals (for whatever variances may be sought by the Applicant) have been granted.
 4. The TRC review process and approval will also encompass any extra-jurisdictional permits and approvals required by the project, not limited to SCDHEC, encroachment permits, FEMA flood hazard zone and wetland permits, historical and cultural surveys, and protected species and tree surveys where and when applicable. All required extra-jurisdictional surveys and permits must be performed and approved for the project site prior to the issuance of any tree removal, clearing and grading permits, or building permits.
 5. Depending on the timing of the submittal of the application and the first review by the TRC members, and the amount of time needed for the Applicant to correct any out-standing issues incurred by the first TRC review, the second formal TRC review of the application may not occur until the following month.

6. The TRC review process and the required forms for review are located on the County's Planning Department website, at <https://laurenscounty.us/planning/>.
7. Following a formal review by the Technical Review Committee, should a Preliminary Plat and/or Construction Site Plan submittal become inactive for a period of six months following the date of the last correspondence issued by any of the departments engaged in the review, the application(s) will be discarded unless the applicant demonstrates a good effort to progress the submittal prior to the expiration date stated here and/or an extension is granted. Should a plan or plat submittal be discarded, submittal of a new application and payment of review fees applicable to a new submittal will be required in order to proceed with review.
8. The Preliminary Plat can be accompanied by a Construction Site Plan which may be approved simultaneously by the County's Technical Review Committee if the plat and plan meet the County's Code of Ordinances and Building Codes.

DIVISION 9. MAJOR SUBDIVISION APPROVAL PROCESS

A. Preliminary Plat and Construction Site Plan Approval

1. The Preliminary Plat Approval is an approval by the staff of the Planning and Public Works Departments and/or the County Planning Commission which documents for the subdivider that their proposed subdivision is in accordance with applicable regulations, and that construction of the subdivision may proceed.
2. If septic tanks are to be installed, in order for the plat approved, prior to issuance of septic tank permits by SCDHEC, the following note will need to be added to the plat.

As of this date _____, Lot/Parcel(s) _____ has/have not received approval from SCDHEC for a septic tank system. It is the responsibility of the Property Owner to contact SCDHEC for approval of a septic tank if/when development takes place. NOTICE: A Certificate of Occupancy shall not be granted to a building/use without a connection to a septic system or public sewer.

3. If wells are to be installed, in order for the Preliminary Plat to be approved, prior to issuance of well permits by SCDHEC, the following note will need to be added to the plat.

As of this date _____, Lot/Parcel(s) _____ has/have not received approval from SCDHEC for a well. It is the responsibility of the Property Owner to contact SCDHEC for approval of a well if/when development takes place. NOTICE: A Certificate of Occupancy shall not be granted to a building/use without a connection to a well or public water.

4. The Technical Review Committee may approve a Preliminary Plat and/or Construction Site Plan without the review of the Planning Commission after approvals are received from all other departments and agencies and provided the Plat and/or Plan meets the requirements of the County's Code of Ordinances and does not include a request for a variance.
5. Approval of the Preliminary Plat and/or Construction Site Plan shall be noted on the plat and plan and certified by the Building Official who shall note the date on the Plat and Plan for which the Technical Review Committee and/or Planning Commission granted approval.

B. *Variance Requests.*

1. Any request made by the Applicant for a variance pertaining to the Preliminary Plat and/or Construction Site Plan must be approved by the County's Planning Commission.
2. In accordance with the authority grant to the planning commission as well as the applicable section of Title 6 Chapter 29 of State of South Carolina Code of Laws, 1976 as amended the Planning Commission may grant a variance in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:
 - i. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - ii. These conditions do not generally apply to other property in the vicinity;
 - iii. Because of these conditions, the application of the ordinance to the piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - iv. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
3. In granting a variance, the Planning Commission may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Planning Commission may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.
4. Copies of the variance request and submitted Preliminary Plat and/ or Construction Site Plan of the proposed development shall be presented to the Planning Department at least twenty (20) working days prior to the next scheduled Laurens County Planning Commission meeting.
5. Prior to the review of the Preliminary Plat and/or Construction Site Plan by the Planning Commission, the TRC shall review same with appropriate comments indicating recommendations of approval or disapproval, and if recommending disapproval, shall express reasons in writing. The TRC Coordinator shall make every effort to submit the agenda and all associated items to the Planning Commission members five (5) business days prior to the scheduled meeting date.
6. The action of the Planning Commission and the date of notification to the subdivider shall be recorded in the minutes of the commission meeting.
7. If needed, a copy of this decision shall be forwarded to the subdivider by mail, with specific changes required, if any. A copy of the corrected plan shall be resubmitted to the TRC Coordinator for approval.
8. Any interested party may appear and be heard at the Planning Commission meeting.
9. Approval of the variance and Preliminary Plat and/or associated Construction Site Plan shall be noted and certified by the Building Official on the authorization of the Planning Commission. The date of the Planning Commission's action shall also be recorded on the plat and the subdivider shall be notified within ten (10) business days of the Planning Commission's actions.
10. Prior to the review of the plan by the Commission, the Designated Official shall review all items.
11. Approval of the plan constitutes general approval of the street alignments, dimensions, layout, shape of lots and proposed location of the road right-of-way. Review of appropriate governmental agencies having jurisdiction and subsequent approvals must be obtained.
12. An approved Preliminary Plat or Conceptual Plan does not constitute, nor allow for the following:
 - i. Approval of any project, or any major subdivision proposed, or the final subdivision plat.

- ii. Land clearing or tree removal activities.
 - iii. Authorization for the transfer of ownership or sale of the individual lots.
 - iv. Storm Water Permits/Grading Permits will not be issued before the Preliminary Plat receives approval and not until the tree survey has been reviewed by Planning and Public Works staff and the applicable mitigation fees are paid by the Applicant, and a Tree Removal Permit has been approved and issued.
13. Any changes made to the Preliminary Plat and/or Construction Site Plan because of this process shall be submitted to the designated official for approval. The designated official may require the subdivider to resubmit the Preliminary Plat and/or Construction Site Plan to the Planning Commission for any changes deemed significant by the official.
14. Any person with standing, aggrieved by the decision of the Commission may appeal that decision in writing, to the County Council as set forth in Division 13.D. of this ordinance.
- C. ***Effective Period of Preliminary Plat Approval.*** The approval of Preliminary Plat shall be effective for a period of two (2) years from the date of approval at which time final approval on the subdivision must have been obtained from the Planning Commission (although the plat need not yet be signed and filed with the Register of Deeds,) unless one or more of the following deliverables have been met:
- 1. Installation of improvements is substantially begun as determined by the administrative officer or designee (i.e., more than fifty (50) percent of the installation of improvements has completed).
 - 2. The Technical Review Committee may waive this requirement and consent to extension(s) in six (6) month increments of said time period upon finding that the applicant made a good faith effort to advance construction or installation of improvements contemplated in the approved plan.
 - 3. The Technical Review Committee may require the Applicant(s) to resubmit the Plat and/or Plan for further approval in accordance with the current ordinance requirements.
- Should the Applicant not attempt to receive the allowances provided above and allow for the expiration of the Preliminary Plat and/or Construction Site Plan, the final approval shall become void, and the Applicant will be required to resubmit a new plat and/or Construction Site Plan for Preliminary Plat and/or Construction Site Plan approval subject to all new land development regulations.
- D. ***Model homes.*** For the purpose of allowing the early construction of model homes in a subdivision, the Planning Commission at its discretion may permit a portion of a subdivision involving not more than two (2) lots to be created in accordance with the procedures for exempted subdivisions, provided said portion derives access from an existing city, county, or state highway; and provided no future road or other improvement is anticipated where said lots are proposed. Subsequent to approval of exemption, the model may be constructed, subject to such additional requirements that the Planning Commission may require.
- E. ***Final Plat Approval and Recording***
- 1. After the Preliminary Plat and/or Construction Site Plan has been corrected regarding any revision or corrections deemed necessary by the Planning Commission or regulatory agency and has been approved by the TRC and/or Planning Commission, the subdivider shall prepare a Final Plat for recording.
 - 2. The items required to be shown and presented for Final Plat approval are provided in a checklist titled Appendix G that is mandatory as part of the Final Plat submittal for approval.
 - 3. Upon determination by the Planning and Public Works Departments that the Final Plat is in conformity with the Preliminary Plat as approved, the TRC Coordinator shall submit an appropriate number of

copies of the Final Plat and as-built drawings to the same agencies and County departments which reviewed and approved the Preliminary Plat.

4. Upon receipt of:
 - i. A report from the South Carolina Department of Health and Environmental Control stating that all lots are acceptable for installation of wells or that the water system is acceptable for operation;
 - ii. A report from the South Carolina Department of Health and Environmental Control that all lots are acceptable for installation of an individual sewage disposal system or that the wastewater system is acceptable for operation; and
 - iii. A report from the County Public Works official that all streets and drainage facilities have been properly installed in accordance with the Preliminary Plat and Construction Site Plan.
5. The TRC must make the following determinations for the approval of the Final Plat:
 - i. The Final Plat meets the requirements of the County's Codes and Regulations; and
 - ii. The Final Plat conforms to the approved Preliminary Plat and/or Construction Site Plan; and
 - iii. The Final Plat has all the required improvements installed and approved or a Performance Bond has been issued as referenced in Division 9.G.2.iv.
6. Once approved, the Final Plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted. After the expiration of twelve (12) months, said Final Plat approval shall be void.
7. In each case the TRC shall act on a Final Plat within thirty (30) days after the date of submittal, otherwise, such plat shall be deemed to have been approved and a certificate to that effect shall be issued by the TRC on demand; provided, however, that the Applicant may waive this requirement and consent in writing to the extension of such period.
8. ***Certificate of approval for recording.*** Upon approval of the Final Plat by the TRC, the following statement will be placed on the Final Plat by the Register of Deeds and one (1) copy of the plat returned to the subdivider:

The subdivision plat shown hereon has been found to comply with the Laurens County Code of Ordinances and has been approved for recording in the office of the Register of Deeds of County of Laurens, South Carolina.

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	Title

9. ***Final plat revision.*** If it should become necessary to revise a final plat due to a dimensional error, a revised plat shall be submitted by the developer to the County Register of Deeds for final recording after the TRC has approved and signed the revised plat.
10. ***Approval of plat or plan is not acceptance of dedication of land.*** The approval of the land development plan or subdivision plat may not be deemed to automatically constitute or effect an acceptance by the municipality or the county or the public of the dedication of any street, easement, or other ground shown

on the plat. Public acceptance of the lands must be by action of the governing body customary to these transactions.

F. **Inspection.** All new land developments are subject to periodic inspection to ensure that the minimum design standards in these regulations are complied with. Inspection personnel shall be employed or retained by the County.

G. **Performance Bond.** Prior to completion of any or all required improvements by the subdivider, the subdivider shall post a performance bond with Laurens County or an irrevocable letter of credit guaranteeing the completion of the improvements in compliance with the requirements in this chapter.

1. The County shall have the right to refuse a performance bond for any or all required improvements and require construction and installation thereof by the subdivision developer.
2. Where accepted the performance bond shall:
 - i. Run to the County.
 - ii. Be in an amount equal to one hundred and twenty-five (125) percent of the costs as estimated by the governing authority, of any improvements which have not been constructed, installed, and completed in compliance with the requirements of this chapter prior to the posting of the bond and for which sufficient certification has been furnished.
 - iii. Be with surety as approved by the County Public Works Director
 - iv. Specify that all such required improvements shall be completed in accordance with the requirements of this chapter within a period not to exceed one (1) year from the date of posting the bond; provided, however, that the governing body may, by proper application, for good cause shown, extend the time of completion of all or a part of such improvements for such period of time as it deems is in the public interest.
 - v. Run until and terminate ten (10) days after filing of the certification of completion and acceptance, unless the Laurens County Planning Commission or County Public Works Director determines that the requirements, standards, and specifications of this chapter applicable to the construction, installation, and completion of such improvements have not been met and notifies the applicant of such determination by certified mail, in which event the bond shall continue to run until the filing of acceptable proof that such standards, requirements, and specifications have been met.
3. If any or all the required improvements are not completed within the time specified in the bond, the governing body may let or re-let the contract, and the subdivision developer and performance bond or irrevocable letter of credit shall be severally and jointly liable for the costs thereof to the amount specified for such improvements in the bond.

H. **Maintenance and Maintenance Bond.**

1. The Laurens County Public Works Director shall require the posting of a bond by each subdivider to insure proper maintenance of all roadway improvements for a period of three (3) years after the date of the acceptance of the improvements by the governing authority. Such bond shall be either in cash, be made by a surety company approved by the Laurens County Public Works Director and authorized to do business in the State or be in the form an irrevocable letter of credit by a banking institution licensed to do business in the state and approved by the Laurens County Public Works Director and shall be payable to the governing authority of the County. The amount of the bond shall be determined by the Designated Official and shall not exceed the estimated market costs of repaving the roadway surface based on similar projects in the area. In the event of a dispute

between the developer and the engineer on such costs, the Designated Official will make the final determination of the amount of the bond. After one (1) year and after two (2) years, the developer may request a roadway inspection by the Designated Official Director. The Designated Official may reduce the bond amount by up to one-third (1/3) after one (1) year if the roadway shows no signs of failures or construction damage and may reduce the bond an additional one-third after the second year if the roadway continues to show no sign of failure or damage. In the event that minor repairs or damages are present, the Designated Official may elect to reduce the bond by lesser amounts or not reduce the bond.

2. The subdivider shall maintain all street improvements and all settlements due to utility installations for a period of three years from the time of acceptance of such improvements by the governing authority. Should the subdivider choose to use the alternate binder as a temporary surface during the development, the required three (3) year bond on the final acceptance may be reduced by one-half of the time from the installation of the binder to the date of the final acceptance after final surface course if the binder shows no areas of deterioration or failure.
3. The subdivider shall make such adequate provisions as shall be approved by the Designated Official for the perpetual maintenance of all sewer and water facilities in the subdivision until such obligations have been assumed by a government entity.

DIVISION 10. CONVENTIONAL SINGLE-FAMILY SUBDIVISIONS

A. **General Standards.** The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.

1. If sidewalks are installed the setback measurement is from the edge of the sidewalk on the side closest to the building/home.
2. The subdivider will place within restrictive covenants the setback lines applicable to the property in question. The Laurens County Public Works Department will be responsible to classify each street as Residential, Collector or Arterial.
3. Interior side lot lines shall be approximately at right angles to the right-of-way of the street on which the lot fronts.
4. It shall be the subdivider's responsibility to consult with the South Carolina Department of Health and Environmental Control (SCDHEC) to determine whether adequate land exists for the future installation of well and septic tank services on lot divisions resulting in less than two (2) acres.
5. The Conventional Single-family development concept shall be exempt from having to provide any open space within the project boundaries.
6. The lot dimensions for the development of a Conventional Single-Family Detached Subdivision shall be as outlined under Table 10.A.6 below.

Table 10.A.6

Conventional Single-Family Detached Subdivision Standards			
Development Standard	Lots with Public Water & Sewer	Lots with Public Water & Septic Tank	Lots with Well Water & Septic Tank
Min. Lot Area	21, 780 sq. ft. (1/2 acre)	25,000 sq. ft. (.57 acres)	43,560 sq. ft. (1 Acre)
Max. Density	(Maximum density is dependent upon the buildable area following the provision of any required buffers, and the maximum impervious coverage limit below)	(Maximum density is dependent upon the buildable area following the provision of any required buffers, and the maximum impervious coverage limit below)	(Maximum density is dependent upon the buildable area following the provision of any required buffers, and the maximum impervious coverage limit below)
Max. Impervious Surface (of gross acreage)	50% of the site	50% of the site	50% of the site
Min. Lot Width	75' at front setback line	100' at front setback line	120' at front setback line
Cul-de-sac Min. Lot Width	30' at the right-of-way edge	30' at the right-of-way edge	30' at right-of-way edge
Setback Yards	Residential Streets	Collector Streets	Arterial Streets
Min. Front (Street) Yard	30'	40'	50'
Min. Side Yard Corner Lots	30' for all street classifications		
Min. Side Yard (primary building)	10' for all street classifications		
Min. Rear Yard	10' for all street classifications		

DIVISION 11. MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

A. General Standards. The standards outlined under this Division pertain to all multiple-family development within the unincorporated areas of Laurens County.

1. The maximum density of multiple family homes may be limited by the additional design features under Appendix A, and the additional appendices as part of this Ordinance such as parking standards, buffer requirements, and other dimensional standards. The County makes no guarantee that the indicated maximum density is attainable after accounting for those other provisions.
2. The Open Space requirements and standards for multiple-family development are provided under Table 11.A.4 and Appendix B as part of this Ordinance.
3. All proposed multiple-family development consisting of greater than fifteen (15) dwelling units must be served by public water.
4. The standards for lot dimensions and required setbacks and yards are outlined in Table 11.A.4 below.

Table 11.A.4

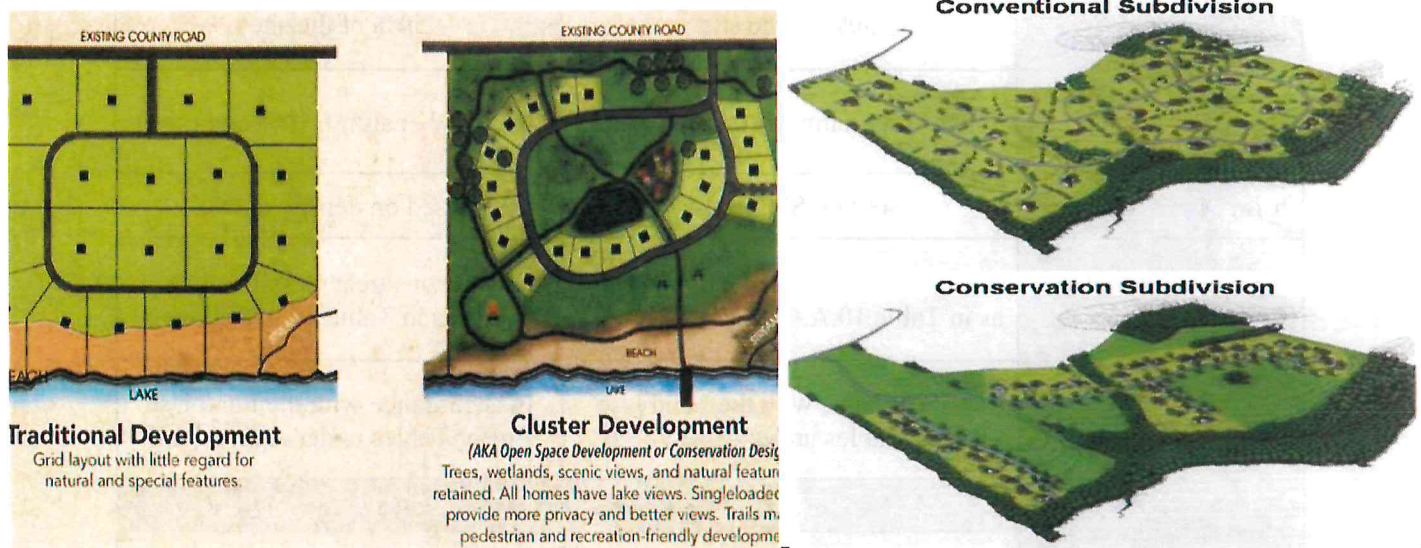
Multiple Family Subdivision Design Standards		
Development Standards	Townhomes & Duplexes	Apartments
Site Standards		
Max. Density	Max. dwelling units per attached group is 6 units. (Maximum density is dependent upon the buildable area following the provision of Open space, any required buffers, and the maximum impervious coverage limit below)	Less than 1 acre: 8 units/ac. One -five acres: 12 units/ac. More than 5 acres: 14 units/ac. (Maximum density is dependent upon the buildable area following the provision of Open space, any required buffers, and the maximum impervious coverage limit below)
Max. Impervious Surface/Coverage	50% of the site	50% of the site
Min. Open Space Required (of gross acreage)	40% (30% natural, 10% common)	40% (30% natural, 10% common)
Min. Site Area	43,560 SF (1 acre)	Based on density above
Min. Site (Street) Front Yard	Based on street classification, same as in Table 10.A.6 above.	Based on street classification, same as in Table 10.A.6 above.
Min. Site Side Yard	In accordance with the Land Use Buffer Tables under Appendix B.	In accordance with the Land Use Buffer Tables under Appendix B
Min. Site Rear Yard		
Dwelling Unit Lot Standards		
Min. Lot Area	2000 SF	Does not apply
Min. Lot Width	20'	Does not apply
Min. Front Yard	15'	5'
Min. Side Yard (End unit or street)	10'	10'
Min. Rear Yard	10'	15'
Max. Building Height	45'	45'
Accessory Structure	Not less than 4' from any lot line.	Does not apply

DIVISION 12. OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

A. *Intent.* An Open Space Residential Development is a residential subdivision in which dwellings are

clustered on the most developable portion of the site in exchange for the preservation of substantial amounts of open space for environmental and ecological reasons. By the county allowing the reduction in lot sizes in exchange for more open space provided by the developer, the developer in turn is preserving natural and sensitive features on the development site as well as providing recreational space for the residents to use to improve their quality of life. The open space standards and requirements are outlined under Appendix B as part of this Ordinance, and the amount of Open Space required is provided as outlined in Table 12.C.5. below.

- B. **Purpose.** The purpose of open space development is to provide an alternative method of land development to conventional land and home development that permits variation in lot sizes without an increase in the overall density of population or development. This allows the subdivision of land into lots of varying sizes which will provide home buyers a choice of lot sizes according to their needs, while at the same time, preserving open space, tree cover, scenic vistas, natural drainage ways, and outstanding natural topography.



- C. **Requirements.** Open Space Residential Development shall only be permitted on proposed development sites that are restricted by natural features onsite such as wetlands, riparian streams and rivers, or sites with topographical constraints that may deem the site as unbuildable. Proposed development sites not having any constraints can be considered for Open Space Residential Development, provided the developer provides the maximum open space outlined under Table 12.C.5., and the impact of the development on the existing surrounding land uses are considered during the review of the project, and the project receives approval through the County's Planning Commission.

1. The Open Space and buffer areas within an Open Space Residential Development must be deeded to, and maintained by, the Developer and/or HOA. A statement shall be provided on the Final Plat indicating the entity responsible for the maintenance of open space and buffer areas and the proposed methods of maintenance and protection.
2. All proposed Open Space Residential Development must be served by public water and sewer utilities. The permitted densities and minimum lot sizes are based on the availability of these services.
3. The minimum tract/parcel area in the Open Space Residential Development shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable

body of water.

4. A mix of single-family detached and single-family attached housing types are permitted within an Open Space Development, provided that attached single-family housing types are located and grouped together according to the type and lot size, and the single-family attached dwelling units do not exceed thirty (30) percent of the total housing units within the project. Any attached single-family unit must be a townhouse and excludes condominiums.
5. The standards for Open Space Residential Development are detailed under Table 12.C.5 as follows:

Table 12.C.5

Open Space Residential Development Standards	
Site Standards	
Min. Site/Parcel Area	10 acres
Max. Density	(Maximum density is dependent upon the buildable area following the provision of Open space, any required buffers, and the maximum impervious coverage limit below)
Max. Impervious Surface/Coverage	60%
Min. Open Space	30% (20% Natural and 10% Common)
Min. Site (Street) Front Yard	20'
Min. Site Side Yard	In accordance with the Land Use Buffer Tables under Appendix B, Table C.2.1.
Min. Site Rear Yard	In accordance with the Land Use Buffer Tables under Appendix B, Table C.2.1.
Dwelling Lot Standards	
Min. Lot Area (per dwelling)	10,890 sq. ft.
Min. Lot Width (per dwelling)	50'
Cul-de-sac Min. Lot Width	30' at the right-of-way edge
Min. Front Yard (per dwelling)	20'
Min. Lot Side Yard (primary building)	10'
Min. Rear Yard (per dwelling)	15'
Max. Building Height	45'
Accessory Structure	Not less than 4' from any lot line.

DIVISION 13. ENFORCEMENT

- A. **Enforcement.** Laurens County Council, by and through its Designated Official, shall have the duty and responsibility to enforce all provisions of the codes adopted by this Ordinance, as may be deemed proper for the welfare, safety, and health of the citizens of Laurens County, within the unincorporated areas.
- B. **Designation Offenses.** Any person, entity or its representative or agent whose acts, actions, or failure to act causes a violation of the codes adopted herein shall be issued a Uniform Ordinance Summons, citing said violation. A Uniform Ordinance Summons may be issued by any county official or employee designated as a code enforcement officer and shall not be used to perform any custodial arrest for violations of this ordinance. Any act, action, failure to act or violation of the codes adopted herein is prohibited and declared to be unlawful. Violation of this Ordinance shall constitute a civil matter for the Court. All violations charged pursuant to a Uniform Ordinance Summons, shall vest in the jurisdiction of the Summary Court for Laurens Country. Any bond amount for violations shall be prescribed, set, and held by the presiding Magistrate.
- C. **Penalties and Violations.** The penalty for each violation of this Ordinance shall be punishable by a fine of not more than two hundred (200) dollars. Each day any violation of this Ordinance continues shall constitute a separate offense.
- D. **Appeals.** The Laurens County Planning Commission shall hear and decide appeals in matters as specified by this Ordinance as set forth in Section 6-29-1150, SC Code of Laws, 1976, as amended. Whenever in the opinion of the Commission, the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties and hardships or injustices, the Commission may modify such requirements, providing that the public interests of the County and its citizens are protected, and the general intent and spirit of these regulations are preserved. A property owner whose land is affect by the decision of the Planning Commission may appeal to the Circuit Court as set forth in Section 6-29-1150(D), SC Code of Laws, 1976, as amended.

DIVISION 14. LEGAL

- A. **Authority.** This Ordinance is adopted pursuant to authority conferred by Title 4 and Title 6 of the South Carolina Code of Laws, 1976, as amended. This ordinance repeals and replaces Ordinance 910, in toto.
- B. **Validity.** Should any section or provision of this Ordinance or application of a provision of the Ordinance be declared invalid or unconstitutional by any court of a competent jurisdiction, such declarations shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part or application so declared to be unconstitutional or invalid.
- C. **Conflict with Other Regulations.** These regulations shall apply to the unincorporated areas of the county after the adoption of this chapter. However, where sections of this chapter conflict with or overlap one another, or where this chapter conflicts with other county ordinances and/or regulations, whichever imposes the most stringent restrictions shall prevail. State and federal standards shall prevail wherever they conflict with provisions of this chapter.
- D. **Separability.** If any section, clause, or portion of this Ordinance shall be held by a Court of competent jurisdiction to be invalid or unconstitutional, such finding shall not affect any other section, clause or portion of this Ordinance.
- E. **Amendments.** This Ordinance may be amended in the same manner as prescribed by law for its original

adoption.

- F. ***Effective Date.*** All provisions of this section and other relevant sections of this Ordinance shall take effect upon enactment by the Laurens County Council according to law.

(Signature page follows)

APPENDIX A. MAJOR SUBDIVISION DESIGN STANDARDS

A. ***Buildable Area.*** All undevelopable land must remain undeveloped. Land resulting from the subtraction of undevelopable land from the total acres onsite is utilized to determine the allowable maximum density on a site and is considered the buildable area. Undevelopable land shall be defined as follows:

- 1) Areas of steep slopes (30% or greater).
- 2) Areas within the 100-year floodplain as designated by FEMA.
- 3) Areas that are designated as wetlands.
- 4) Buffer areas that are required for land use screening, wetlands, flood hazard zones, and riparian areas, intermittent or otherwise, as outlined under Appendix B as part of this Ordinances.
- 5) Areas that contain existing utility easements or rights of way with explicit restrictions on development.

B. ***Required Natural and Common Open Space.*** Natural and/or Common Open Space shall be required for all new development within the unincorporated areas of Laurens County based on the intensity and density of the uses proposed. The Natural and Common Open Space required for each development concept is detailed under each development concept section, and under Appendix B as part of this Ordinance.

C. ***Lots located within Flood Plains.***

- 1) Any plat submitted for final approval and is in a locale subject to periodic flooding as determined by the appropriate federal agency designated by the department of housing and urban development under the national flood insurance program shall indicate on the plat, when such information is available, the high-water mark and the exact areas that fall within the floodplain. If higher standards are established by the State of South Carolina, or any of its agencies, the more stringent requirement shall govern.

D. ***Required Wetland, Riparian, and Flood Zone Buffers.***

- 1) All proposed development located adjacent to wetland bodies, riparian streams, rivers, and creeks, or within a FEMA designated Flood Hazard Zone and/or the 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA), must provide protective buffers onsite as outlined under Appendix B as part of this Ordinance. The upland boundary of the buffer zone must be shown on the Preliminary Plat, Construction Site Plan, and Final Plat.
- 2) In any subdivision, natural waterways shall be kept clear of obstruction.
- 3) Natural drainage systems shall include a platted private drainage easement.

E. ***Site Access and Driveways.***

- 1) All newly developed lots in Laurens County must be situated on, or have direct access to, a road meeting the provisions of the current Laurens County Road Standards Ordinance, or a road maintained by a public entity.
- 2) All newly developed lots in Laurens County shall meet the additional road standards

outlined under Chapter 32, Article III of the County's Code of Ordinances.

- 3) All new and updated accesses, parking lots, and rights-of-way shall meet the most recently adopted South Carolina State Fire Codes in their construction.
- 4) Street design and location shall provide access to all lots within the subdivision.
- 5) **Topography.** The direction and pattern of the streets shall take advantage of the land contour to eliminate or reduce excessive cutting and filling and provide streets with reasonable grades.
- 6) **Adjacent Platted Streets.** Wherever there exists a dedicated or platted portion of a street adjacent to the proposed subdivision and is compatible with good and harmonious planning design, the remainder of the street shall be platted to the existing width of said dedicated or platted portion of existing street.
- 7) **Existing Adjacent Streets.** Proposed streets that can be connected to existing streets shall be extended at the same or greater width, but in no case be less than the minimum required width.
- 8) Driveways on the opposite side of the road from the proposed driveway shall be shown on the Preliminary Plat and/or Construction Site Plan for coordination purposes.
- 9) If lots resulting from an original subdivision are large enough to permit or require re-subdivision or development or if a portion of the tract is not subdivided or developed, adequate street right-of-way to permit future subdivision development shall be provided as necessary.
- 10) There shall be no access to a thoroughfare from a Major Subdivision with less than three hundred (300) feet of width unless one of the following conditions is met:
 - a) Access to the lot is limited to streets other than that thoroughfare; provided, however, that commercial developments shall not be given access on local residential streets.
 - b) Access to the lot is provided jointly with other lots of an adjoining development such that minimum driveway spacing and corner sight triangle distances of Section E.13 and 14 below are satisfied by the combination of lots served by the existing or relocated joint access driveway.
 - c) Access to the lot is to be provided from a service drive paralleling that thoroughfare which has been approved and is constructed prior to the issuance of a certificate of occupancy.
- 11) **Access and Driveway Spacing.**
 - a) No more than two road access points will be allowed within two hundred (200 feet) of each other.
 - b) A local residential street may intersect a T-type intersection collector if spaced a minimum of three hundred and thirty (330) feet from any other intersection.
 - c) The minimum distance permitted between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table E.11 below.

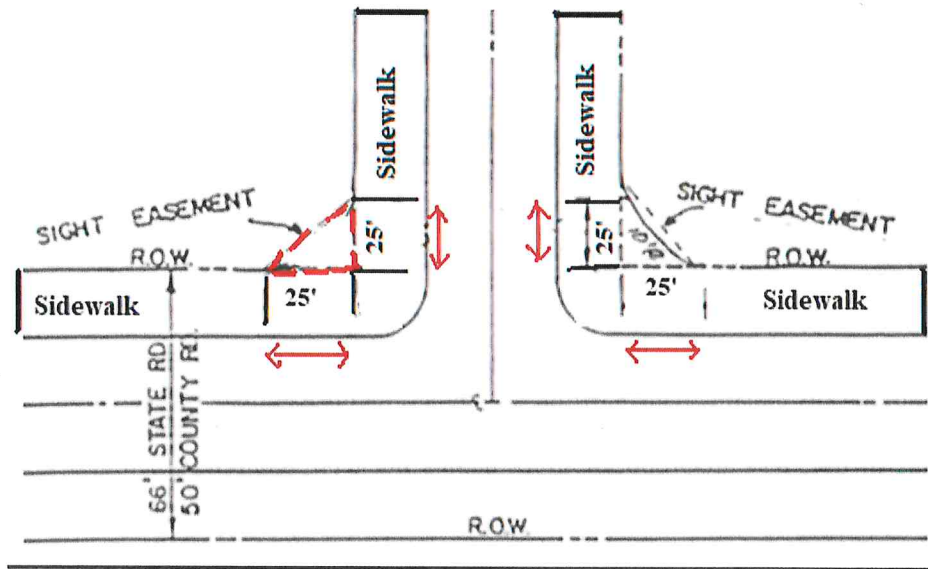
Table E.11. Minimum Commercial Driveway Spacing

Speed Limit (MPH)	Spacing*(Feet)
35 or less	245
36-45	440
Over 45	660

12) The minimum spacing requirements of this section may be reduced upon a finding by the TRC that, given the conditions of the proposed development, such reduction will not compromise operational and safety standards.

13) ***Sight Triangle Distances.***

- a) ***Residential Subdivisions.*** A sight easement of a twenty-five (25) foot triangle measured from the edges of both intersecting and perpendicular rights-of-way (or the back edge of a sidewalk if proposed) and dedicated to the county with the recording of the final plat. There shall be no visual obstructions within the confines of the sight easements other than traffic control signs.
- b) ***Commercial Development Sight Triangles.*** Proposed commercial development shall maintain a thirty (30) foot sight triangle distance.

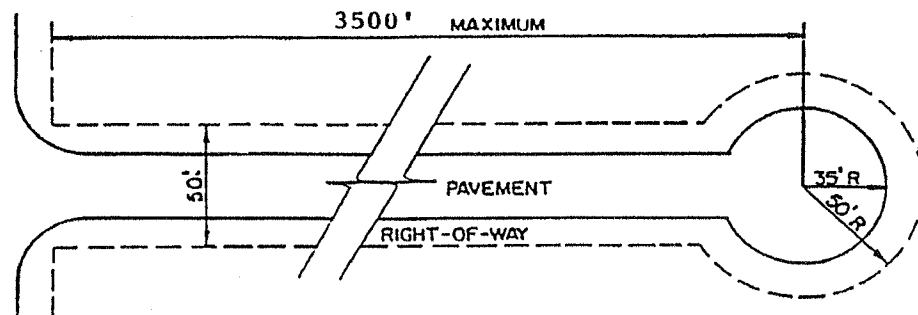


14) ***Additional Residential Subdivision Access Standards.***

- a) For new subdivisions with twenty-five (25) or more lots, or subdivision expansions that increase to twenty-five (25) or more lots, all non-emergency ingress and egress

points that access county roads shall meet current Laurens County Road Standards located under Chapter 32, Article III of the County Code of Ordinances.

- b) Residential development with more than fifty (50) developable lots shall have at minimum two (2) access points.
- c) Direct access to the arterial street from the residential lots shall be discouraged in favor of access to residential lots from residential streets.
- d) No new single-family or duplex residential lot which is under one (1) net acre in size and having less than three hundred (300) feet of frontage shall front on a collector or arterial street unless access to such lot is provided from a street other than that collector or arterial street. Such lot shall have access to a local street or service drive. Service drives outside the required public right-of-way may be granted by easements.
- e) Multiple family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County's Planning or Public Works Departments.
- f) **Cul-de-sac streets.** Streets designed to be permanently closed at one end shall not serve as access to more than seventy (70) residential lots and shall be terminated by a circular right-of-way of not less than fifty (50) feet, or by other acceptable means of turnaround, where practical.

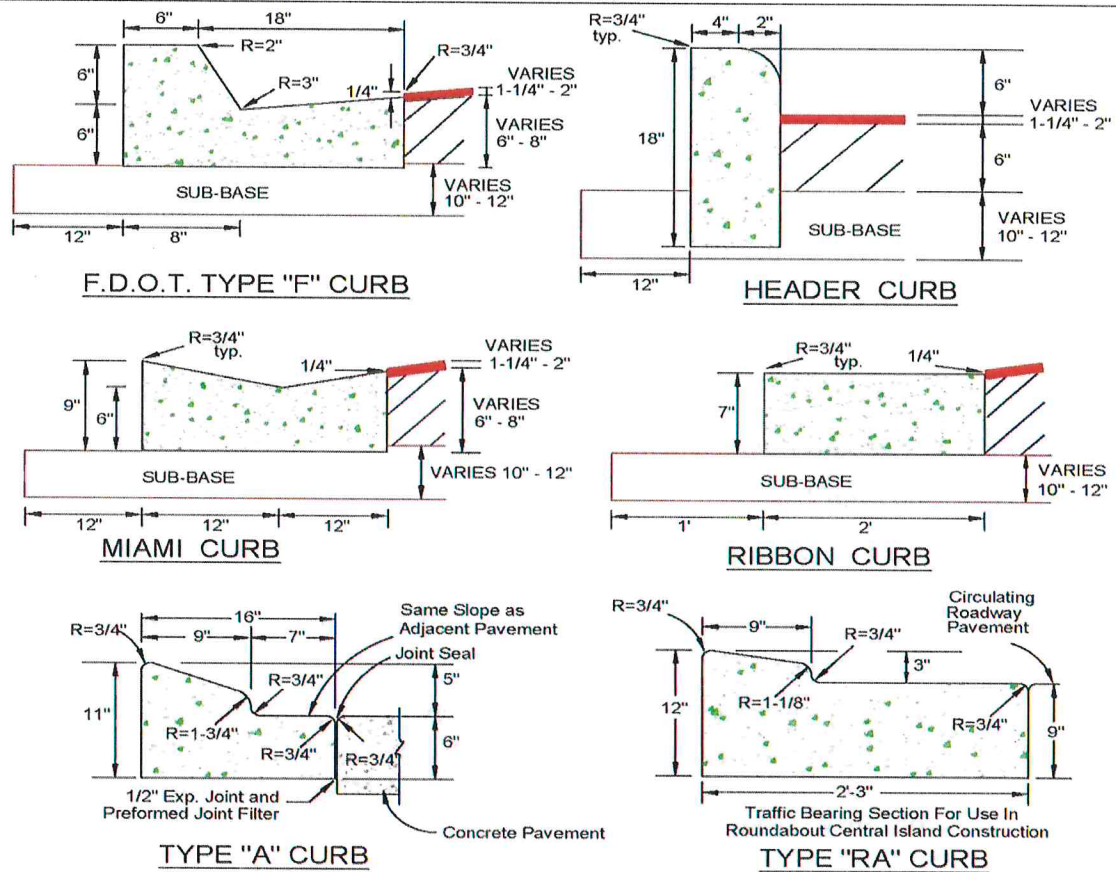


- 15) **Street Names and Identification.** Proposed street names shall not be similar phonetically or by spelling, to any existing names within the county. Identification name standards of new streets shall conform to the regulations established by the county. The county shall maintain a list of the street names in use, and all proposed street names must be submitted to the E-911 coordinator for approval.

F. Curb and Gutter.

- 1) Curbs and gutters shall be required and installed along both sides of all streets unless a feasible plan is used and approved in shoulder drainage and swales is adequate to properly remove water. Curb and gutters shall be designed and constructed as depicted in Figure F.1. below.
- 2) If approved by the County, subdivisions that have internal roadway curb and gutter installation may be granted a thirty-five (35) foot right-of-way.

Figure F. 1. Curb and Gutter Construction Guidelines
PUBLIC WORKS & UTILITIES ENGINEERING & DESIGN STANDARDS



NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. SUB-BASE TO BE COMPACTED AND TESTED TO 98% MINIMUM DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.

G. Sidewalk Requirements.

- 1) Sidewalks will be required on any subdivision with ten (10) lots or more or where the Planning Commission deems required for safety, i.e., safety of pedestrians, access from residential areas to recreational and educational facilities.
- 2) In areas where alternative pedestrian systems are provided or subdivisions with large tracts/Lots and road frontage, the elimination of any sidewalks must be approved by the Planning Commission.
- 3) At a minimum, sidewalks will be required on at least one side of the street where homes are on both sides, and will terminate at the entrance of a cul-de-sac.
- 4) **Sidewalk Design Specifications.**
 - a) Sidewalks shall be installed in accord with the Standard Specifications for

Highway Construction Manual, latest edition, as amended.

- b) Sidewalks shall be not less than four (4) feet wide and placed parallel to streets, with exceptions permitted to preserve natural features or to provide visual interest where required for pedestrian safety.
- 5) Except in unusual circumstances, sidewalks must be located outside of the road right-of-way and contained within the platted lot as follows:
 - a) With Curb and Gutter – the sidewalk shall be located a minimum of two (2) feet from the back of curb.
 - b) No Curb and Gutter – the sidewalk shall be located a minimum of two (2) feet from the edge of pavement/street or right of way, whichever is greater.
- 6) No mailboxes or other structures may be located within the sidewalk.

H. Vehicle Parking Requirements.

1) Residential Use.

- a) Each constructed residential dwelling shall have at a minimum, parking for at least two (2) vehicles. Parking spaces for residential and commercial developments shall be provided consistent with Tables H.1, and H.2, and H.3 below and be constructed from either asphalt or concrete.
- b) A one-car garage or carport and driveway combination shall count as two (2) off-street parking spaces provided the driveway measures a minimum of twenty-five (25) feet in length between the face of the garage or carport door and the sidewalk, or thirty (30) feet to the curb line.
- c) A two-car garage or carport and driveway combination shall count as four (4) off-street parking spaces, provided the minimum width of the driveway is twenty (20) feet and its minimum length is as specified above for a one-car garage or carport.
- d) Multiple-family parking areas shall be suitably landscaped in accordance with Section K.4 below.

Table H.1. Minimum Number of Off-Street Parking Required for Residential Land Uses

Housing Unit Type and Size	Off-Street Parking Requirements
Single-Family Detached	
Up to 3 Bedrooms	2.0
4 or 5 Bedrooms	3.0
Multi-family and Manufactured Home	
1 Bedroom	1.5

Housing Unit Type and Size	Off-Street Parking Requirements
2 or 3 Bedrooms	2.0

2) Commercial Uses.

- a) For mixed-use developments, a shared parking approach to the provision of off-street parking shall be permitted.
- b) Any change of use on a site to a use which requires more parking spaces than are provided on the site shall require submission of an appropriate site plan showing the required parking spaces.
- c) Each off-street parking space shall measure, at a minimum, nine (9) feet wide by eighteen (18) feet long.
- d) Pavement markings in parking lots shall be a minimum of four (4) inches wide.
- e) Access to parking areas shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians.
- f) Developer shall account for a two (2) foot vehicle overhang where sidewalks and landscaping are located in front of a parking space through the use of wheel stops to prevent the vehicle overhang over the sidewalk, maintain the intended walkway width, and prevent damage to the landscaping.
- g) Commercial parking areas shall be suitably landscaped in accordance with Section K.4 below.

Table H.2. Minimum Number of Off-Street Parking Required for Nonresidential Land Uses

Nonresidential Land Use	Required Off-Street Parking Spaces Per Indicated Area*	
Bar	1	Per 4 seats
Bowling alley	3	Per lane
Car wash	5	Per washing lane
Church/Place of Worship	1	Per 3 seats

Nonresidential Land Use	Required Off-Street Parking Spaces Per Indicated Area*	
Elementary or Middle School	2	Per classroom; but not less than 1 per teacher and staff
Fast-food establishments	1	Per 75 sq. ft. GFA
Fiduciary institutions	1	Per 300 sq. ft. GFA
High School	5.5	Per 30 students; but not less than 1 per teacher and staff
Hotel	0.5	Per guest room, plus
	10	Per 1,000 sq. ft. GFA non-room area
Housing for handicapped, elderly, ACLF, nursing homes, or similar uses	1	Per 3 beds, plus
	0.5	Per employee
Library	1	Per 300 sq. ft. GFA
Manufacturing	1	Per 675 sq. ft. GFA
Medical Center	1	Per 250 sq. ft. GFA
Neighborhood or convenience center under 100,000 sq. ft. GLA	4	Per 1,000 sq. ft. GLA
Nightclub	1	Per 3 seats
Offices	2.5	Per 1,000 sq. ft. GFA
Research	1	Per 1,000 sq. ft. GLA
Restaurant	1	Per 4 seats
Retail store	1	Per 300 sq. ft. GFA
Service station	3	Per bay and work area
Shopping center	3.5	Per 1,000 sq. ft. GLA

Nonresidential Land Use	Required Off-Street Parking Spaces Per Indicated Area*	
Storage areas	1	Per 2,000 sq. ft. GLA
Theater	1	Per 4 seats
Warehouse	1	Per 3,000 sq. ft. GFA

- 3) Accessible parking spaces shall be provided for all new or updated Multiple-family and Commercial developments, and in compliance with the requirements of the South Carolina Building Code, American with Disabilities Act, and Table H.3 below.

Table H.3. Minimum Accessible Parking Space Requirements

Total Number of Parking Spaces	Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

- 4) The width of all aisles providing direct access to individual parking stalls shall be in accordance with Table H.4 below.

Table H.4. Minimum Aisle Width Requirements

Parking Angle (degrees)	Aisle Width, One-way Traffic (feet)	Aisle Width, Two-way Traffic (feet)
30	12	22
45	13	22
60	18	22
90	24	24

I. Dumpster Screening.

- 1) Trash collection and service areas/loading docks must be incorporated into the overall design of the development to minimize the visual and acoustic impacts of these functions from adjacent properties and public streets.
- 2) Dumpsters may not be placed on public streets, alleys, or sidewalks.
- 3) No dumpster container shall be located less than fifteen (15) feet from the property line of any abutting property improved with a single-family detached use.
- 4) Dumpsters shall be placed to optimize the service and maneuverability of the service trucks.
- 5) Service, deliveries, waste collection, and similar commercial activities involving waste collection are prohibited between the hours of 10 p.m. and 6 a.m, and shall operate in compliance with the County's Noise Ordinance, Chapter 18, Article II.

6) Design.

- a) Service trucks must be able to lift dumpster to empty them without obstruction from overhead wires or tree limbs.
- b) The vehicle approach and container must be on the same grade to be serviceable.
- c) Every dumpster must be placed on a concrete pad large enough to support the container and front wheels of the collection truck. The pad must be at least eighteen (18) feet long and the enclosure entrance must be at least twelve (12) feet wide to allow for adequate access for collection trucks.

7) Screening.

- a) Trash collection and service areas that can be viewed from public roads or adjoining residential or commercial properties shall be screened by using an opaque wall or fence, or by using combination of opaque materials, berming, and/or evergreen

landscaping that provides the required screening effect. Dumpsters may also be screened by wall(s) of a principal or accessory structure.

- b) The opaque screening material or structure shall be a minimum of one (1) foot above the height of the enclosed dumpster.
- c) Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters, on either the gates or enclosure sides.

J. Loading Areas.

- 1) The arrangement of truck loading and unloading facilities for commercial development shall be such that in the process of loading or unloading, no truck shall block or impact the flow of traffic on any adjacent street.
- 2) **Commercial Uses.** Each use shall provide one (1) loading space, measuring ten (10) feet by twenty-five (25) feet with overhead clearance of fourteen (14) feet, for each twenty thousand (20,000) square feet of gross floor area or fraction thereof and based on the gross floor area as shown in Table J below:

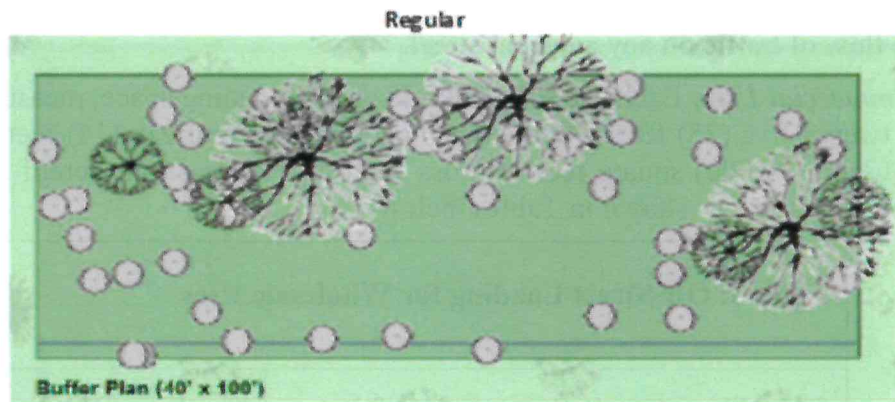
Table J: Off-Street Loading for Wholesale Uses	
Gross Floor Area in Structure (sq. ft.)	Number of Berths
0—25,000	1
25,001—50,000	2
50,001—100,000	3
100,001—150,000	4
150,001—200,000	5
Each 100,000 above 200,000	1

K. Landscaping.

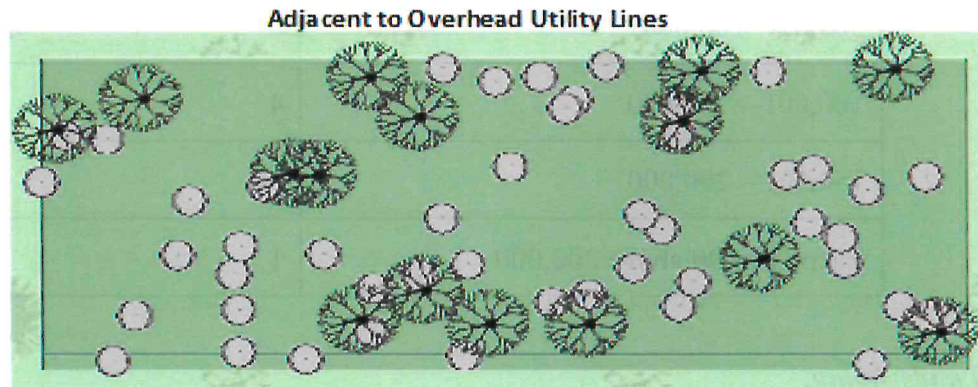
- 1) The developer shall make every effort to preserve as many trees as possible and remove only those trees necessary for the development of the lot.
- 2) A landscaping concept plan shall be submitted with the initial subdivision information package.
- 3) **Street Landscape Buffer Strip for Residential Subdivisions.** A street buffer strip is a parcel of land located adjacent to a county, state, or local street of a platted residential subdivision. The residential street buffer strip may contain specified types

and amounts of live plantings for the use in enhancing appearance of the neighborhood.

- a) The street landscape buffer shall be maintained by the developer/HOA.
- b) The street landscape buffer shall be required along any part of the subdivision that is adjacent to exterior roads.
- c) The street landscape buffer shall start at the road right-of-way and shall be a minimum of forty (40) feet in depth, with a minimum of three (3) canopy trees, six (6) understory trees, and fifty (50) shrub plantings per one hundred (100) linear feet.



- d) A street landscape buffer located directly under an utility easement shall be a minimum of forty (40) feet in depth, with a minimum of fifteen (15) understory trees and forty-eight (48) shrub plantings per one hundred (100) linear feet. so as not to interfere with the overhead utilities.



- e) ***Earthen Berm Construction.*** The County prefers the use of earthen berms and planting material over fencing materials. The design guidelines for berm construction and planting standards are outlined under Appendix B as part of the Subdivision Ordinance.
- f) If fencing material are used in combination with planting materials, any fencing located along the exterior of the subdivision and visible from the street shall be of the same material, color, and construction as to have a common aesthetic appearance and a height of not less than six (6) feet.

- g) Lots that are located behind landscaped berms and the fencing that will not be visible from the street shall not be held to the fencing design criteria unless covered by the HOA rules and regulations.
 - h) Planting material height shall be a minimum height of eight (8) feet above the exterior road surface that the street landscape buffer is intended for.
 - i) The minimum height of mature canopy trees used within the street landscape buffer shall be thirty-five (35) feet.
 - j) All landscape buffer plans and materials used shall be approved prior to installation.
 - k) Street landscape buffers are not required for homes that front exterior streets.
 - l) All street buffers shall be designed in consideration of applicable visual clearance areas within driveway site triangles and roadway intersection site triangles. The visual clearance area shall be defined as an area with a height of between two and one-half (2½) feet and ten (10) feet, measured from the upper edge of the curb or pavement, and located within an intersection or driveway sight triangle, where no sign, planting, fence, building, wall, or other structure shall be located.
- 4) ***Parking Lot Street Buffers and Internal Lot Landscaping.*** The provisions of this section shall apply to all new parking lots.
- a) Where a new parking lot abuts a public right-of-way or private street a minimum buffer strip eight (8) feet wide is required. This buffer strip shall be planted with one (1) tree every thirty (30) linear feet and a continuous hedge maintained at a maximum height of three (3) feet above grade. The required shrubbery shall be spaced at thirty (30) inches on center. The remaining areas shall be surfaced with grass, ground covers, or with at least two (2) inches of wood chip or bark.
 - b) Where a new parking lot abuts land used for residential or institutional purposes, a minimum buffer strip eight (8) feet wide is required. This buffer strip shall be planted with one (1) tree every twenty-five (25) feet and a continuous screen in accordance with the requirements of Section J.4.a. above.
 - c) Where a new parking lot abuts land used for commercial or industrial purposes, a minimum eight (8) foot wide buffer strip with one (1) tree every thirty (30) linear feet is required. The remaining areas shall be surfaced with grass, ground covers, or with at least two (2) inches of wood chips or bark.
 - d) New parking lots shall have at least one hundred (100) contiguous square feet of interior landscaping, exclusive of required perimeter amounts, for each five (5) parking spaces. This amount may be reduced by as much as fifty (50) percent for industrial uses. Interior landscaped areas shall be no less than eight (8) feet wide and contain at least one (1) tree.
 - e) Interior landscaping shall be located in order to break the expanse of paving as follows:

1. Rows of parking spaces located adjacent to the perimeter of all new parking lots shall contain no more than ten (10) parking spaces uninterrupted by a required landscape area.
 2. All other rows of parking spaces shall contain no more than fifteen (15) parking spaces uninterrupted by a required landscape area.
 3. Through site plan review, the County may allow the reduction or relocation of such landscape areas to preserve existing trees.
 4. Planters or landscape islands inside parking lots shall contain organic soil.
 5. All internal landscaped areas shall contain at least one (1) tree. The remaining areas shall be surfaced with grass, ground covers, shrubs or with at least two (2) inches of wood chips or bark.
- f) All required landscape areas shall be protected by the use of curbing or wheel stops. Curbing or wheel stops shall be located a minimum of two (2) feet from a tree, shrub, or vine.
 - g) Where implementation of the buffer requirements on an existing site would require the removal of parking spaces, the Planning or Public Works Official may approve a reduction of up to twenty (20) percent of the required parking spaces in order to make room for required landscaping.
 - h) All shrubs shall have a minimum height of twenty-four (24) inches and minimum twelve (12) inch spread with a three (3) gallon pot size upon planting. Hedges, where required, shall form a continuous, unbroken, solid visual screen within one (1) year of planting, being maintained thereafter to specification. The species shall come from the following list unless alternative planting material is authorized by the County Staff:

Azalea (*Rhododendron* Spp.)

Boxwood (*Buxus microphylla japonica*)

India Hawthorn (*Raphiolepis indica*)

Juniper (*Juniperus chinensis*)

Ligustrum (*Ligustrum japonicum*)

Pittosporum (*Pittosporum tobira*)

Sweet Viburnum (*Viburnum odoratissimum*)
 - i) Any trees abutting a vehicular use area shall be of the shade/canopy type and shall be located to maximize the shading of vehicular use areas.

L. Signage.

- 1) All subdivision signs must be located outside of any county or state road right-of-way, signs shall not interfere with sight distance and triangle areas and the proposed right-of-way of the new subdivision roads. A subdivision signage concept plan shall be submitted with the initial subdivision information package.

- 2) All signage noting the name or other information about the subdivision shall be reviewed by the Technical Review Committee for placement, relevance, safety and design. All signage placed for the direction of vehicular traffic does not need review but is the responsibility of the subdivider to ensure that it conforms to the latest edition of the Federal Highway Administration's Manual of Uniform Traffic Control Devices (MUTCD) as well as the South Carolina Department of Transportation (SCDOT) supplement to the MUTCD.
- 3) **Lighting of signs.** The lighting of subdivision signs must meet the requirements of Section J.2.e. below.

M. Off-Street Lighting Requirements and Design Standards. Where artificial outdoor lighting is provided, the lighting for all new major subdivision or commercial development shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be so designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

- 1) **Residential Subdivision Lighting.** Streetlights shall be installed at a rate of not less than one streetlight per six (6) lots.
- 2) When a proposed development is located adjacent to an existing residential or agricultural use:
 - a) Outdoor light fixtures located within twenty-five (25) feet from any property line abutting an existing residential or agricultural use shall have a maximum mounting height of eight (8) feet or not to extend above the height of a buffer wall.
 - b) Outdoor light fixtures located more than twenty-five (25) feet from any property line abutting an existing residential or agricultural use shall have a maximum mounting height of fifteen (15) feet or not to extend above the height of a buffer wall.
 - c) Building mounted outdoor lighting fixtures are prohibited on the rear or sides of buildings adjacent to an existing residential or agricultural use unless shielded and directed away from residential uses in order to prevent light from glaring.
 - d) Safety lighting required by the County shall be located with consideration of the neighboring residential and/or agricultural uses and mitigated to prevent glaring through the requirements of shielding, relocation, reduction in height, fencing, landscape buffering, or the use of screening walls.
 - e) Ground mounted flood and spotlights, if used, shall be placed on standards pointing toward the building or wall and positioned so as to prevent light from glaring onto residential areas, rather than the buildings or walls and directed outward which creates dark shadows adjacent to the buildings.
- 3) For properties not located adjacent to an existing residential or agricultural use, the maximum allowable mounting height of all outdoor light fixtures shall be determined as follows:
 - a) For properties with a depth in excess of two hundred (200) feet, the maximum allowable mounting height of all outdoor light fixtures within fifty (50) feet from

the front property line is twenty-five (25) feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.

- b) For properties with a depth less than two hundred (200) feet: The maximum allowable mounting height of all outdoor light fixtures within twenty-five (25) feet from the front property line is twenty-five (25) feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.
- 4) Any outdoor lighting fixture that replaces an existing fixture, or any existing fixture that is moved, must meet the standards of this Code. Existing fixtures that direct light toward streets, and are determined to be a traffic hazard, or existing fixtures that direct light toward adjoining property having an existing residential use shall be either shielded or redirected within ninety (90) days of notification.
- 5) All outdoor lighting installations shall use concealed source fixtures. These shall be cut-off type fixtures in which the lenses do not project below the opaque section of the fixture. All lighting fixtures shall be mounted with a zero-degree tilt. Ground-mounted flood and spotlight fixtures that are used to illuminate the building facade are exempt from this requirement. Fixture styles shall be consistent throughout the site.
- 6) Parks and recreational uses are exempt from the above requirements.

N. *Utility Design and Standards.*

- 1) Availability of Water and Sewer Services.
 - a) All subdivisions constructed under the provision of these regulations shall be required to install water and sewer lines and connect to public operated utilities. Where any part of the property boundary a subdivision is located within 1,000 feet of a public water system or 300 feet of a public sewer system, the developer must obtain approval from the water or sewer system provider prior to plat review and approval by the Laurens County Planning Commission.
 - b) If water service is not available, the Developer must provide documentation from the water provider that service is not available.
 - c) If sewer service is not available, the Developer must provide documentation from the sewer provider that service is not available. Septic Tank permits from SCDHEC must also be obtained prior to subdividing.
 - d) A public water or sewer system is not obligated to extend or supply service if capacity is not available. If capacity is available, the extension of services shall be by and at the expense of the developer. The water or sewer extensions, both off-site and on-site, must be in accordance with the water or sewer system's requirements and are subject to review, approval, permitting and inspection by the water or sewer provider. Compliance with the water or sewer provider does not relieve the developer from the responsibility to also comply with all local, state

and federal regulations.

- e) Unless guaranteed by bond, escrow account or other approved financial instrument, all water and sewer improvements must be complete, in operation and accepted by the water or sewer provider before the final plat will be approved for recording by the County.

2) *Design of Water Supply Systems.*

The developer shall be required to install a water distribution system, including fire protection, in accordance with the standards, procedures, and policies of the water service provider, state drinking water regulations and applicable fire code provision where service is available. The extent of the extension/upgrading of water lines to be installed within a new subdivision will be determined by the water service provider.

3) *Design of Sanitary Sewer Systems.*

The developer shall be required to provide public sewage disposal systems in accordance with the standards, procedures, and policies of the sewer service provider and state wastewater regulations. The extent of the extension/upgrading of gravity sewer, lift stations and force mains will be determined by the sewer service provider.

4) *Private Water or Sewer Systems.*

Privately owned water or sewer systems that serve more than one residence shall not be considered for approval without the express written consent of the existing water or sewer provider that has an established territory at the proposed location and a Permit to Construct from SCDHEC. The Developer must also provide documentation to the Laurens County Water and Sewer (LCWS) Commission that the system will be viable, self-sustaining and that no other feasible alternative to provide water or sewer service exists.

5) *Utility Placement and Easements.*

- a) Only utilities owned and maintained by a public utility company may locate their utilities and equipment within the right of way of a street. All privately owned utilities and equipment shall be placed outside of the street right of way.
- b) Adequate areas of suitable size and location shall be allocated for utility easements. The location and size of such easements shall be coordinated with the public works director. The developer will provide a detailed placement of all utilities.

6) *Fire Protection and Hydrants.*

- a) The developer shall be required to install fire protection and hydrants where capacity/flow of the water supply is sufficient for such service as determined by the existing water provider.
- b) All fire hydrants shall meet the specifications of the most current ordinance on Fire Hydrant Standards for Laurens County.

- 7) Additional construction standards for utility improvements are detailed under Chapter 32, Article III, Division 4 of the County Code of Ordinances.

APPENDIX B. OPEN SPACE AND BUFFER STANDARDS

A. DEFINITIONS For the purpose of this Chapter, the terms within are defined as follows:

Berm. A man-made landscape feature generally consisting of a linear, raised mound of soil covered with grass, landscaping plants and trees, and/or decorative stone, or other design features. Temporary soil stockpiles and retaining walls are not berms.

Buffer Areas. Transition zones consisting of horizontal space (land) and vertical elements (trees, plants, fences, walls, grasses). The purpose of such buffer space is to physically separate and visually screen adjacent land uses which are not fully compatible due to differing facilities, activities, or different intensities of use, and protect natural water bodies and neighboring properties from pollution, sedimentation, blockage, and diversion.

Common Open Space. Recreational space provided within or outside a building or buildings for the use of all the residents for recreation or social purposes and is readily accessible by all the residents of such building or buildings.

FEMA. The Federal Emergency Management Agency.

MHWL – Refers to the Mean High Water Line. The line on the bank of any river, stream, or lake representing the average high water mark which periodically changes due to heavy storms, flooding, soil erosion, and/or diversion of water, and is generally indicated by physical characteristics such as the top of a bank, changes in soil condition or vegetation line. The line of the shore of the sea or of a lake or river to which the waters usually reach at high water.

Natural Open Space. Undeveloped land that is preserved in its natural state for passive recreation (i.e., hiking, birdwatching,) and requiring little or no maintenance.

Riparian Zones. Areas bordering rivers and other bodies of surface water and include the floodplain as well as the riparian buffers adjacent to the floodplain. Riparian zones are characterized by shallow water table plants that capture and filter surface runoff that flows from higher ground.

SFHA – shall refer to the FEMA designated Special Flood Hazard Areas.

B. OPEN SPACE STANDARDS

Unless specifically excluded from the requirements of this section under a specific development concept under Ordinance No. 926, no development within the unincorporated area of Laurens County shall be approved without the Natural and Common Open Space required as outlined for each development type, intensity, and density.

1) **Natural Open Space.** Where open space requirements are not provided for a development concept or under any section of this Subdivision Ordinance, a minimum of twenty (20) percent of any existing native upland habitat on the property must be preserved in its natural condition as part of the required Natural Open Space requirement within all new development. The provision of natural open space shall comply with the following design standards:

a) The preservation of environmentally sensitive lands and locally significant resources shall be given priority when determining the location of natural open space. Natural

open space shall be arranged in a contiguous manner which supports the preservation and connectivity of the space, with particular attention to providing connectivity to wildlife corridors, agricultural, and/or passive recreational uses, as appropriate for the characteristics of the space.

- b) Natural Open Space shall be arranged in a manner which supports compatibility with surrounding areas and provides a natural buffer between varying uses, wildlife species habitat and connectivity, and riparian and wetland protections.
- c) Natural open space shall be designated accordingly on a plan and conveyed for ownership and maintenance which will include identifying one or more entities responsible for ownership and maintenance of the open space and conveyed accordingly. The County may require that a Developer's Agreement and/or a Conservation Easement conveying the natural open space to the developer or Homeowner's Association as part of the plan review process.
- d) Areas located within the A through AE Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA) Zones, lakes, natural wetlands, rivers and creeks and their required upland buffers can be counted towards the total natural open space requirement onsite, provided they are not disturbed and left unaltered, and provided that the total twenty (20) percent of the required natural open space of Section B.1. above is met onsite.
- e) Constructed stormwater facilities of any kind are prohibited within areas designated as natural open space and may not be included as contributing to the natural open space requirement and calculations.
- f) Structures are prohibited within natural open space; however, limited minimal structural improvements may be provided for passive access and agricultural or environmental control including:
 - 1. Elevated boardwalks, natural (unaltered) trails.
 - 2. Fencing of properties, provided the fencing is not located adjacent to any natural and existing wetland bodies, creeks, or rivers and is located upland of the required wetland or riparian buffers when required.
- g) **Agricultural structures.** Structures which are for bona fide agricultural purposes and not for human occupancy for residential or non-residential purposes (e.g., residence, apartment, office) may be placed within natural open space in compliance with the following design requirements:
 - 1. The area where the agricultural structures may be located, either on individual lots and/or on common property, as appropriate, shall be clearly designated as a separate agricultural structure buildable area on the development project's primary development plan and presented for approval by the Technical Review Committee.
 - 2. The cumulative acreage of the agricultural structure buildable areas shall not exceed one-half (1/2) of the natural open space requirement for the development.
 - 3. The stormwater design for the development project shall provide for and reflect projected impervious surface coverage calculations for the identified agricultural structure buildable areas.

4. The location, scope, and intent of any proposed limited structural improvements to be placed within the natural open space shall be clearly indicated by the corresponding project application and its accompanying plan.

2) ***Common Open Space.***

- a) Common open space is not limited onsite provided the maximum impervious coverage of the common uses and permitted accessory structures do not exceed twenty (20) percent of the total acreage of the development site. The amount of Common Open Space required shall depend upon the intended use and the intensity and density of each project.
- b) Undevelopable land shall not be considered for use as common open space. Undevelopable land is defined as:
 1. Areas have steep slopes of thirty (30) percent or greater.
 2. Areas within flood zones as designated by FEMA.
 3. Areas that are designated as natural wetlands, lakes, rivers, creeks, intermittent or otherwise, and their associated upland buffers.
 4. Areas that contain existing utility easements or rights of way with explicit restrictions on development.
- c) Common open space may include:
 1. Active and passive parks and recreation facilities, public squares and plazas, outdoor areas and any area provided for the benefits of the residents and occupants of the site.
 2. Stormwater facilities, provided stormwater retention or detention ponds shall not be counted towards more than three (.03) percent of the required common open space.
 3. Golf courses, provided golf courses shall not be counted towards more than five (.05) percent of the required common open space.
 4. Common open space shall be designated accordingly on any development plan and shall also include identifying the ownership and maintenance entity of the common open space.
- d) ***Prohibited Uses.*** Common open space shall not include:
 1. Streets, parking lots, public rights-of-way, or sites for water and sewer treatment plants.
 2. Lease or rental lots, residential living quarters.
- e) New residential subdivisions having less than ten (10) lots shall not be required to provide common open space.
- f) New Commercial or Industrial development not located within any of the Employment Centers designated by the County's Future Land Use Map shall not be required to provide Common Open Space.

- g) New residential subdivisions having ten (10) or more lots shall provide a minimum of ten (10) percent of the total acreage in Common Open Space within the project boundaries.
- h) Common Open Space and Natural Open Space shall not overlap with each other in meeting the requirements of each.
- 3) The calculations for, and locations of, Natural and Common Open Space must be shown on the site plan and in a table format.
- 4) ***Dedication and Management.*** The developer shall provide a written statement of the methods of dedication and a management plan for the dedication type, management, and care of the Natural and Common Open Space through one of the two following options:
 - 1. The advance dedication of all natural and common open space to a public, or acceptable private, agency that will, upon acceptance, agree to maintain the natural and common open space and any buildings, structures or improvements that will be placed on it. All such dedications or conveyances shall be completed prior to the issuance of any building permits, including land clearing, for any portion of the project; or,
 - 2. A phased conveyance of the land to be used for natural and common open space to a public or acceptable private agency that will, upon acceptance, agree to maintain the natural and common open space and any buildings, structures or improvements that will be placed on it. The schedule for the phased conveyance of any such lands to be used for natural and common open space shall be a specific condition of approval for all new and redevelopment of a site.

C. BUFFER STANDARDS.

- 1) ***General Buffer Standards.*** Buffer areas are transition zones consisting of horizontal space (land) and vertical elements (trees, plants, fences, walls, grasses). The purpose of such buffer space is to physically separate and visually screen adjacent land uses which are not fully compatible due to differing facilities, activities, or different intensities of use, and protect natural water bodies from pollution, sedimentation, blockage, and diversion.
 - a) All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, and ground cover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.
 - b) The required buffer area that is planted shall result in an effective barrier within four (4) years of planting and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.
 - c) All screening buffers and fencing shall provide a solid opaque screening appearance. Chain link fencing, with slats or otherwise, and picket fencing is prohibited for screening purposes. All materials utilized in a screening buffer are to provide a ninety (90) percent or more vertical opacity.
 - d) Buffer areas must be plainly marked before, during, and after any construction activities using a combination of staking, flagging, and signage to ensure adequate

visibility of the buffer during construction activities. Boundary markers shall be placed a minimum of one marker per every one hundred (100) linear feet of protective buffer.

- e) Prior to approval of a grading permit, silt fencing shall be established and entrenched along the landward buffer boundary to protect it from construction activities and prevent unnecessary disturbance.
- f) The acreage of buffers provided within a site for land use screening and the protection of wetlands, rivers, streams, and flood hazard zones may be used towards the natural open space requirement within the project boundaries.
- g) The final plat must show the exact boundary of all buffers prepared by a registered surveyor, on the Preliminary Plat and Construction Site Plan for the property. The Final Plat shall include the following statement on the plat:

"This property contains a protected wetland and/or FEMA Flood Zone, or screening buffer that must be maintained in perpetuity in accordance with the recorded Operations and Maintenance Agreement by the responsible property owner. No clearing, grading, construction, or disturbance is permitted within the protective buffer except as permitted by Laurens County."

2) Land Use and Screening Buffers Standards.

- a) Buffer areas shall be required for most proposed uses, in accordance with Tables C.2.1 and C.2.2, based on location, density, and intensity of the existing and proposed uses.
- b) It shall be the responsibility of the proposed new use, or fifty (50) percent or more enlargement of an existing use, to provide the buffer area where required by this Ordinance.
- c) With the few exceptions listed within Table C.2.1 and C.2.2, where a vacant parcel is being developed adjacent to another vacant parcel, then the developer(s) or owner(s) of the first parcel to be developed shall provide the perimeter buffers required adjacent to the vacant land. Where a vacant parcel is being developed adjacent to an existing land use, then the developer(s) or owner(s) of the vacant parcel shall provide the perimeter buffers required adjacent to the existing land use.

- d) The designs and planting materials required for the various types of Land Use Screening Buffers are detailed under Section D below.

Table C.2.1. Buffer Types Required for Development Proposed Adjacent to Existing Residential Uses

Proposed Uses	Existing Residential Land Uses						
	Vacant Land	Active Agriculture (Ranching, Farming, Timber)	Residential Estate	Single-Family Low Density	Single-family Medium Density	Multiple-Family (Including Duplex)	Mobile Home & RV Parks
Residential Estate (1 du/ac)	none	none	none	none	none	B	B
Single-Family Low Density (1-4 du/ac)	none	B	B	none	C	C	C
Single-Family Medium Density (4-8 du/ac)	C	C	C	B	B	B	C & D1
Multiple-Family (Attached, Including Duplex)	C	C	C	C	B	B	B
Commercial Neighborhood (small grocery /feed stores/ service-related)	B	A (8' min. width)	B	B	B	B	B
Commercial Office (Medical & Service related)	C	B	C	C	B	B	B
Commercial Business (Large Retail-Wholesale Uses)	D or D2, & D1	C	D or D2, & D1	D or D2, & D1	C	C	C

Proposed Uses	Existing Residential Land Uses						
	Vacant Land	Active Agriculture (Ranching, Farming, Timber)	Residential Estate	Single-Family Low Density	Single-family Medium Density	Multiple-Family (Including Duplex)	Mobile Home & RV Parks
Commercial - Lt. Industrial (Technology /Research / Lt. Manufacturing)	D or D2, & D1	C	D or D2, & D1	D or D2, & D1	C	C	C
Institutional /Public	B	B	C	C	B	B	B
Heavy Industrial	D or D2, & D1	C	D or D2, & D1	D or D2, & D1	D or D2, & D1	D or D2, & D1	D or D2, & D1
Mobile Home & RV Parks	D or D2, & D1	B	C	D or D2, & D1	C or D2, & D1	C or D2, & D1	B

Table C.2.2. Buffer Types Required for Development Proposed Adjacent to Existing Non-Residential Uses

Proposed Uses	Existing Non-Residential Land Uses					
	Comm. Neighborhood	Comm. - Office	Comm. - Business	Comm. - Light Industrial	Institutional / Public	Heavy Industrial
Residential Estate (1 du/ac)	B	C	C	D	none	D
Low-density Residential (1-4 du/ac)	B	C	C & D1	D	C	D
Med-High Density Residential (4-16 du/ac)	B	C	C & D1	C & D1	C	D
Multiple-Family (Attached, Including Duplex)	B	C	C & D1	C & D1	C & D1	D or D2, & D1

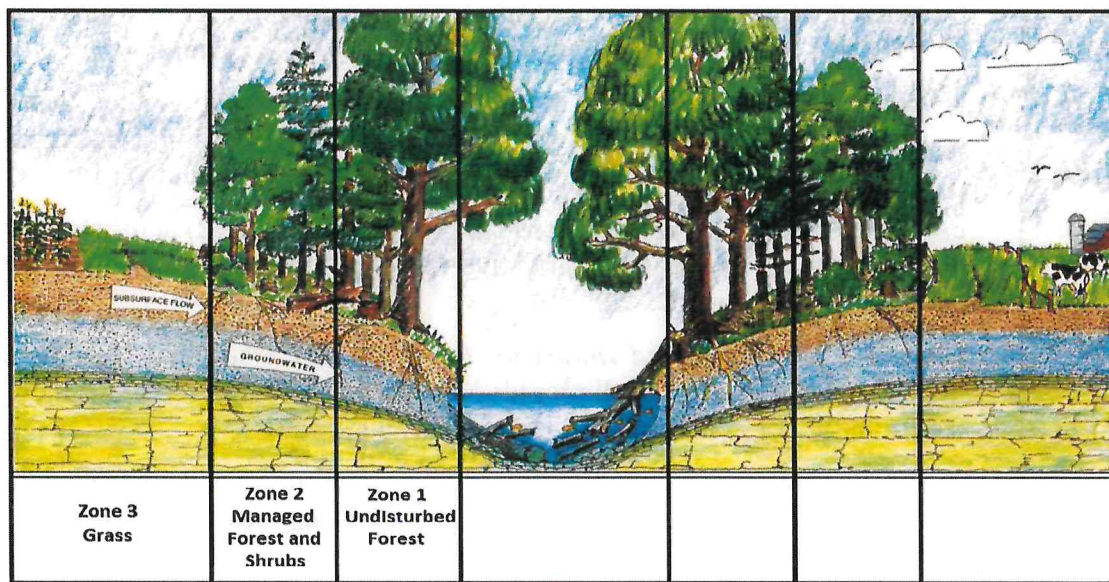
Proposed Uses	Existing Non-Residential Land Uses					
	Comm. Neighborhood	Comm. - Office	Comm. - Business	Comm. - Light Industrial	Institutional / Public	Heavy Industrial
Commercial Neighborhood (small grocery /feed stores/ service-related)	none	B	C	C	C	C
Commercial Office (Medical & Service related)	none	A (8' min. width)	C	C	B	C & D1
Commercial Business (Large Retail- Wholesale Uses)	C	C	B	C	C	D
Commercial - Lt. Industrial (Technology /Research / Lt. Manufacturing)	C	C	C	B	C	C
Institutional /Public	B	B	C	C	B	D
Heavy Industrial	D or D2, & D1	D or D2, & D1	D	D	D	none
Mobile Home & RV Park	D or D2, & D1	C	C & D1	D or D2, & D1	C & D1	D or D2, & D1

3) **Flood Hazard Zone, Wetland, and Riparian Buffers.** Shorelines and associated uplands provide riparian and aquatic habitat, aesthetic value, filter pollutants from storm water, prevent erosion and protect water quality. The purpose and intent of this section is to protect the function and values of shorelines and adjacent uplands by the establishment of shoreline buffers and regulations.

- a) ***Applicability.*** This ordinance applies to the upland areas of any wetland, river, creek or stream within Laurens County having connectivity to a larger waterbody that falls within a Special Flood Hazard Area (SFHA) designation as established and identified Flood Hazard Areas beginning with the letters A or V within Laurens County, as identified by the Federal Emergency Management Agency (FEMA). The FEMA

Flood Insurance Study for Laurens County, South Carolina dated June 20, 2019, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM) together shall serve as the minimum basis for establishing flood hazard areas and protected buffer zones within the County.

- b) ***Jurisdiction.*** This ordinance supersedes any ordinance in effect for the establishment and management of wetland and riparian buffers and the development in flood hazard areas. However, it is not intended to repeal or abrogate the County's stormwater management regulations or the South Carolina Building Code. For the purposes of this Ordinance, in the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance. The County shall have regulatory authority over all wetlands within the County in the establishment of protective buffers except for:
1. Isolated wetlands, less than one-half-acre total area and surrounded by uplands.
 2. Stormwater treatment and flood attenuation ponds located behind a water control structure, with no overlap on wetlands.
 3. Manmade sewage treatment and percolation ponds as permitted by SCDHEC.
- c) ***Zones of a Riparian Buffer.*** The protected riparian buffer shall be considered as having two zones on both sides of a surface water, and depending on the intensity of the use and the density of the project, at a minimum measured as follows:
1. Zone One shall consist of a vegetated area that is undisturbed except for uses provided for in the section below. Zone One consists of a width of thirty (30) feet measured horizontally on a line perpendicular to the mean high-water line (MHWL) landward.
 2. Zone Two shall consist of a stable, vegetated area that is undisturbed except for the permitted activities listed below. Zone Two shall begin at the outer edge of Zone One and extend landward twenty (20) feet.



- d) **Buffer Requirements.** A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around isolated wetlands, rivers and streams and Special Flood Hazard Areas covered by this Section which shall be preserved on all new development sites. The buffer zones may consist of preserved or planted vegetation but shall include canopy, understory, and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deep-water habitat. The upland buffer requirement does not apply to drainage canals or stormwater conveyance systems requiring periodic maintenance.
- e) **Buffer Width Requirements.** The required width of the wetland and/or riparian buffer on a development site shall be based on the intensity and density of the development and the location and connectivity to larger wetland bodies, rivers and streams, and the flood zone designation assigned.
1. **Development within Flood Zone AE and V.**
 - a. Single family residential developments consisting of six (6) or fewer dwelling units per one (1) gross acre shall provide a fifty (50) foot natural buffer measured horizontally on a line perpendicular from the mean high-water line (MHWL) landward.
 - b. Single family residential developments consisting of greater than six (6) dwelling units per one (1) gross acre shall provide a natural buffer measured seventy-five (75) feet measured horizontally on a line perpendicular to the mean high-water line (MHWL) landward.
 - c. Light commercial projects consisting of less than two (2) acres shall provide a natural buffer measured fifty (50) feet measured horizontally on a line perpendicular to the mean high-water line (MHWL) landward.
 2. **Development within Flood Zones beginning with the letter A, with exception to the AE flood zone.**
 - a. Single family residential developments consisting of six (6) or fewer dwelling units per one (1) gross acre shall provide a natural buffer measured thirty-five (35) feet from the mean high-water line (MHWL) landward.
 - b. Single family residential developments consisting of greater than six (6) dwelling units per one (1) gross acre shall provide a natural buffer measured fifty (50) feet from the mean high-water line (MHWL) landward.
 - c. Light commercial projects consisting of less than two (2) acres shall provide a natural buffer measured thirty-five (35) feet from the mean high-water line (MHWL) landward.
 3. **Heavier Commercial and Industrial Developments.** All heavy commercial and industrial developments shall provide a natural buffer measured one hundred (100) feet from the mean high-water line (MHWL) landward.
- f) Grading onsite shall be designed to allow surface water runoff and controlled discharge to drain to the retention/detention areas without causing adverse effects on adjacent properties, wetland bodies, rivers, streams, and creeks.

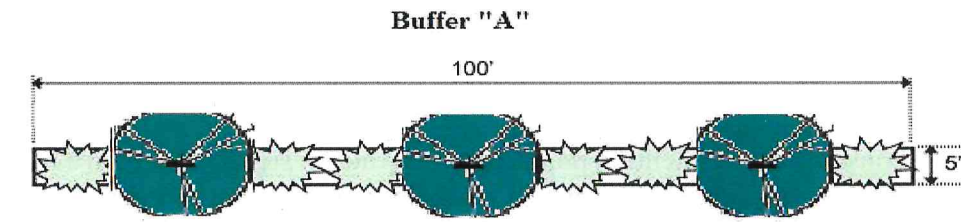
- g) All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in the County's Code of Ordinances to minimize or eliminate infiltration of floodwaters into the facilities, discharge from the development into flood waters, and impairment of the facilities and systems.
- h) The acreage of buffers provided within a site for the protection of wetlands, rivers and streams may be used towards the natural open space requirement within the project boundaries.
- i) ***Permitted Activities.*** Activities permitted in the buffer include:
 - 1. The removal of non-native vegetation and/or the minimal alteration of native vegetation associated with the construction of a permitted private access point or dock.
 - 2. Passive walking, hiking, fishing, swimming activities that do not disturb the pervious character and vegetation that protects the quality of the buffer provides.
 - 3. Pedestrian access trails leading to the surface water, docks, fishing piers, boat ramps, canoe access and other water dependent activities, provided they do not exceed four (4) feet in width of buffer disturbance, and provided the installation and use does not result in removal of trees as defined in this Ordinance and no impervious surface is added to the riparian buffer
- j) ***Prohibited Activities.*** The following activities are prohibited in a buffer zone:
 - 1. Development activity that does not comply with this ordinance or the County's Flood Damage Prevention regulations under Article IV of the County's Code of Ordinances.
 - 2. Public or private road rights-of-way in the construction of the project.
 - 3. The construction of retention ponds or stormwater systems other than a berm and/or swale for the purpose of preventing sheet flow into the water body.
 - 4. The construction of new septic systems.
 - 5. The construction of wastewater lift stations.
 - 6. Motorized vehicles, and shoreline alteration.
 - 7. Petroleum, chemical, fertilizer or manure storage areas.
- k) ***Site Plan Approval.*** A grading or construction permit may not be issued pursuant to this Code until it is determined that the following general criteria will be met:
 - 1. There shall be no net loss of wetland values and functions.
 - 2. The project will not adversely affect the conservation of fish or wildlife or their habitats.
 - 3. The project will not cause excessive shoaling or erosion.
 - 4. The project will not adversely impact endangered species, threatened species, and species of special concern and/or their habitat.

5. Turbidity control devices such as entrenched silt fences are installed prior to grading to effectively isolate the project area from upstream and downstream waters, and lakes.

D. BUFFER DESIGNS.

The Technical Review Committee or Planning Commission shall make recommendations on the specific buffers to use depending on the neighboring land uses and the intensity of the proposed development. The following buffer designs are acceptable for consideration, as described:

- 1) **Type "A" Buffer Area** - The Type "A" buffer is used as a street buffer for residential subdivisions. The Type "A" Buffer Area consists of landscaping between a right of way and a sidewalk, providing separation between the two. The buffer area shall be a minimum width of five (5) feet. The frontage, not including driveway and walkway widths, and in consideration of visibility sight triangles and overhead utility lines, shall consist of a combination of the following per one hundred (100) lineal feet:
 - a) Three (3) large-maturing canopy shade trees planted thirty-three (33) feet on center, or four (4) understory, medium-maturing trees planted twenty-five (25) feet on center.
 - b) Six (6) perennial shrubs (may be clustered to ensure survival).
 - c) Landscaped grass areas and other native flowering groundcover.
 - d) Any tree planted within the right-of-way of overhead utility lines shall be a small-maturing tree of a mature height of no greater than fifteen (15) feet.

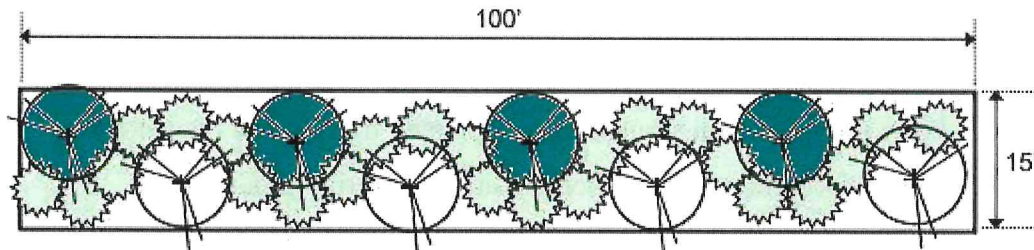


2) Land Use Buffers.

- a) **Type "B" Buffer Area** - The Type "B" Buffer Area is a low-medium density land use buffer intended to obscure visual contact between land uses and to create spatial separation. Type "B" Buffer areas are generally used as street and perimeter buffers. The buffer area shall be a minimum width of fifteen (15) feet. Not including driveway and walkway widths, the screen shall consist of not less than the following per one hundred (100) lineal feet:
 1. Four (4) large-maturing canopy shade trees planted seventeen (17) feet on center.
 2. Four (4) understory, medium-maturing trees planted twelve (12) feet on center.
 3. Twenty-four (24) perennial shrubs planted eight (8) feet on center.
 4. Landscaped grass areas and other native flowering groundcover.

5. Any tree planted within the right-of-way of overhead utility lines shall be a small-maturing tree of a mature height of no greater than fifteen (15) feet.

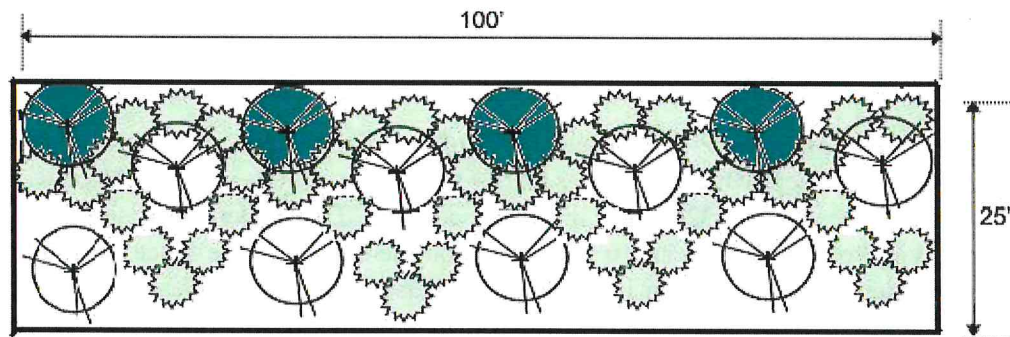
Buffer "B"



- b) **Type "C" Buffer Area** - The Type "C" Buffer Area is a medium-high density land use buffer designed to provide more visual and spatial separation between uses. The buffer area shall be a minimum width of twenty-five (25) feet. Not including driveway and walkway widths, the screen shall consist of a combination of not less than the following, per one hundred (100) lineal feet:

1. Four (4) large-maturing canopy shade trees planted seventeen (17) feet on center.
2. Eight (8) understory, medium-maturing trees planted twelve (12) feet on center.
3. Forty-three (43) to forty-six (46) perennial shrubs.
4. Landscaped grass areas and other native flowering groundcover.

Buffer "C"



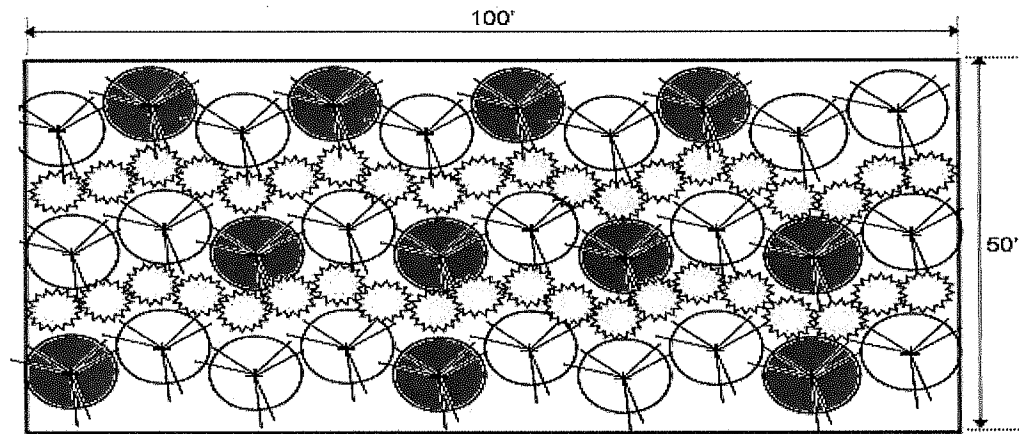
- 4) **Land Use and Screening Buffers.** Screening buffers are utilized to screen and buffer neighboring properties and uses from a more intrusive or incompatible use. Where native, mature trees exist onsite, the existing trees must be used towards a screening buffer when a screening buffer is required. Screening buffers are intentionally wider and may or may not include the use of a wall or fence.

- a) **Type "D" Buffer Area** - The Type "D" Buffer Area is a high-density land use and/or screening buffer of existing native and mature trees, or planted trees designed to meet the required opacity within four years. The "D" type buffers are designed to provide maximum buffering when a use may be incompatible with adjacent uses or has a large impact on adjacent uses. The buffer area shall be a minimum width of fifty (50) feet when using existing native and mature trees

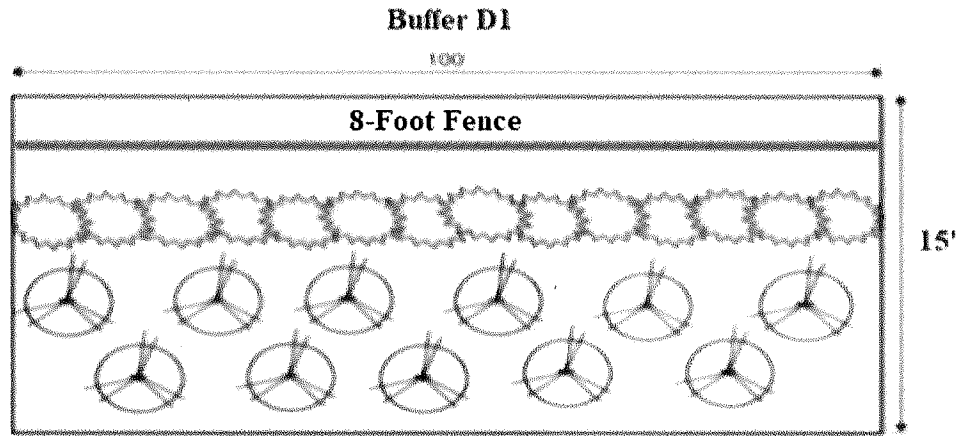
onsite. Not including driveway and walkway widths, the screen shall consist of the following, per one hundred (100) lineal feet:

1. Eleven (11) large-maturing canopy shade trees planted seventeen (17) feet on center.
2. Nineteen (19) to twenty (20) understory, medium-maturing trees planted ten (10) feet on center.
3. Forty (40) perennial shrubs, 2 rows, planted five (5) feet on center.
4. Landscaped grass areas and other native flowering groundcover.
5. Existing mature and native trees consisting of a diameter at breast height (DBH) of eight (8) inches or greater can be credited towards the required natural open space onsite and the required landscaping within the screening buffer.

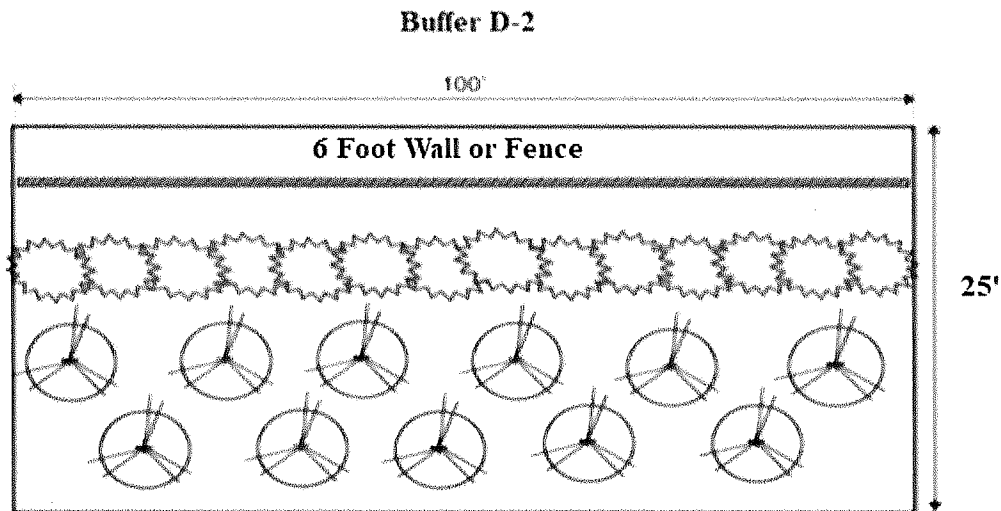
Buffer "D"



- b) **Type "D1" Buffer Area** – The Type "D1" Buffer is for use along the sides and rear boundary of a project, except when the side or rear of the project abuts a public right-of-way, in which case the Type "D" or "D2" buffer must be used. The "D1" buffer consists of an eight (8) foot solid vinyl or wood fence and is landscaped on the outside of the fence, within the property boundaries. The "D1" buffer is the same width as a Type "B" Buffer outlined above with an eight (8) foot fence added and landscaped in accordance with the Type "B" landscaping materials and specifications above. Existing mature and native trees having a diameter at breast height (DBH) of eight (8) inches or greater can be credited towards the required natural open space onsite and the required landscaping within the screening buffer.

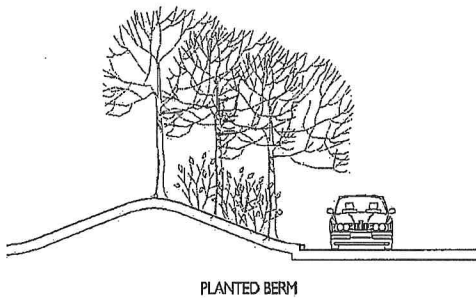


- c) **Type “D2” Buffer Area** – The Type “D2” Buffer is designed for use along right-of-way frontages and applied when any use is incompatible with, or has a severe impact on, the adjacent uses. The “D2” buffer will also be required on a site that has little or no tree coverage to use as a buffer. The “D2” buffer may also be required along the entire perimeter of a project, depending on the existing adjacent uses. The buffer area shall have a twenty-five (25) foot width with a six (6) foot high masonry, brick, decorative block wall, cultured stone, decorative rock, or similarly designed concrete wall, or solid fence. The “D2” Buffer shall be landscaped in accordance with the Type “C” Buffer landscaping materials and specifications listed above on the street-facing side of the wall per one hundred (100) lineal feet, not including driveway and walkway widths.



- 5) **Berms.** Berms may be included in buffer area design for Type “B” and Type “C” buffer areas as approved by the Technical Review Committee in consideration of site conditions:
- a) Berms of a minimum height of three (3) feet with plantings resulting in a total height of at least eight (8) feet above the exterior road surface or property line at maturity.
 - b) Berms of a minimum height of three (3) feet with a wall or fence for a total height of at least eight (8) feet above the exterior road surface or property line at maturity.

- c) All berms shall not exceed a slope with maximum rise of one (1) foot to a run of three (3) feet (expressed as a one to three [1:3] ratio or thirty-three [33] percent slope).
- d) All berms, regardless of size shall be stabilized with plants, groundcover, rock, and/or other suitable vegetation to meet the same planting standards for the width of the Type “B” or Type “C” buffer, whichever type the berm is replacing.



APPENDIX C. TREE PROTECTION STANDARDS

- A. **Purpose.** The purpose of this division is to prevent the clear-cutting of development sites, a practice which destroys the balance of nature, leads to sedimentation and erosion, contributes to air and water pollution, and unnecessarily robs the community of valuable assets.
- B. **Definitions.** The following definitions shall apply to this Ordinance:

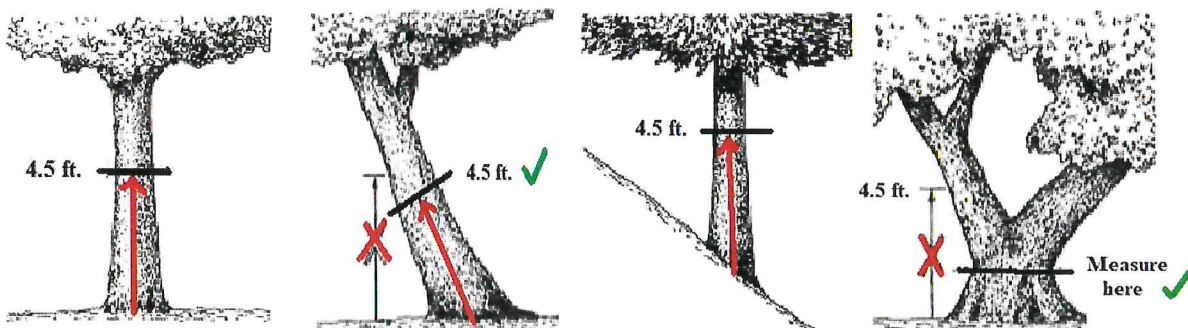
Buffer Areas. Transition zones consisting of horizontal space (land) and vertical elements (trees, plants, fences, walls, grasses). The purpose of such buffer space is to physically separate and visually screen adjacent land uses which are not fully compatible due to differing facilities, activities, or different intensities of use, and protect natural water bodies and neighboring properties from pollution, sedimentation, blockage, and diversion.

Building Footprint. The area represented by the boundaries of the exterior walls of a building or structure on a piece of property.

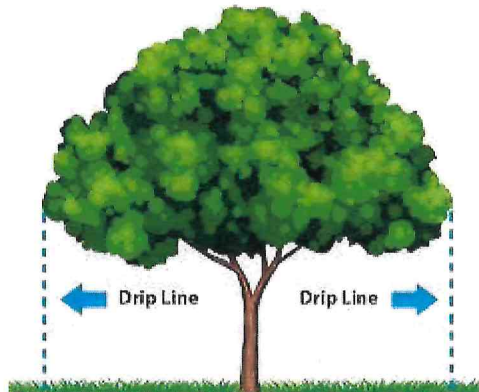
Caliper. The caliper measurement of a young replacement tree is the diameter of the trunk, measured at six (6) inches above the soil line, on trees that measure four (4) inch caliper or smaller. The caliper measurement differs from the Diameter at Breast Height measurement (DBH measurement measured four and a half (4.5) feet above the ground.) The caliper measurement is used when you *buy* the tree and the DBH measures a tree's diameter at maturity. As a general rule, a 1-inch caliper tree in a nursery or garden center suggests a tree that is about eight (8) feet tall, while a three (3) inch caliper measurement can mean a tree near fourteen (14) feet tall. However, this varies according to the type of tree involved.

(CRZ) Critical Root Zone. The area represented by a concentric circle centering on the tree trunk with a radius equal in feet to one (1) times the number of inches of the trunk diameter: (CRZ in ft = 1 x diameter inches).

(DBH) Diameter at Breast Height. The standard forestry method for measuring trees. DBH refers to the tree's circumference measured at the point located four and a half (4.5) feet above the ground and the measurement is then divided by 3.14 to provide the diameter of the tree.



Dripline. A line formed around the edge of a tree by the lateral extent of the crown.



Heritage Tree. A tree designated by the political subdivision to be of notable historical significance, value, or interest because of its age, size, or cultural significance.

Historic Tree. A hardwood tree measuring ninety-four (94) inches in circumference (30-inch diameter) or greater, as measured four and a half (4.5) feet above the ground (DBH).

Ornamental tree - A tree that normally attains a DBH of less than ten inches and a height of less than 45 feet at maturity that typically exhibits showy flowers or leaves.

Protected Tree. A healthy hardwood tree measuring twenty-five (25) inches in circumference (8-inch diameter) or greater, as measured four and a half (4.5) feet above the ground (DBH).

Specimen Tree. A healthy hardwood tree measuring fifty (50) inches in circumference (16-inch diameter) or greater, as measured four and a half (4.5) feet above the ground (DBH).

- C. Existing trees.** It shall be unlawful for any person to cut, move, remove or destroy through damaging or to authorize the same, of any tree, as defined herein, without obtaining a tree removal development permit (tree permit) in accordance with the provisions of this article.
- 1) Because any healthy hardwood tree measuring greater than twenty-five (25) inches in circumference (8-inch diameter) as measured four and a half (4.5) feet above the ground (DBH) is a valuable natural resource, by virtue of its age and size and its contribution to the environment, all such hardwood trees (with exception of those listed under Table D.6. below,) shall be considered Protected Trees and protected to the extent practical and shall require replacement if removed.
 - 2) Ornamental trees, specifically any Flowering dogwood (*Cornus spp.*), Redbud (*Cercis spp.*), Magnolia (*Magnolia spp.*), or Crape Myrtle (*Lagerstroemia indica*) tree measuring twelve and a half (12.5) inches in circumference (4-inch diameter) or greater shall be considered a Protected tree.
 - 3) A hardwood tree measuring fifty (50) inches in circumference (16-inch diameter) or greater located anywhere within the county shall be considered a Specimen Tree and protected to the maximum extent practical and feasible, and shall require replacement at a higher caliper than other trees if removed.

- 4) A hardwood tree measuring ninety-four (94) inches or greater in circumference (30-inch diameter) shall be considered an Historic Tree and shall have the highest caliper replacement requirement if removed.
- 5) All pine trees in fair or better condition measuring thirty-one (31) inches in circumference (10-inch diameter) or greater that are located in a protected zone (a portion of the property required to remain in natural open space or areas required to be landscaped, or to be used as buffer transition yards and/or street protective yards).
- 6) All trees except nuisance trees that are retained onsite may be used towards the natural open space or any buffer requirement on a development site.
- 7) New Trees shall be provided and planted for new residential and commercial subdivisions at a rate of one (1) tree for every 2,000 square feet of the building footprint of the new development.

D. Exemptions. Notwithstanding any other provision to the contrary in this article, any person may cut down, destroy, or replace or authorize the removal of one or more tree(s) whose trunks lie wholly within the boundaries of property owned by said person without obtaining a tree removal permit, in accordance with the following exemptions.

- 1) **Residential Owner-occupied.** The said property consists of a single-family, owner-occupied lot, excluding mobile home rental parks. The removal of trees must be in compliance with all HOA rules and agreements and must not include trees within buffers and setbacks that were protected under the recorded plat and/or site plan for a community.
- 2) **Agricultural and Commercial Timber Uses.** Properties classified for ad valorem tax purposes by the County Property Appraiser as commercial timber, tree farm, or agricultural operation uses are exempt from tree protection requirements, provided, however, any person who removes or destroys trees on agricultural land within two (2) years prior to the sale of the property for any use other than agriculture or commercial timber production, or applied for subdivision approval within two (2) years of the tree removal, shall be presumed to have performed such destruction or removal of trees with the intention of developing the land to a nonagricultural use. In order to rebut said presumption, said person may file a sworn affidavit with the County's Building and Planning staff attesting to the fact that no trees have been removed except in conformity with recognized agricultural or timber management or production practices. The County shall consider the following factors which shall be set forth in the affidavit in considering whether the trees have been removed in conformance with recognized agricultural management of production practices:
 - a) The specific reason(s) for removal of said trees.
 - b) The length of time the land has been in agricultural production.
 - c) Whether the use has been continuous.
 - d) The size of the area as it relates to efficient agricultural production.
 - e) Whether the land has been sufficiently and adequately cared for within accepted commercial practices of the dominant type of production.
 - f) Whether the land is under lease and if so, the type and terms of said lease.
 - g) Whether the tree removal was done in the ordinary course of business.

- h) Any contract for sale in existence at the time of submitting the affidavit.
 - i) Such other factors which are relevant to the determination of good faith land use.
- 3) **Deteriorated trees.** Said property contains trees which have deteriorated as a result of age, hurricane, storm, fire, freeze, disease, lightning or other act of God.
- 4) **Existing rights-of-way and easements.** Said property is within an existing public or private right-of-way or maintenance easement and contains trees which must be removed or thinned to ensure the safety of the motoring public and to maintain visibility of oncoming traffic at intersecting public streets or such other tree or trees which may disrupt public utilities such as power lines, drainage ways and similar public needs. Planned public or private rights-of-way shall be designed to preserve as many trees as possible. Provided, however, specimen trees in public or private rights-of-way or utility easements shall only be removed upon issuance of a tree removal permit. Said tree so removed shall be replaced with replacement stock, and said tree so replaced may be located in the right-of-way or elsewhere.
- 5) **Trees for sale.** Said property contains trees which are planted and grown for sale to the public or for some public purposes. All licensed plant or tree nurseries and botanical gardens are exempt from this article.
- 6) **Nuisance tree species.** Trees of the following species are considered invasive and should be removed. The trees within Table D.6. shall not be used as replacement trees or for landscaping in new development:

Table D.6. Nuisance Species Exempt from a Tree Removal Permit and/or Replacement.

Common Name	Botanical Name
Trees:	
Bradford/Callery Pear	<i>Pyrus calleryana</i>
Tree-of-Heaven	<i>Ailanthus altissima</i>
Chinese Wisteria	<i>Wisteria sinensis</i>
Japanese Maple	<i>Acer palmatum</i>
Chinaberry	<i>Melia azedarach</i>
Empress Tree	<i>Paulownia tomentosa</i>
Golden Bamboo	<i>Phyllostachys Aurea</i>
Mimosa/Silk Tree	<i>Albizia julibrissin</i>
Chinese Tallow Tree	<i>Triadica sebifera</i>
Wild Olive (Autumn, Russian, & Thorny)	<i>Eleagnus spp.</i>
Shrubs:	
Privet	<i>Ligustrum spp.</i>
Nandina	<i>Nandina domestica</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Kudzu	<i>Pueria lobata</i>
English Ivy	<i>Hedera helix</i>
Multiflora Rose	<i>Rosa multiflora</i>
Chinese Wisteria	<i>Wisteria sinensis</i>

E. *Tree Surveys and Permits.*

- 1) For all new residential subdivisions consisting of five (5) or more lots, and commercial and industrial developments, a tree survey and tree removal permit shall be filed with a Preliminary Plat, grading plan, and/or Conceptual Site Plan along with the following information:
 - a) Two copies of a tree survey performed by licensed Engineer, Land Surveyor, Biologist, Forester, Botanist, Registered Landscape Architect, or Certified Arborist having the ability to recognize and accurately report the number and species of existing trees onsite.
 - b) The survey shall provide a diagram of the property at a scale no greater than one-inch equals fifty (50) feet which identifies the location, size, and species of all existing trees within the property boundaries having twenty-five (25) or more inches in circumference.
 - c) The name, signature, address, and telephone number of property owner.
 - d) The legal description of the property and property appraiser's parcel number.
 - e) A North arrow, scale and identification of streets abutting the property.
- 2) The tree survey can be provided separately or overlaid onto a grading plan and must show which trees are proposed for removal and which trees will be preserved. All trees being retained must be flagged onsite showing that they will be preserved.
- 3) No more than twenty (20) percent of such trees within the building area of the project shall be felled and removed, except by order of the TRC and/or Planning Commission in determining that unique circumstances exist onsite in developing the property. For the purpose of this ordinance, the building area shall be defined as the areas on the project site being cleared for the construction of buildings (the project footprint, not the total project site.)
- 4) ***Posting of the Tree Survey and Permit.*** A copy of the original tree survey and approved tree removal permit shall be clearly posted on the jobsite during all phases of clearing and construction activities.
- 5) ***Termination of permit.*** All tree removal permits shall expire one year from the date of issue unless time extensions are granted by the County's Planning Staff. Application for extensions of time shall be made in writing to the County's Planning Department at least.

F. *Replacement Trees & Mitigation.*

- 1) Where, due to unusual topographic conditions or circumstances peculiar to a given site, more than twenty (20) percent of the trees to be preserved must be felled, replacement trees of the same species and having not less than eighteen (18) inches in circumference (5.73 inches DBH) within a period of three (3) years shall be planted in like number. To the extent possible, such trees shall be integrated into the required landscaping.
- 2) Protected heritage trees must be replaced at a 1:1 caliper inch ratio. For example, if you cut down a healthy twenty-four (24) inch tree, you must replant twenty-four (24) inches worth of new trees (i.e., eight 3-inch trees, six 4-inch trees, etc.).

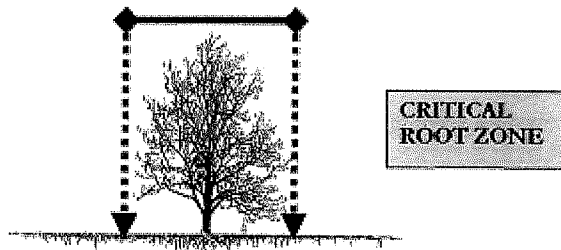
- 3) All mitigation trees required for replacement and planting as a condition of a tree cutting permit must be installed prior to the issuance of a certificate of occupancy of any commercial building or residential home or the recording of a final plat on any proposed major development.
- 4) Tree loss mitigation may be provided by retaining existing trees on site which meet the following criteria:
 - a) Trees are between 3 inches and 6 inches DBH, provided the trees are in good health and are free of damage or disease.
 - b) Trees are not a recognized invasive in Table D.6. above.
- 5) **Natural soil level.** All trees and replacement stock shall be native species and have their natural soil level maintained. Tree wells and/or planter island shall be provided, if necessary, to maintain the natural existing soil level.
- 6) **Tree survival.** All efforts shall be made to maintain the life and natural drainage to replacement trees prior to and following planting. In the event a replacement tree expires within six (6) months of planting, the developer shall be responsible to replace the expired tree with a healthy, living tree.

G. Fee in lieu of. If the Applicant elects not to replace a tree being removed, the Applicant must pay the following mitigation fees and fines:

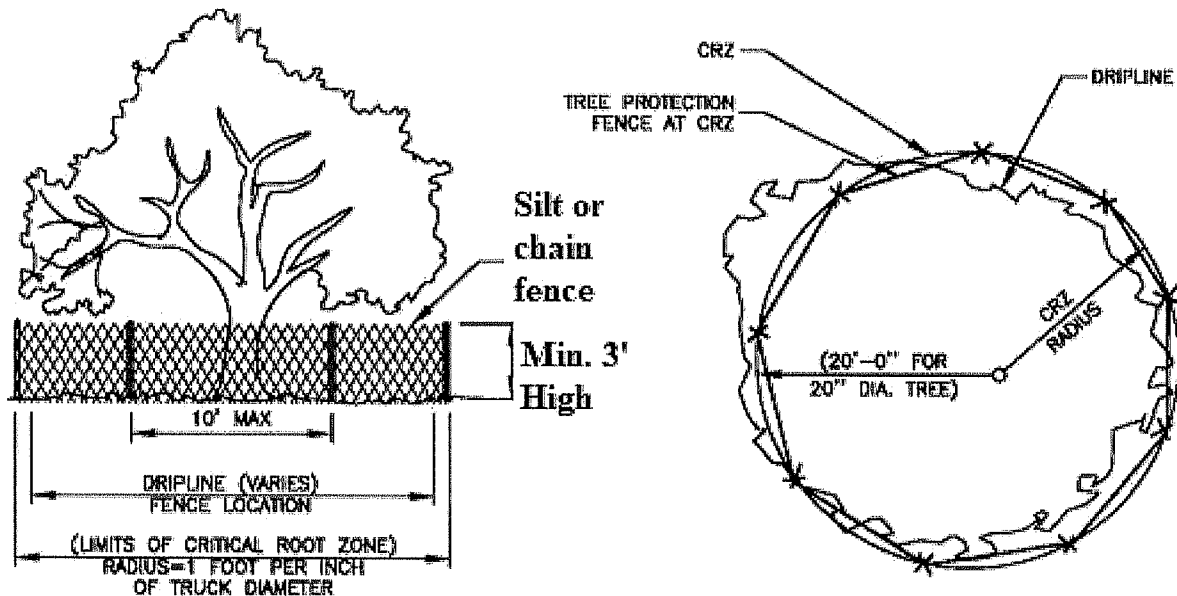
- 1) The mitigation fee for Protected trees shall be based on the regional current market retail value of three (3) inch caliper trees installed to the American Association of Nurserymen standards at the time of removal.
- 2) Since larger, mature trees cannot be replaced in their ability to provide more shade and the ecological benefits that they provide, a mitigation fee of fifty (50) dollars per caliper inch shall be placed on the value of each specimen tree removed.
- 3) All historic tree removals are assessed a mitigation fee of fifty (50) dollars per caliper inch with a forty (40) dollar per caliper inch fine in addition to the mitigation fee requirements.
- 4) Fee-in-lieu-of mitigation fees shall be capped at twenty-five thousand (25,000) dollars per acre, to be adjusted upward or downward on a pro rata basis based upon the size of the parcel. By way of example, the fee-in-lieu would be capped at twelve-thousand five hundred (12,500) dollars for a one-half acre parcel and capped at thirty-seven thousand, five hundred (37,500) dollars for a one and one-half acre parcel.
- 5) All mitigation fees and fines shall be deposited into the County's Tree or Environmental Fund managed by the County and shall be used solely for the purposes of:
 - a) Tree purchase and installation of new trees within public parks and building sites.
 - b) Maintenance of existing tree canopy on public property and rights-of-way.
 - c) Purchase of real property for the purposes of tree plantings.
 - d) Public environmental remedial or corrective actions for public forest lands, riparian streams and rivers, or the purchase of endangered species habitat.
 - e) Administration of the above.

H. Tree protection during development.

- 1) The outermost dripline of the tree shall be considered the Critical Root Zone (CRZ) and shall be shown on all tree surveys, tree protection plans, tree replacement plans, and construction plans.



- 2) Approved erosion control or silt barriers at least three (3) feet in height shall be installed outside the CRZ prior to any grading or land disturbance onsite to prevent siltation and/or erosion within the CRZ and shall be maintained throughout all phases of the construction project.



- 3) Activities prohibited within the CRZ include:
 - a) Storage of vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be harmful to tree health.
 - b) The use of tree trunks as a winch support, anchorage, temporary power pole, signposts or other similar function.
 - c) Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the Planning Department or Administrator.
 - d) Soil disturbance or grade change.

- e) Vehicular traffic or parking within the CRZ
 - f) Drainage changes
- 4) Nothing contained herein shall be construed to prevent the designation of driveways or parking areas beneath tree branches so long as the impervious surface amounts to no more than fifty (50) percent of the total area under drip line of the tree.
 - 5) In no event shall any impervious surface be located closer than six (6) feet from the trunk of the tree.

I. Violations and Enforcement.

- 1) ***Protected, Specimen, and Historic Tree Violations.*** Trees classified as Protected, Specimen, and/or Historic trees that are cut, removed, or destroyed during construction shall be considered in violation of this Ordinance and the tree permit, and/or survey are subject to the following penalties:
 - a) The Applicant will be required to plant replacement trees on site in accordance with the table below; and/or;
 - b) Pay a fine to the County Tree Preservation and Environmental Remediation Fund using a combination of the replacement costs outlined under Section G above, and the Replacement Rate established in the table below. The following tables may be used as a guide for replacement standards and penalty fees:

Diameter of Tree Removed (d.b.h.) Rounded Up	Replacement Rate	Minimum Caliper of Replacement
Ornamental Trees 4" to 7.99"	1:1 caliper inch ratio of the d.b.h. of the removed tree	2"
Protected Trees 8.0" to 15.99"	Double the total d.b.h. of the removed tree	4"
Specimen Trees 16.0" to 29.99"	Triple the total d.b.h. of the removed tree	4"
Historic Trees 30" or greater.	Triple the total d.b.h. of the removed tree	4"

MINOR SUBDIVISIONS

Laurens County
Building, Planning, & Public Works
Departments



MINOR SUBDIVISION DEVELOPMENT

Minor subdivision is a subdivision which **does not** involve any of the following:

- A. The creation of ten (10) or more lots.
- B. The creation of any new street.
- C. The extension of an existing minor or major subdivision or development under the same ownership or control which would in effect create ten (10) or more contiguous lots.



Minor Subdivision Development Submittal Checklist: PLAT

This checklist must be completed, signed, and submitted with application.

Project Name: _____

Applicant: _____

Check all that apply. Leave item unchecked if not applicable

Applicant Checklist

- ☐ Proof of no outstanding taxes or assessment against the property
- ☐ Copy of recorded Minor Subdivision Disclosure Statement
- ☐ Applicable Review Fees
- ☐ DHEC NOI and DHEC IL-NOI
- ☐ Restricted Covenants Form, signed and dated
- ☐ Copies of all applicable Encroachment Permits and Approval Letters (i.e. utilities, roadways, railroad, etc.)
- ☐ Copies of any and all paperwork regarding Variances must be included

N/A *(Provide short explanation for any items that are not applicable)*

Design checklist

PLAT REQUIREMENTS

- ☐ Correct Laurens County Tax Map Survey (TMS) number(s) and performed by a Registered Land Surveyor. Plats should meet the minimum "Standards of Practice Manual for Surveying in South Carolina" as approved by the S.C. Department of Labor, Licensing and Regulation.
- ☐ Total acreage, number of lots, and lots numbered on the Plat.
- ☐ Plat sheets size 11" x 17" or greater.
- ☐ If new parcel is created from a parent parcel, previous survey must be referenced on the plat.
- ☐ Entire parent parcel and the proposed division(s) must be shown on the plat.
- ☐ Any existing buildings on the parcel to be subdivided (parent parcel) on the parcel being created shall be located on the plat with setback distances from the new property lines.
- ☐ Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the area of interest.
- ☐ Existing and proposed lot sizes.
- ☐ Prepare a draft plat of the proposed subdivisions for submission to the Building Department for preliminary approval.
- ☐ Wetland, Riparian, and FEMA Flood Hazard Zone buffers required on-site, as per Appendix B of the Laurens County Subdivision Ordinance.

- ☐ Indicate purpose for plat, whether for immediate or future sale, lease or building development, closing/mortgage/loan survey, subdivision, change of ownership, re-survey/boundary survey, etc.

- ☐ Name of Owner(s)

- ☐ Location and statement of any easements and accesses that run with the property.

N/A *(Provide short explanation for any items that are not applicable)*

** Once approved, a plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted.*

Signature: _____

Date: _____

MAJOR SUBDIVISION

Laurens County
Building, Planning, & Public Works Departments



MAJOR SUBDIVISION DEVELOPMENT PRELIMINARY PLAT

Major Subdivision - All division of a tract or parcel of land into ten (10) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, or any division of a tract or parcel of land involving a new street or a change in existing streets.



Major Subdivision Submittal Checklist: PRELIMINARY PLAT

This checklist must be completed, signed, and submitted with application.

Project Name: _____

Applicant: _____

Check all that apply. Leave item unchecked if not applicable

APPLICANT CHECKLIST

- ☐ Laurens County Land Development Application (for Major Subdivision)
- ☐ Applicable Review Fees
- ☐ Eight (8) 24" x 36" copies of the Preliminary plat (and Conceptual Plan if submitted)
- ☐ Eight (8) 24" x 36" copies of the Construction Site Plan and design calculations
- ☐ One (1) digital copy of the Preliminary Plat, Construction Site Plan, (and Conceptual Plan if submitted)
- ☐ Recorded Plat
- ☐ Recorded Deed, and deed record names of adjoining property owners
- ☐ Copies of all Encroachment Permits and Approval Letters (i.e. utilities, roadways, railroad, etc.) Sewer
- ☐ Easement Certification
- ☐ DHEC NOI and DHEC IL-NOI
- ☐ Tree Survey and Tree Removal Permit Application.
- ☐ Survey and Tax Map Survey Number(s) performed by a Registered Land Surveyor meeting the minimum "Standards of Practice Manual for Surveying in South Carolina.

DESIGN CHECKLIST

A) PRELIMINARY PLAT

GENERAL INFORMATION

- ☐ Title block with proposed land development name (approved by Staff)
- ☐ Developer/applicant and/or owner/applicant contact information
- ☐ North arrow, scale and date, revision date block
- ☐ Tract boundaries and acreage with all bearings and distances indicated.
- ☐ Proposed phase boundaries and acreage.
- ☐ Seal, registration number, name, address, signature of engineer/surveyor registered in South Carolina.
- ☐ Vicinity map, with the location of City and/or Town limits if in the vicinity.
- ☐ Number of lots and/or units (existing and proposed)
- ☐ Scale (not less than 1 in. = 100 ft. nor more than 1 in. = 20 ft.).
- ☐ Location of topographical lines, at 2' to 5' intervals (survey verified) extending at least 100' outside the subdivision, wetlands, riparian, FEMA floodplain hazard areas, and storm drainage ditches
- ☐ Location of any historical or cultural artifacts, structures, foundations, cemeteries, or remains on-site.
- ☐ Location, names, and rights-of-way widths of existing or platted streets within and in the vicinity of tract
- ☐ Location, names, and dimensions of all existing or platted rights-of-way, easements, buildings, and water courses either on or adjacent to the property to be subdivided. Show locations of poles or towers.
- ☐ Size and location of existing sewers, water mains, drains, culverts, underground facilities within the street or within the rights-of-way of streets or roads adjoining the tract, w/sewer grades and invert elevations
- ☐ Identification of surrounding existing land uses.
- ☐ Elevations where public water and/or public sewers are to be installed
- ☐ Names of any adjoining subdivision and property lines within the subdivision.
- ☐ Location, width, layout of existing and proposed streets, roads, sidewalks, alleys, and public ways.

- ☐ Layout of all blocks and lots, including front, rear, and side building setback lines, scaled dimensions of lots, consecutive lot and block number, and total number of lots.
- ☐ Layout of all existing and proposed easements and rights-of-ways, indicating width and use.
- ☐ Location, dimensions, and acreage of all natural and common open space provided.
- ☐ Layout of proposed easements, indicating width and use.
- ☐ Location of public use property proposed to be set aside for the common use of property owners in the proposed subdivision and a dedication and management statement.
- ☐ Indication of the use of all lots (single-family, two-family, multifamily, townhouse, offices, commercial, warehousing, industrial, etc.)
- ☐ The acreage of each drainage area affecting the proposed subdivision.
- ☐ Any deed restriction or restrictive covenants.
- ☐ Statement clarifying whether the property line is in the center of the stream or creek or the traverse line on lots abutting a stream or creek.

Signature: _____ Date: _____

TECHNICAL REVIEW COMMITTEE USE ONLY BELOW

Project Name: _____

- ☐ Application is **COMPLETE** and is **ACCEPTED** for review by the Technical Review Committee
- ☐ Application is **NOT** complete and is **DENIED** for review by the Technical Review Committee for the following reasons:

Designer Contacted By: _____ Date: _____

Staff: _____ Date: _____

MAJOR SUBDIVISIONS

Laurens County
Building, Planning, & Public Works
Departments



MAJOR SUBDIVISION DEVELOPMENT

CONSTRUCTION SITE PLAN

Major Subdivision - All division of a tract or parcel of land into ten (10) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, or any division of a tract or parcel of land involving a new street or a change in existing streets.



Major Subdivision Development Submittal Checklist: CONSTRUCTION SITE PLAN

This checklist must be completed, signed, and submitted with application.

Project Name: _____

Applicant: _____

Check all that apply. Leave item unchecked if not applicable

Applicant Checklist

Construction plans shall be prepared by a registered South Carolina Engineer at a convenient scale of at least one (1) inch = two hundred (200) feet and not more than one (1) inch = one hundred (100) feet.

- ☐ Laurens County Land Development Application (for Major Subdivision) and applicable Review Fees.
- ☐ Eight (8) 24" x 36" copies of the Preliminary plat (and Conceptual Plan if submitted)
- ☐ Eight (8) 24" x 36" copies of the Construction Site Plan and design calculations
- ☐ One (1) digital copy of the Preliminary Plat, Construction Site Plan, (and Conceptual Plan if submitted)
- ☐ Recorded Preliminary Plat (if not being reviewed simultaneously with the Preliminary Plat)
- ☐ Recorded Deed, and deed record names of adjoining property owners
- ☐ Copies of all Encroachment Permits and Approval Letters (i.e. utilities, roadways, railroad, etc.)
- ☐ Sewer Easement Certification, DHEC NOI and DHEC IL-NOI
- ☐ Laurens County Tax Map Survey (TMS) number(s) and performed by a Registered Land Surveyor. Plats should meet the minimum "Standards of Practice Manual for Surveying in South Carolina" as approved by the S.C. Department of Labor, Licensing and Regulation.
- ☐ Traffic Impact Study for proposed developments generating one hundred (100) or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street.
- ☐ Drainage Plan prepared by a licensed Engineer showing proposed structures, pipe sizes, drainage easements, pipe locations where water will be taken off street and drainage calculations, erosion control measures, and storm water drainage and retention plans.
- ☐ A Utilities Plan showing the existing and proposed utilities on and adjacent to the tract showing proposed connections to existing utility systems. Location, size, invert elevations and easements for sanitary sewers, potable water lines, gas lines, underground cable and electric lines, fire hydrants, and other utilities and structures
- ☐ A Landscaping Plan showing the locations, species, and planting size of all trees, shrubs and grasses proposed for planting on-site, including a table with this data.
- ☐ Lighting Plan showing locations and type of lighting proposed.
- ☐ Tree Survey showing the locations and species of existing trees on-site, the diameters at breast height (4.5 feet above ground), and indicating which trees are proposed for removal including a data table. (A tree survey can be overlaid and combined with a grading plan.) with a data table.
- ☐ Grading/Land Disturbance Plan including any phased grading and locations of protected buffers. Profiles showing existing and proposed elevations along the center lines of all new roads
- ☐ Plans and profiles showing the locations, dimensions, and typical cross section of street pavements including curbs and gutters, sidewalks, storm drainage easements, rights-of-ways, manholes, catch basins, and other storm drainage and retention structures.

** Information submitted to the Technical Review Committee and then to the Planning Commission should be the overall project planned, and changes to the approved design may require review and approval by one or all county parties.*

** Variance Requests will not be accepted until after the project is reviewed by the Technical Review Committee when required.*

CONSTRUCTION SITE PLAN DESIGN

- ☐ An appropriate engineer's scale sufficient to locate the subdivision and a north arrow.
- ☐ Name of subdivision, name and address of owners, the engineer or surveyor and the owner of abutting property and/or properties.
- ☐ Acreage of land to be subdivided.
- ☐ Boundaries of area to be subdivided with bearings and distances.
- ☐ Any deed restriction or restrictive covenants.
- ☐ Proposed lot lines, lot numbers, dimensions, front, rear, and side setbacks, street names and road easements.
- ☐ Proposed use for lots within the development and the existing land use of the land of the abutting properties.
- ☐ The location of existing and proposed easements with their location, widths, and distances.
- ☐ Location of existing water courses, culverts, railroads, streets, bridges, etc.
- ☐ The percentage and acreage of natural and common open space requirements provided as outlined under Section 18-2 of Chapter 18, shown on the site plan.
- ☐ Location of street trees, street lighting and subdivision signs.
- ☐ Copies of all applicable encroachment permits.
- ☐ The location of any riparian or wetland areas within the boundaries of the property, the location of any flood hazard zones, the mean high-water line, and the upland boundary of any required buffers in accordance with Section 18-6 of Chapter 18.
- ☐ A diagram of on-site tree and required buffer protection plan measures and methods.
- ☐ Rights of way and access dimensions and access/drive visibility triangles.
- ☐ Road construction elevations and construction materials.
- ☐ The plan shall be accompanied by a tentative centerline profile for each street if deemed necessary by the County.
- ☐ Locations of proposed dumpsters and screening plan/diagram.
- ☐ Parking areas: stall and access drive dimensions, directional arrows, and required parking lot landscaping on the landscaping plan.
- ☐ Proposed loading areas and stalls.
- ☐ Provide construction standards to meet the SC State Fire Codes and the County's Code of Ordinances.

Signature: _____ **Date:** _____

TECHNICAL REVIEW COMMITTEE USE ONLY BELOW

Project Name: _____

- ☐ Application is **COMPLETE** and is **ACCEPTED** for review by the Technical Review Committee.
- ☐ Application is **NOT** complete and is **DENIED** for review by the Technical Review Committee for the following reasons:

Designer Contacted By:
Staff:

Date:
Date:

MAJOR SUBDIVISION

Laurens County
Building, Planning, & Public Works Departments



MAJOR SUBDIVISION DEVELOPMENT FINAL PLAT

Major Subdivision - All division of a tract or parcel of land into ten (10) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, or any division of a tract or parcel of land involving a new street or a change in existing streets.

Appendix G



Major Subdivision Submittal Checklist: FINAL PLAT

This checklist must be completed, signed, and submitted with application.

Project Name: _____

Applicant: _____

Check all that apply. Leave item unchecked if not applicable

APPLICANT CHECKLIST

- ☐ Laurens County Land Development Application (for Major Subdivision)
- ☐ Applicable Review Fees
- ☐ Five (5) 24" x 36" copies of the final plat
- ☐ Digital copy of Final Plat
- ☐ Certification of Approval for Recording
- ☐ Certificate of Ownership and Dedication
- ☐ Certification for Private Roads and Facilities
- ☐ Sewer Easement Certification
- ☐ Performance Financial Guarantee
- ☐ Surveyor Certification
- ☐ Five (5) copies of the Stormwater As-Built Drawings and As-Built Certification Statement
- ☐ Five (5) copies of the Stormwater Pond Certification
- ☐ Copy of SCDHEC NOT (Notice of Termination)
- ☐ Report from the County Public Works official that all streets and drainage facilities have been properly installed in accordance with the Preliminary Plat and Construction Site Plan. Landscaping Conceptual
- ☐ Plan showing all entry ways and landscaping along exterior of the subdivision and exterior roads.
Current Traffic Study including any intersections that will be impacted by subdivision traffic.

DESIGN CHECKLIST

- ☐ Title "FINAL PLAT FOR: _____ (name of land development)."
- ☐ Developer/applicant and/or owner/applicant contact information, registration number.
- ☐ Contact information for professional person(s) responsible for design, seal of the engineer or surveyor registered in South Carolina and the date that the survey was made.
- ☐ North arrow, scale and date, including revision dates.
- ☐ Tract boundaries and acreage.
- ☐ Tax Map Survey Number(s).
- ☐ Vicinity map.
- ☐ Location, names, and rights-of-way widths of existing or platted streets within and in the vicinity of tract.
- ☐ Location and dimensions of all existing and proposed rights-of-way and easements either on or adjacent to the property to be subdivided.
- ☐ Size and location of sewers, water mains, drains, culverts, or other underground facilities within the street or within the street or within the rights-of-way of streets or roads adjoining the tract .
- ☐ Layout of other easements, indicating width and use .
- ☐ Layout of all blocks and lots, including building setback lines; scaled dimensions of lots, consecutive lot and block numbers, and total number of lots.
- ☐ Location, dimensions, and acreage of all common open space property.
- ☐ Indication of the use of all lots.
- ☐ School District the proposed subdivision is located (all grades).

** Once approved, the Final Plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted. After the expiration of twelve (12) months, said Final Plat approval shall be void.*

Signature: _____

Date: _____

TECHNICAL REVIEW COMMITTEE USE ONLY BELOW

Project Name: _____

- ☐ Application is COMPLETE and is ACCEPTED for review by the Technical Review Committee
- ☐ Application is NOT complete and is DENIED for review by the Technical Review Committee for the following reasons:

Designer Contacted By: _____ **Date:** _____


Staff: _____ **Date:** _____

AND IT IS SO ORDAINED this 11th day of October, 2022.

LAURENS COUNTY COUNCIL:

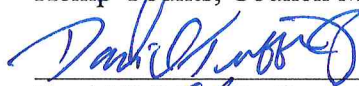

W. Brown Patterson, Jr., Council Chairman

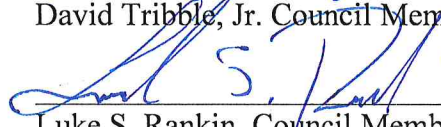

Jeffrey Carroll, Council Vice Chairman


- ABSTAIN -
Diane B. Anderson, Council Member

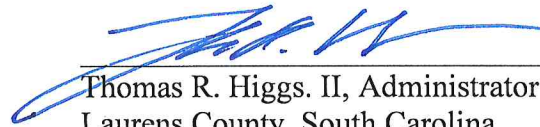

Shirley H. Clark, Council Member



Kemp Younts, Council Member


David Tribble, Jr. Council Member


Luke S. Rankin, Council Member

ATTEST:


Thomas R. Higgs, II, Administrator
Laurens County, South Carolina


Cheyenne G. Noffz, Clerk
Laurens County Council
Laurens County, South Carolina


First Reading: June 14, 2022
Second Reading: September 13, 2022
Public Hearing: July 12, 2022
Third Reading: October 11, 2022

VOTE: 6-0-1

FOR AGAINST ABSTAIN ABSENT

Patterson	■	□	□	□
Carroll	■	□	□	□
Anderson	□	□	■	□
Clark	■	□	□	□
Younts	■	□	□	□
Tribble	■	□	□	□
Rankin	■	□	□	□

APPROVED AS TO FORM:


A. "Sandy" Cruickshanks, IV
Laurens County Attorney

