

Chapter 8 Project Design and Construction Standards

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CHAPTER 8 - Project Design and Construction Standards.

ARTICLE 8.1. - PURPOSE.

The purpose of this Article, in conjunction with requirements pertaining to lots and blocks in Chapter 6, is to advance the objectives of the South Carolina Local Planning Enabling Act of 1994 to require harmonious, orderly, and progressive development of land as required by considerations of public health, safety, economy, good order, appearance, convenience, morals, and the general welfare. In furtherance of these objectives, the regulation of land development in the county is designed:

- 8.1.1.1 To encourage economically sound and stable development;
- 8.1.1.2 To assure the timely provision of required streets, utilities, and other facilities and services to new land development;
- 8.1.1.3 To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
- 8.1.1.4 To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, transportation and other public purposes; and
- 8.1.1.5 To assure, in general, the wise and timely development of new areas and redevelopment of previously developed areas in harmony with the Comprehensive Plan.

ARTICLE 8.2. - GENERAL REQUIREMENTS.

Sec. 8.2.1. - Established as minimum standards.

All subdivisions and development projects hereafter established in the county shall be developed in accordance with the design and construction standards set forth in this Article. All such standards shall be considered minimum standards.

Sec. 8.2.2. - Suitability of land.

No land development plan, including subdivision plans, will be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation or from other menaces to health, safety or public welfare.

Sec. 8.2.3. - Surveys and plats.

All land developments within the jurisdiction of this Chapter shall be surveyed, platted, and marked in accordance with the Edgefield County GIS Mapping Department and with the Standards of Practice Manual for Surveying in South Carolina (2009 or latest edition).

ARTICLE 8.3. - DEFINITIONS REFERENCED.

The definitions of certain terms referenced in this Chapter are set forth in Chapter 12 Interpretation and Definitions.

ARTICLE 8.4. - SITE DESIGN STANDARDS.

Sec. 8.4.1. - General requirements.

- 8.4.1.1 Site analysis.

An analysis shall be made of characteristics of the development site, such as site context, geology and soil, topography, ecology, existing vegetation, structures, and road networks, visual features, and past and present use of the site.

8.4.1.2 Site design considerations.

8.4.1.2.1. Site design shall take into consideration all existing local and regional plans and shall be based on the site analysis.

8.4.1.2.2. To the extent practical, development shall be located to preserve any natural features on the site, to avoid areas of environmental sensitivity, to minimize negative impacts and alteration of natural features, to avoid adversely affecting groundwater and aquifer recharge, to reduce cut and fill, to avoid unnecessary impervious cover, to prevent flooding, to provide adequate access to lots and sites, and to mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

8.4.1.2.3. The following specific areas and resources shall be preserved in accordance with applicable local, state or federal law, and to the extent consistent with the reasonable utilization of the site:

8.4.1.2.3.1. Unique and/or fragile areas, including wetlands as defined in Section 404, Federal Water Pollution Control Act Amendments of 1972, as determined by the U.S. Corps of Engineers.

8.4.1.2.3.2. Trees 24 inches or more DBH (diameter breast height).

8.4.1.2.3.3. Floodplain areas, as determined by FEMA (Federal Emergency Management Agency) and delineated on flood boundary and floodway maps for the county.

8.4.1.2.3.4. Habitats of endangered wildlife, as identified on federal and state lists.

8.4.1.2.3.5. Historically significant structures and sites, as listed on federal, state, and/or local lists of historical places.

ARTICLE 8.5. - PROJECT IMPROVEMENTS.

Sec. 8.5.1. - Roads, public.

8.5.1.1 Circulation system design.

Road systems shall be designed to permit the safe, efficient, and orderly movement of traffic; to have a simple and logical pattern; to respect natural features and topography; to present an attractive streetscape; and to permit linkage of major collector roads and subdivisions.

8.5.1.2 Layout and alignment.

8.5.1.3 Proposed roads shall be coordinated with the existing road system in the surrounding area and, where possible, shall provide for the continuation of existing roads abutting the development.

8.5.1.4 All roads shall be opened to the exterior property lines of the development unless permanently terminated by a vehicular turnaround or intersection with another road.

8.5.1.5 Reserve strips controlling access to roads are prohibited except where their control is placed with the County, under conditions approved by the Planning Commission.

8.5.1.6 Maximum grade (profile) shall be 8% for unpaved roadways and 12% for paved roadways. Minimum grades may be established for drainage purposes where needed.

8.5.1.7 All breaks in tangent of alignment exceeding a difference in grades of 2% shall be provided with parabolic vertical curves; length to be approved by the Planning Commission.

8.5.1.7.1. Sight distance requirements shall meet or exceed applicable sections of the South Carolina Roadway Design Manual.

8.5.1.7.2. Super-elevation may be required on horizontal curves where roadway speeds exceed 30 miles per hour.

8.5.1.7.3. Local roads, especially in residential subdivision, primarily serving abutting land uses, shall be laid out to discourage their use by through traffic. For these roads, curvilinear alignments and "T" intersections should be used where possible to discourage through traffic and to encourage safety. The use of approved speed tables is allowed.

8.5.1.7.4. The arrangement of roads will be such as will not cause hardship to owners of adjoining property or to the general public in providing ingress and egress.

8.5.1.7.5. All breaks in tangent of alignment shall be provided with a circular curve, minimum radii to be determined by the Planning Commission based upon road safety considerations and the South Carolina Roadway Design Manual.

8.5.1.8 Cul-de-sacs.

8.5.1.8.1. Dead-end roads designed to be permanently closed at one end shall not exceed 2,500 feet in length measured from the public right-of-way to the center point of the turn-around.

8.5.1.8.2. Turn-arounds shall be provided at the closed end of a road and shall have a minimum radius of 60 feet. Pavement width shall have a minimum curb radius of 40 feet. A landscape center island may be provided if sight lines are not obstructed. If such island is provided, the pavement width of the turn-around shall be a minimum of 30 feet.

8.5.1.8.3. Temporary dead-end roads, which extend for a greater distance than the depth of one abutting lot, shall be provided with a temporary turn-around of not less than 60 feet.

8.5.1.9 Intersections.

8.5.1.9.1. No more than two roads shall intersect at any one point.

8.5.1.9.2. All roads shall intersect as nearly as possible at 90-degree right angles but, upon evidence of good cause, the Planning Commission may reduce this to 75 degrees.

8.5.1.9.3. Roads intersecting other roads shall either intersect directly opposite to each other, or shall be separated by at least a 300-foot offset between centerlines, measured along the centerline of the road being intersected.

8.5.1.9.4. Road intersections shall be located at least 150 feet from the right-of-way of any railroad, measured from the center point of the intersection to the railroad right-of-way line nearest the intersection.

8.5.1.10 Right-of-way widths and construction standards, by road type.

8.5.1.10.1. General requirements.

8.5.1.10.1.1. Additional right-of-way may be required by the Planning Commission for excessive cut and fill areas.

8.5.1.10.1.2. New streets or roads connecting to or extending existing publicly maintained roads, irrespective of whether such existing publicly maintained roads are paved, shall be considered as being new streets and roads.

8.5.1.10.2. Unpaved roads.

8.5.1.10.2.1. Generally, unpaved roadways constructed on or after the effective date of this Ordinance, will not be considered for acceptance into the County road maintenance system, but may be considered County approved private roads; provided that, such roads must be constructed by the landowner or developer in accordance with the minimum standards set forth in Sec. 8.5.2. -in order to be considered County-approved private roadways.

8.5.1.10.2.2. Unpaved roadways constructed prior to the effective date of this Ordinance, may be accepted into the County road maintenance system. However, such roads must first be improved to the following minimum standards by the landowner or developer:

8.5.1.10.2.2.1. Serves a minimum three parcels of land.

8.5.1.10.2.2.2. All properties served are 5 acres or larger in size.

8.5.1.10.2.2.3. A minimum three dwelling units or commercial businesses serving three different owners are occupied and their entrances front on the road.

8.5.1.10.2.2.4. Said units need to have been completed at least 5 years prior to the request to County Council.

8.5.1.10.2.2.5. Must connect onto a publicly maintained road.

8.5.1.10.2.2.6. Must be open to the public at all times.

8.5.1.10.2.2.7. Any unpaved road accepted by the County will not be added to any future paving list.

8.5.1.10.2.2.8. Road shall provide a 66-foot right-of-way.

8.5.1.10.2.2.9. Road shall have a 22-foot riding surface, with CR 14 stone spread at 300 pounds/square yard.

8.5.1.10.2.2.10. Sub-grade, sub-base course, shoulders, and seeding shall be constructed in accordance with applicable divisions and sections of South Carolina Standard Specifications for Highway Construction, latest edition.

8.5.1.10.2.2.11. All requirements of typical cross section for unpaved roadways, as depicted in this Chapter, unpaved road cross section drawing shall be met.

8.5.1.10.2.3. Major subdivisions on existing unpaved roads.

8.5.1.10.2.4. Where a major subdivision, as defined by this Ordinance, does not involve the creation of a new street or road and impacts only existing unpaved county streets or roads, such impacted roads shall be improved to meet the standards for the acceptance of unpaved streets and roads in Sec. 8.5.1.10.2.2 above, with the exception of Sec. 8.5.1.10.2.2.4; provided that, the Planning Commission may require that the entirety of such streets and roads be improved to such standards.

8.5.1.10.3. Paved roads.

For all subdivisions involving the creation of a new street or road, such streets and roads shall be developed in accordance with the County requirements for the paving of new streets and roads.

8.5.1.10.3.1. Paved roads requirements; no curb and gutter.

Roads accepted into the County maintenance system shall be paved and constructed by the landowner or developer in accordance with the following minimum standards when curb and gutter is not required:

Commented [JF1]: This sentence needs clarification regarding "unpaved road cross-section shall be met." Also, where do we insert these drawings?

8.5.1.10.3.1.1. Road shall provide a 50-foot right-of-way;

8.5.1.10.3.1.2. Road shall have a 24-foot riding surface;

8.5.1.10.3.1.3. Sub-grade, base course, shoulders, surface course and seeding shall be constructed in accordance with applicable divisions and sections of South Carolina Standard Specifications for Highway Construction, latest edition;

8.5.1.10.3.1.4. Base, binder and surface courses shall be applied according to applicable California Bearing Ration (CBR) values; and

8.5.1.10.3.1.5. All requirements of **typical cross section for paved roadways** shall be met, as shown in this Chapter.

8.5.1.10.3.2. Paved road requirements; with curb and gutter.

Roads accepted into the County maintenance system that provide curb and gutter shall follow the minimum standards:

8.5.1.10.3.2.1. Road shall provide a 50-foot right-of-way;

8.5.1.10.3.2.2. Road shall have a 30-foot riding surface, as measured from outside curbing;

8.5.1.10.3.2.3. Sub-grade, base course, shoulders, surface course, curb and gutter and seeding shall be provided in accordance with applicable divisions and sections of South Carolina Standard Specifications for Highway Construction, latest edition;

8.5.1.10.3.2.4. Base, binder and surface courses shall be applied according to applicable California Bearing Ration (CBR) values; and

8.5.1.10.3.2.5. All requirements of **typical cross section for paved roadways with curb and gutter** shall be met, as shown in this Chapter.

Sec. 8.5.2. - Roads, private.

8.5.2.1 Generally.

8.5.2.1.1. The subdivision of land abutting private roads for the purpose of establishing dwelling units or commercial businesses shall be allowed; provided that, such private roads must be constructed (by the developer or landowner) and approved by the County in accordance with the requirements of this Section.

8.5.2.1.2. Under no circumstances will the County maintain private roadways, regardless of whether such roadways are County approved.

8.5.2.2 Minimum width and construction requirements.

8.5.2.2.1. Private roads serving two or more dwellings or parcels must contain a driving surface not less than 20 feet in width.

8.5.2.2.2. Sub-base course, sub-grade, surface, ditch and shoulder requirements shall be the same as those required for roads accepted into the County maintenance system, as set forth in Sec. 8.5.1.10.2.

8.5.2.3 Documentation required for County approval.

Prior to County approval, and prior to the issuance of dwelling related permits, the developer or landowner must provide the Building and Planning Department with the following documentation:

8.5.2.3.1. Proof that the road will be maintained in perpetuity as a private road.

8.5.2.3.1.1. This proof must be in a form approved by the County Attorney and recorded at the Office of the County Clerk of Court, with acceptable documentation including restrictive covenants, deed conditions and private agreements.

8.5.2.3.1.2. All such documentation must clearly indicate the private responsibility of maintaining the affected roadways, and that such responsibility is applicable to all lots accessed by the private road in question.

8.5.2.3.1.3. Alternatively, the developer/landowner may provide proof that all lot owners possess an undivided property interest in the road, as well as recorded information indicating individual responsibility for the road's maintenance.

8.5.2.3.2. Proof that the road exists in the form of a legally recorded right-of-way.

8.5.2.3.2.1. For all County approved private roads, there must be recorded in the Office of the County Clerk of Court a road right-of-way of no less than 50 feet.

8.5.2.3.2.2. Right-of-way may be in the form of an easement; provided that, the easement must be expressly reserved for use as a road, and must be established by deed running with the property.

8.5.2.4. Determination of compliance with requirements for County approval.

8.5.2.4.1. Prior to approval of any subdivision abutting a private road, the County Attorney must review and approve in writing all such documentation provided for compliance with the requirements of subsections 8.5.2.3.1 and 8.5.2.3.2 of this Section.

8.5.2.4.2. The County shall issue a written report as to the private roadway's compliance with subsection 8.5.2.2 of this Section.

Sec. 8.5.3. - Shoulders and ditches.

Shoulders shall consist of stabilized turf or other material acceptable to the County and shall be prepared in compliance with section 209 of the Standards Specifications Manual for Highway Construction, latest edition.

Sec. 8.5.4. - Signage and names.

8.5.4.1. Road signs.

8.5.4.1.1. Design and placement of traffic signs shall follow state regulations or the requirements specified in the Manual of Uniform Traffic Control Devices for Streets and Highways, published by the U.S. Department of Transportation.

8.5.4.1.2. Responsibility for sign installation shall rest with the developer.

8.5.4.1.3. At least two road name signs shall be placed at each four-way road intersection, and one at each "T" intersection.

8.5.4.1.4. Signs shall be installed under streetlights, where possible, and free of visual obstruction.

8.5.4.1.5. The design of road name signs shall be uniform in size and color, and subject to approval by the County E 911 office.

8.5.4.1.6. Where subdivision roads are not to be dedicated to the County for public maintenance, the developer shall install signs at the beginning of the private road stating "County Maintenance Ends."

8.5.4.2. Names.

8.5.4.2.1. New roads.

8.5.4.2.1.1. Road names shall be subject to approval of the County E-911 office.

8.5.4.2.1.2. Proposed road names shall be substantially different in sound and spelling from existing roads in the county unless at a future date plans call for a tie-in between the proposed road and an existing road. Where such roads are in obvious alignment with an existing road, it shall be given the same name as the existing road.

8.5.4.2.1.3. Roads shall not be given a surname.

8.5.4.2.2. New subdivisions and other developments.

Subdivision and development names shall be subject to the approval of the County E-911 office and shall not duplicate the name of any recorded subdivision or development.

Sec. 8.5.5. - Erosion and sedimentation control.

8.5.5.1 The developer shall take measures to ensure that the amount of off-site sedimentation runoff and erosion does not increase from preconstruction levels.

8.5.5.2 The preliminary plan shall include a plan for erosion and sedimentation control in accordance with SC DHEC regulations.

Sec. 8.5.6. - Sidewalks.

8.5.6.1 The Planning Commission may require the developer to construct sidewalks within the right-of-way of public streets to connect with existing or proposed sidewalks and along major streets where sidewalks are needed for pedestrian traffic, such as to school and recreation areas.

8.5.6.2 Sidewalks, where constructed, shall be done in accordance with the South Carolina Department of Highways and Public Transportation Standard Specifications for Highway Construction, latest edition.

Sec. 8.5.7. - Sanitary sewerage facilities.

8.5.7.1 DHEC approval required.

All developments and lots within subdivisions shall be provided with sanitary sewerage facilities conforming to requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (DHEC), and the Edgefield County Water and Sewer Authority.

8.5.7.2 System requirements.

The sanitary sewer system shall be adequate to handle the necessary flow based on complete development.

8.5.7.3 When required to connect to public sewerage system.

Connection to a public sewerage system shall be required upon a determination by the Edgefield County Water and Sewer Authority that such connection is economically feasible.

Sec. 8.5.8. - Water supply.

8.5.8.1 Approval required.

All developments and lots within subdivisions shall be provided with water supplies and systems conforming to the requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (DHEC), and the Edgefield County Water and Sewer Authority (ECWSA).

8.5.8.2 When required to connect to a public water system.

Connection to a public water system shall be required upon a determination by the Edgefield County Water and Sewer Authority that such connection is economically feasible.

Sec. 8.5.9. - Fire hydrants.

Reserved.

Sec. 8.5.10. - Easements.

8.5.10.1 Drainage easements.

Drainage easements shall be provided whenever a subdivision or development is traversed by a watercourse, drainageway, channel, or stream, conforming substantially with the lines of such watercourse, and not less than 20 feet wide or of sufficient width, as determined by the County Engineer, to carry off stormwater and provide for maintenance and improvements of the watercourse.

8.5.10.2 Utility easements.

8.5.10.2.1. Utility easements, where provided along side or rear lot lines, shall be not less than 20 feet in width.

8.5.10.2.2. No structures or trees shall be placed within such easements.

8.5.10.2.3. Utility easements shall be maintained by the property owner and may be used to satisfy yard requirements.

8.5.10.2.4. The location of utility easements shall be coordinated with the utility provider.

8.5.10.3 Easement clearance.

All stumps, debris, trash, and fallen trees within the easement right-of-way shall be cleared and removed.

8.5.10.4 Maintenance of easements.

8.5.10.4.1. Covenant restrictions placed in the deed of a lot which contains a utility easement shall stipulate that the County or utility company with lines in such easement shall have full right of access.

8.5.10.4.2. The County shall maintain only those easements specifically accepted for public maintenance.

Sec. 8.5.11. - Maintenance.

The developer shall make such adequate provisions as shall be required by the Planning Commission for the perpetual maintenance of all sewer and water facilities until such obligations have been assumed by another entity.

ARTICLE 8.6. - ACCESS MANAGEMENT.

Sec. 8.6.1. - Purpose.

The purpose of this Article is to establish standards and criteria for the number, location, design, construction, and maintenance of driveways, acceleration/deceleration lanes, and inter-parcel connections in Edgefield County.

Sec. 8.6.2. - Applicability.

8.6.2.1 New development.

This Article applies to all new development in Edgefield County.

8.6.2.2 Existing development.

Commented [JF2]: Text to be determined:
8.1.1.1 Fire hydrants shall be installed by the developer and spaced throughout each subdivision to maintain a 500-foot radius between hydrants.
8.1.1.2 The location and spacing of hydrants shall be approved by the fire chief of the Edgefield County jurisdiction.

8.6.2.2.1. This Article also applies to existing development for which the cost of renovation or expansion in any 1-year period exceeds 50% of the appraised value of the development as set by the Edgefield County Tax Assessor or by the Building Official for developments that are tax exempt.

8.6.2.2.2. For development composed of individual lots, the determination of whether the 50% level has been exceeded shall be based on the appraised value of the individual lot or lots on which the proposed improvement or improvements will be located and not on the appraised value of the entire development.

8.6.2.3 Subdivisions.

8.6.2.3.1. An application for approval of a subdivision plat, which would create a lot unable to meet the requirements of this Article, shall be denied.

8.6.2.3.2. Approval of a subdivision plat for a shopping center or similar planned development which would create out-parcels fronting on a road shall be conditioned on access to such out-parcels being only from within the shopping center.

8.6.2.3.3. A subdivision recorded without County approval shall be subject to these regulations.

Sec. 8.6.3. - Exemptions.

The provisions of this Article shall not apply to an existing lot-of-record approved before the effective date of this Ordinance if the application would deprive the owner of all direct access to an abutting street.

Sec. 8.6.4. - Permit required.

8.6.4.1 In general, no curb cut, driveway, new street, acceleration/deceleration lane, or similar project serving an existing or proposed development shall be constructed, reconstructed or altered unless approved by the Planning Administrator or Planning Commission.

8.6.4.2 An application for an encroachment permit shall be submitted to the Building and Planning Department as part of a site plan application.

8.6.4.3 Where approval of proposed work is required by South Carolina Department of Transportation (hereinafter, "SCDOT"), submission to the County of a copy of the permit application to SCDOT shall be sufficient, except that the Planning Administrator may request additional information. Where there is a conflict between the requirements of the County and SCDOT, the more restrictive shall apply.

Sec. 8.6.5. - Compliance with standards of the SCDOT.

Except where there would be a conflict with any provision of this division, any driveway, street acceleration/deceleration lane, or similar project shall be designed to conform to SCDOT standards.

Sec. 8.6.6. - Limit on the number of driveway access points.

8.6.6.1 In general, a project or development shall be limited to the minimum number of access points required for the safe and efficient flow of traffic to, from, and within the site. Any lot created after the effective date of the Ordinance may not be entitled to its own access if it would not meet the requirements.

8.6.6.2 Multiple lots, or projects having multiple lots or land uses but functioning as a planned unit development, shall be considered to occupy one lot for determining the number of access points.

8.6.6.3 Outparcels associated with a larger development shall be considered as part of that development and have access only internally from that development.

8.6.6.4 In general, one access point will be allowed per lot per street frontage. However, additional access points may be allowed according to the following table with the approval of the Building Official and Planning Administrator. Other provisions of this Article may further limit the number of driveways shown on the following table:

Frontage Feet	ADT* < 2,000	ADT 2,000 – 10,000	ADT > 10,000
<100**	1	0	0
100-200	1	1	1
201-500	2	2	1
501-1,000	3	3	2
>1,000	4	4	3

Add one more access for each additional 500 feet of frontage.

* ADT = average daily traffic

** On frontage of less than 100 feet, no access will be allowed without approval by both the Building Official and the Planning Administrator unless no other access is possible and the lot was existing at the time of adoption of this Ordinance.

8.6.6.5 Lots with double frontage occupied by a detached single-family dwelling shall be allowed only from the street with the lower ADT. The driveway can be approved on the road with the higher ADT with approval from the Planning Commission.

8.6.6.6 Existing lots with widths less than the minimum spacing may not have access to that street if access is available on another street.

Sec. 8.6.7. - Access and roadside management standards; driveways.

The Access and Roadside Management Standards (ARMS) Manual of SCDOT will cover standards for driveways and any issues not addressed by the following:

8.6.7.1 Driveway location.

8.6.7.1.1. Driveways shall be located where there are no sharp horizontal curves or steep vertical grades and where the provisions of the ARMS Manual regarding points of access are met.

8.6.7.1.2. Driveways shall not be located on auxiliary (acceleration/deceleration lanes) or their tapers.

8.6.7.2 Driveway spacing.

8.6.7.2.1. Spacing of all access points shall be at least 50 feet from the side property line measured from the center of the driveway unless approved by the Planning Commission except for a joint driveway serving two lots.

8.6.7.2.2. No driveway shall be located closer than 25 feet to the corner intersection of street right-of-way lines.

8.6.7.2.3. Flag lot access driveways shall be separated by the required minimum lot width for the zoning district in which the flag lot is to be created, measured from the front property line, but not less than 100 feet. See also Chapter 6 for additional requirements pertaining to flag lot driveways.

8.6.7.3 Driveway width.

8.6.7.3.1. The width of a residential driveway shall be a maximum of 15 feet measured at the right-of-way line. A driveway may consist of either a single two-way access or a pair of one-way accesses divided by a landscaped median or circular driveway.

8.6.7.3.2. A wider driveway up to 24 feet could be allowed upon approval of Edgefield County Planning Commission.

Sec. 8.6.8. - Changes to existing driveways.

8.6.8.1 Upon notice, Edgefield County Council may review traffic safety and reserve the right to consolidate or revise any driveways or access points which exhibit an inordinate traffic safety problem as determined by the Planning Administrator because it has caused or has the potential of causing crashes. County council shall hold a public hearing on the proposed action; notice of the time and place shall be given to the owner of the subject property by a letter sent no fewer than 30 days prior to the scheduled date of the hearing.

8.6.8.2 Should the County decide to close, consolidate, or revise a driveway, the County may request the County transportation committee to provide "C" funds to pay for the improvement.

8.6.8.3 Assembly of existing lots and redevelopment may be required by the Planning Administrator to consolidate access points in conjunction with a subdivision, combination of existing lots, and/or redevelopment of property in order to bring the overall site into compliance with the provisions of this Article.

Sec. 8.6.9. - Interconnections between lots.

8.6.9.1 Cross-access easement.

8.6.9.1.1. A perpetual cross-access easement shall be provided by the property owner to adjoining properties that front on the same street and are or may be developed as nonresidential land uses on a major or minor arterial.

8.6.9.1.2. Cross-access easements shall be situated parallel to the street right-of-way line abutting both parcels and shall be developed and designed to ensure future connection to the neighboring properties.

8.6.9.1.3. No permanent structures or parking that would interfere with the proposed access shall be allowed in the cross-access easement. Some improvements such as medians and landscaped islands may be constructed within an easement if it has been demonstrated that adequate, circulation and cross access will not be affected and that all applicable County standards have been met.

8.6.9.2 Timing.

8.6.9.2.1. The driveway connection must be constructed prior to issuance of a certificate of occupancy to the property line or a performance guarantee shall be provided to pay for the cost of construction in an amount determined by the Planning Administrator.

8.6.9.2.2. If the driveway is not constructed within two years of site plan approval, the County may use the performance guarantee to construct the driveway or may use the proceeds to construct another connecting driveway elsewhere within the county.

Sec. 8.6.10. - Frontage or service road.

To promote the safe and efficient movement of traffic a frontage or service road shall be required for all developments having more than 1,000 feet of frontage on a major or minor (5,000 ADT or more) arterial, unless waived by the Planning Commission and County Council. This road will have a minimum width of 24 feet or more and separated from the main road by a landscaped median of sufficient width to protect traffic movements.

Sec. 8.6.11. - Revocation.

Any permit granted pursuant to this Article may be revoked and the driveway closed by County Council after a public hearing if the Sheriff or County Administrator determines that the provisions of this Article are being violated or that the driveway constitutes a hazard because it has caused or has the potential for causing traffic crashes. The owner of the subject property shall be notified of the time and place of the hearing by a letter sent no fewer than 30 days prior to the scheduled date of the hearing.

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