DEVELOPMENT REGULATIONS

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AN ORDINANCE GOVERNING THE DEVELOPMENT OF LAND WITHIN THE COUNTY OF GEORGETOWN, SOUTH CAROLINA, AND ALL LAND WITHIN THE DEVELOPMENT JURISDICTION OF THE COUNTY OF GEORGETOWN, SOUTH CAROLINA AND PROVIDING FOR DESIGN STANDARDS, REQUIRED IMPROVEMENTS, AND THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF THE COUNTY OF GEORGETOWN, SOUTH CAROLINA, IN COUNCIL ASSEMBLED.

ARTICLE 1

APPLICABILITY

SECTION 1: SHORT TITLE

This Ordinance shall be known as the "Development Regulations of Georgetown County, South Carolina."

SECTION 2: AUTHORITY AND ENACTMENT CLAUSE

This Ordinance is adopted pursuant to the authority granted under General Statutes of South Carolina, Code of Laws, Title 6, Chapter 29, Article 7, Sections 6-29-1110 through 6-29-1200.

SECTION 3: JURISDICTION

The standards contained herein shall hereafter govern all land development with the development jurisdiction of the County of Georgetown as now or hereafter established. An official copy of the map showing the subdivision jurisdiction of the County of Georgetown shall be filed in the Register of Deeds, and shall bear the seal of Georgetown County under the following words: "This is to certify that this is the Official Subdivision Jurisdiction Map referred to in Article 1, Section 3. of the Development Regulations adopted by Georgetown County on _____and recorded with the Register of Deeds in Plat Book_____ at Page _____.

SECTION 4: PURPOSE

For the purpose of providing for the orderly development of Georgetown County and its environs through control and regulation of the subdivision of land.

The standards contained herein are intended to encourage the following:

1. Promote sound planning practices;
2. Promote the wise distribution of development in order to avoid congestion and overcrowding;
3. Protect the public health, safety, and general welfare;
4. Allow for cost saving efficiencies;
5. To assure the timely provision of required streets, utilities, and other facilities and services to new and existing land developments;
6. Coordinate street improvements with existing or planned streets;

7. To assure the timely provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
8. To assure that population and traffic are distributed in order to avoid congestion and overcrowding;
9. To assure the provision of needed public open spaces and building sites in new land developments though the dedication or reservation of land for recreational, educational, transportation, and other public purposes;
10. To assure that development is compatible with adopted comprehensive plan, zoning ordinance, official map, and capital budget;
11. To assure compatible development in areas subject to flooding or other detrimental influences- natural or mammade;
12. To assure adequate rights-of-way for automobile or alternative modes of transportation, utility, and environmental purposes;
13. To encourage new and innovative design alternatives to promote creativity and flexibility in development; and,
14. To assist in the coordination between governmental and public service authorities to provide orderly development and ensure continuity of regulatory standards.

SECTION 5: SUITABILITY OF THE LAND

The Planning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed. Land subject to frequent flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions. Fill may not be used to raise land in areas subject to flooding unless the fill proposed does not restrict the flow of water and unduly increase flood heights. Fill used in area subject to flooding shall have the approval of the Ocean Coastal Resource Management (OCRM) and/or the U.S. Army Corps of Engineers.

SECTION 6: AMENDMENTS

From time to time this Ordinance may be amended by the County Council of Georgetown County after holding a public hearing thereon, the time and place of which shall be duly advertised in a newspaper of general circulation in the County at least thirty (30) days prior to said hearing; provided, however, that no amendment shall become effective unless it shall have been submitted to the Planning Commission for review and recommendation. The Planning Commission shall have sixty (60) days within which to submit its report; provided, however, that the County Council may waive these requirements and grant an extension of time. If the Planning Commission fails to submit a report within the specified time, it shall be deemed to have approved the amendment.

SECTION 7: VIOLATIONS AND PENALTIES

Unless otherwise provided, any person, firm or corporation who violates the provision of this Ordinance, or the owner or agent of the owner of any land to be subdivided within the jurisdiction of this Ordinance who transfers or sells or agrees to sell any, or advertises to sell

such land by reference to or exhibition of or by other use of a plat of subdivision of such land before such plat has been approved by the Planning Commission and recorded in the Register of Deeds in and for the County of Georgetown, shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined not less than twenty-five ($25.00) dollars, nor more than one hundred ($100.00) dollars, or imprisoned for not less than ten (10) days nor more than thirty (30) days, or both for each lot or parcel so transferred or sold or agreed to be sold, and each day such violation continues shall constitute a separate offense. The description of metes and bounds in the instrument of transfer or other document used in the process of selling or transfer shall not exempt the transaction from these penalties. Nothing herein shall preclude the County of Georgetown or its designated agent from taking such other lawful action as is necessary to prevent or remedy any violations.

SECTION 8: APPEALS TO DEVELOPMENT REGULATIONS
Any appeal to the Development Regulations stated herein may be taken to Circuit Court within thirty (30) days after disapproval of final plat by the Planning Commission.

SECTION 9: SEPARABILITY AND VALIDITY
Should any section, paragraph, clause, phrase or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part of provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 10: INTERPRETATION AND CONFLICT
The standards and provisions of this Ordinance shall be interpreted as being the minimum requirements necessary to uphold the purpose of this Ordinance and for the protection of the health, safety, economy, good order, appearance, convenience and welfare of the general public. Whenever this Ordinance imposes a higher standard than that required by other resolutions, ordinances, rules or regulations, easements, covenants or agreements, the provisions of this Ordinance shall govern. When the provisions of any other statute impose higher standards, the provisions of such statute shall govern.

SECTION 11: REPEAL OF CONFLICTING ORDINANCES
All ordinances or parts of ordinances in conflict herewith are repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 12: EFFECTIVE DATE
This Ordinance shall take effect and be in force from and after the date of its adoption by the County Council of Georgetown County.

Adopted this _____.

SECTION 13: APPLICATION OF ORDINANCE
No plat of the subdivision of any land within the territorial jurisdiction of Georgetown County shall be filed with or recorded by the Georgetown County Register of Deeds until such plat shall have been submitted to and approved by the Planning Commission according to the procedures set forth in this Ordinance. No street or other public way or land shall be accepted or

maintained, nor shall any water lines, sewage, street lighting or similar improvements be extended or connected, nor shall any permit be issued by any department of the County for construction of any building or other improvement in any development established hereafter which has not been approved by the Planning Commission.

SECTION 14: TYPES OF DEVELOPMENTS

14-1. Major Subdivision. To provide the necessary infrastructure to support medium to high-density development. For the purpose of the regulations, subdivisions resulting in more than ten (10) lots shall be considered a major subdivision.

14-2. Minor Subdivisions. The intent is to lessen the required improvements on lots that are being developed, in that a limited number of houses will be served and the construction and maintenance of any infrastructure will be the obligation of the recorded owner. For the purpose of the regulations, when a parcel of land is divided so that the resulting plat contains ten (10) or fewer lots it may be considered a minor subdivision. If expanded beyond ten (10) lots within ten (10) years, the entire subdivision shall be improved to the requirements for a major subdivision.

14-3. Platting Actions. Those plats or plans that require the review and approval of the Planning Commission or designee as provided for in Title 6, Chapter 29, of the South Carolina Code of Laws and further defined in Article 2 of this Ordinance.

SECTION 15: DEVELOPMENT APPROVAL REQUIRED

Any owner of land lying within Georgetown County wishing to divide such land into two (2) or more lots, sites or divisions, for the purpose of either immediate or future sale or building development, or wishing to re-subdivide for this purpose, shall submit a plan of such proposed development to the Georgetown County Planning Commission for approval and shall obtain such approval prior to the filing of his development of land for recording.

No plat of a development of land within Georgetown County shall be filed or recorded by the Register of Deeds of Georgetown County without the approval of the Planning Commission as specified herein.

No plat or survey date shall be older than twelve months from date of submission for approval of the Planning Commission *(Amended Ord 2010-05)*.

SECTION 16: APPLICATION OF PROCEDURES TO SUBDIVIDE

Minor subdivisions are required to meet only the final procedures required by Article 3. All other subdivisions are required to follow the standard procedures for submission and approval as required in Article 3.

SECTION 17: PLATS EXEMPTED FROM STANDARD PROCEDURES

Plats that fall into any of the following categories shall be exempt from the standard development review and approval procedure. The developer shall submit six (6) copies of the final plat to the Planning Staff. If the plat conforms to the standards of Article 4 and other applicable ordinances, the Staff shall approve the plat. One (1) copy of the approved plat shall be placed in the development files and five (5) copies shall be returned to the developer for recording purposes.

1. The division of land into parcels of five (5) acres or more when no new street is involved provided adequate access is in place.

2. The combination or recombination of previously platted lots where the total number of lots is not increased, the resultant lots meet the minimum standards of this and other ordinances and no other features of the plat are changed.

3. The creation of lots on previously approved existing streets (public or private) with approved utilities.

4. Plats that have been granted Development Approval by the Planning Commission and conform to the approved set of plans.

5. Platting Action as defined in Article 2.

ARTICLE 2

PROCEDURES

SECTION 1: GENERAL

The following sections are an outline of the procedure for obtaining approval for the development of land within the territorial jurisdiction of the Georgetown County Planning Commission and the County Council. The procedure for review and approval of a development plat consists of three (3) separate steps.

1. The initial step is the early informal consultation and sketch plan review with the Georgetown County Planning and Development Department for advice and assistance.

2. The second step is the preparation and submission to the Planning Office of a Development Plat of the proposed development.

3. The third step is the preparation and submission to the Planning Office of a final plat together with required certificates. The final plat becomes the instrument to be recorded in the Office of the Register of Deeds when duly signed by the Chairman of the Planning Commission.

This article provides review procedures for:
1. Major and group developments
2. Minor Developments
3. Platting Actions
4. Street Naming

SECTION 2: REVIEW PROCEDURES FOR MAJOR DEVELOPMENTS

2-1. Consultation and Sketch Plan.

A. General.

Prior to the preparation of the plans and plats required herein, the developer is encouraged to consult with the Planning Commission regarding the requirements of this Ordinance, land subdivision practices generally, and the provisions of the Comprehensive Plan. The purpose of the sketch plan is to enable the Planning Commission to assist the subdivider prior to extensive site planning and engineering work necessary for the preparation of a Development Plat and final plat as required herein.

B. Review.

Based on the information shown on such sketch plan and within no more than thirty (30) days, the Planning staff shall, as promptly as possible, advise the subdivider of the extent to which the proposed subdivision conforms to the applicable requirements of this Ordinance and shall further suggest any modifications of the plan which are deemed advisable or necessary to secure

conformance. Such advice and/or suggestions shall be mailed to the subdivider and a copy maintained as public record in the Office of the Planning Commission.

2-2. Development Plat and Application for Approval.

A. General

The subdivider shall prepare a Development Plat and submit such plat to the Planning Office to be used for the purpose of determining the adherence of the subdivision to design standards and improvement proposals.

Submission Requirements:

1. An application requesting approval of the Development Plat;

2. Four (4) copies of the plat;

3. One (1) specified digital copy (.dxf or .dwg);

4. Required supplemental material; and

5. Traffic impact analysis as required in Georgetown County Code Chapter 15, Article V.

Submitted not less than forty-five (45) days prior to the meeting at which it is to be considered by the Planning Commission. *(Amended Ord. 2007-41)*

All required federal, and state permit applications shall be pending prior to submission of the Development Plat to the Planning Commission.

The subdivider must submit to the Planning Commission, as part of the application, letters addressed to each property owner within four hundred (400) feet of the subject property containing information adequate to notify such owners of the intention to subdivide, and when and where a public hearing will be held by the Planning Commission. On the back of the letter of notification, a location map showing the areas to be subdivided must be included. Such letters must be placed unsealed, stamped and addressed envelopes, ready for mailing by the Planning Commission. The Planning Commission's address must appear as the return address on the envelopes. A list of all property owners, as reflected by the tax records, to whom letters are addressed must accompany the application.

The required letters of notification must be mailed to the affected property owners by the Planning Commission at least 21 days prior to the public hearing. The Commission Staff shall certify the mailing date. Failure to strictly comply with the notification requirements contained in this section shall not render the rezoning of the property invalid.

Conspicuous notices shall be posted on the affected property that shall be visible from each public street that borders the property. The notice shall be posted at least fifteen (15) days prior to the public hearing date.

Before approving a major development, the Planning Commission shall hold a public hearing thereon, notice of the time and place of which shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the scheduled public hearing date. *(Amended Ord. 2007-87)*

B. Review

The Planning Commission shall review and act upon the Development Plat within sixty (60) days of its submission by the applicant. If the Commission within this time takes no action, the Development Plat shall be deemed to have been approved; provided, however, that the applicant may waive this requirement and consent to an extension of said time period. Action taken by the Commission shall be at a scheduled public meeting. At this meeting the Planning Commission shall tentatively approve, approve conditionally, defer, or disapprove the plat. If the Development Plat is disapproved or approved conditionally, the reasons for such actions shall be stated in writing. On conditional approval, the Commission may require the developer to resubmit the Development Plat with all recommended changes before approving the plat.

If the Development Plat is found to conform to all of the requirements of this Ordinance, approval shall be given by the Planning Commission and shall be noted in writing on three (3) copies of the Development Plat. One (1) copy shall be given to the developer; one (1) copy shall be given to the Zoning Administrator and one (1) copy retained by the Planning Commission.

C. Approval

Approval of the Development Plat is conditional approval and does not constitute final approval of the plat in final form. Development Plat approval shall be authorization for the developer to proceed with submission of the Development permit for the installation of site improvements and to proceed with preparation of the final plat, but shall not authorize the sale or other transfer of lots. Approval of the Development Plat shall become void if installation of improvements is not submitted for approval within one (1) year of the date of said approval; provided, however, that the Planning Commission may waive this requirement and consent to an extension of said time period.

2-3. Final Plat and Application for Approval.

A. General

The subdivider shall prepare and submit a final plat to the Planning Office accompanied by an application requesting approval of the plat. Six (6) copies of the plat shall be submitted to the Planning Office not less than fourteen (14) days prior to the meeting at which it is to be considered. The final plat shall include the applicable certifications as required, that required site improvements have been install to the County's satisfaction or that an adequate financial

guarantee has been posted securing to the required site improvements. The Planning Commission may permit submission of the final plat in sections, each covering an equitable portion of the entire proposed development as shown on the approved Development Plat.

B. Review

The final plat shall conform in all respects to the Development Plat as previously approved by the Planning Commission. The Planning Commission may, however, accept a final plat so modified as to reflect any substantial changes, which have occurred on the site of the proposed development, or in its surroundings, since the time of Development Plat review.

The Planning Director or assigned designee shall review and act upon the final plat within fifteen (15) days of the date of its submission by the applicant, however, the applicant may waive this requirement and consent to an extension of said time period. The Planning Director or assigned designee may grant final approval provided that the final plat is in accordance with the approved Development Plat. Minor changes may be made as described herein. If the owner or developer is not in agreement with the Planning Staff's findings, they may request approval from the Planning Commission.

Minor Changes: Minor Changes that may be approved by the Planning Director provided that such changes:

1. Do not increase density within the development;

2. Do not change the exterior boundary of the development;

3. Do not materially change the location or amount of land devoted to a specific land use;

4. Do not significantly change the exterior appearance of structures from those shown on any plans that are submitted for review; or

5. Result in the minor shifting of buildings, proposed streets, public or private ways, utility easements, parks, or other public open spaces or other development features.

Any actions taken by the Planning Commission shall be at a scheduled public meeting and notice of the time and place of said meeting shall be sent to the subdivider whose name and address appear on or accompany the final plat. Such notice shall be sent not less than five (5) days before the date fixed for the meeting. The Planning Commission shall review and act upon the final plat within sixty (60) days of the date of its submission by the applicant, however, the applicant may waive this requirement and consent to an extension of said time period.

If the final plat and all supplementary data comply with all applicable requirements of the Ordinance, the Planning Commission or the Planning Director shall approve said plat and

approval shall be noted in writing on each copy of the final plat. If final plat is disapproved, the reasons for such action shall be stated in writing.

C. Approval

No development shall be recorded unless it bears the endorsement of the Planning Commission. After the Planning Commission has approved the final plat, Planning Staff shall return to the developer four (4) signed copies. The developer shall record the three (3) signed copies for filing in the Register of Deeds within one hundred and twenty (120) days of the date of final approval. If the subdivider fails to arrange for the recording of the plat within such period, the action of the Planning Commission shall be null and void, unless the Commission upon written request by the subdivider grants an extension of time in writing. Recording the final plat shall constitute an irrevocable offer to dedicate all streets and other public ways shown thereon to the public use (unless a notation stating that there is no offer of dedication of a certain designated street is placed on the plat by the subdivider and approved by the Planning Commission) and to dedicate or reserve, as specified by the Planning Commission, all park reservations, school sites, and other such areas to the public use *(Amended Ord 2010-05).*

The Register of Deeds will furnish the county division of Geographic Information Systems with a recorded copy of all plats filed.

SECTION 3: REVIEW PROCEDURE FOR MINOR DEVELOPMENTS

3-1. General.
The purpose of this section is to establish requirements for minor developments as defined in Article 1. No site work shall commence nor shall a building permit be issued for construction in a minor development until the Planning Department reviews and approves the minor development plat.

3-2. Submissions.
A minimum of six plats shall be submitted to the Planning Department for review. The submitted plats shall contain the required information shown in Article 3.

3-3. Review Procedure.
The Planning Department shall review all minor development plats to ensure compliance with this Ordinance and other county, state, or federal regulations. The Planning Department has 15 working days to review minor development plats.

The applicant shall correct any deficiencies found in the revised plans and obtain the letters of certification listed in Section 3-4 within six months and return the plat to the Planning Department for final approval. Failure to return the plat to the Planning Department within six months will require that the applicant re-apply for minor development review. The Planning Department may require that minor development plats be revised per letters of certification.

3-4. Letters of Certification. In conjunction with minor development plat review, the applicant shall provide the following letters of certification for minor development approval:

The following certificates shall be lettered or printed on the face of the final plat in substantially the same form as provided in Appendix B of this Ordinance.

A. Water Availability – The applicable public authority shall certify that public water is available to service the development or where public water is not reasonably accessible or not planned for in the future, an alternative method of water supply may be indicated and shall be approved by the Department of Health and Environmental Control (DHEC);

B. Sewer Availability – The applicable public agency shall certify that public sewer is available to service the development, or where public water is not reasonably accessible or not planned for in the future, an alternative method of sewer supply may be indicated and shall be approved by the Department of Health and Environmental Control (DHEC);

C. Access – Encroachments onto a private right-of-way shall require written easements agreement for access; and

D. Wetlands – All wetlands present shall be indicated on the plat.

The Planning Department shall not approve proposed minor developments without all applicable letters of certification.

3-5. Minor Developments Lacking Adequate Public or Private Improvements.
If an applicant is required to construct public or private improvements (i.e. water, sewer, or roads) within a minor development as a condition of approval, they may be eligible to post a financial guarantee to the Georgetown County Planning Department prior to their installation. Requests to post financial guarantees shall follow the procedures established in Article 5 of this Ordinance.

3-6. Recording the Minor Development Plat.
No minor development plat shall be recorded unless the Planning Department has approved it. The Planning Department shall return to the developer four (4) signed copies. The developer shall record the three (3) signed copies for filing in the Register of Deeds within one hundred and twenty days (120) of the date of final approval. If the subdivider fails to arrange for the recording of the plat within such period, the action of the Planning Department shall be null and void and the plat will be subject to review in accordance with this Ordinance. Review fees will be recollected at the time of resubmission *(Amended Ord 2010-05)*.

3-7. Revisions to Minor Developments.
Minor developments that are revised shall follow the submittal and review procedures shown above. Revisions that will result in any platted changes to an adjacent property, not previously recorded, shall require the written approval of the affected property owner(s).

3-8. Additions to a Minor Development.
If a minor development is expanded beyond ten lots within (10) years, the entire subdivision shall be improved to the requirements for a major subdivision.

3-9. Minor Developments on Adjacent Parcels.
The Planning Department as authorized by the Planning Commission, may require a proposed minor development be reviewed and approved by the Planning Commission when there is concern that approval of the proposed development may have a negative impact on surrounding property.

3-10. Streets within Minor Developments.
All public and private streets in minor developments shall conform to the standards found in Article 4 of this Ordinance. Private streets in minor development, containing ten or fewer lots, which are to remain private, are not required to be paved. However, such streets shall be improved in accordance with standards enumerated in this Ordinance and shall be inspected by the Planning Staff.

The private right-of-way shall be improved with an all weather-driving surface capable of supporting emergency vehicles.

Said right-of-way shall be shown on the plat presented for recording and shall be certified by a registered land surveyor. The notation below shall be shown on the plat presented for recording.

> "This private right-of-way shall be owned and maintained by the [property owner(s), HOA, POA or other designated entity]. Georgetown County shall not be responsible for the maintenance of or the improvement to the private right-of-way."

SECTION 4: PLATTING ACTIONS

4-1. General.
The following platting actions involve the development, transaction, division, combination, or alteration of land that are not included in the definitions of a major or minor development. These actions, however, require the review and approval of the Georgetown County Planning Department prior to the recordation of a plat.

Plats shall be reviewed within 15 working days after the submittal to the Planning Department. Platting action shall adhere to the submittal requirements of Article 3 and the applicable design and improvement standards of Articles 4 and 5 of this Ordinance. In addition, all plats shall conform to the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina".

All platting actions shall be recorded within 120 days of the Planning Department approval. Plats not recorded within the 120 days shall be null and void and must be resubmitted for review prior to recording. Plats submitted for re-review shall pay all applicable fees.

All wetlands present shall be indicated on the plat.

4-2. Parcel Splits.
A parcel split is defined as the division of one parcel of land into two where no new street is created. A parcel split also includes the division of land into parcels of five acres or more (including the parent tract) with no new street and existing adequate access. If the Planning Department determines that the land division is a continuance of a land division that has taken place within the previous ten years, the plat may be subject to the standards of a minor or major development.

Parcel splits shall provide DHEC or water and sewer authority approval regarding the availability of water and sewer service to the property. In the event that such written approval is not possible the following statement shall be placed on the plat for review and approval:

> "The parcels shown on this plat have not received the approval of (DHEC) for septic systems. Building permits shall not be issued for these parcels based on the recordation of this plat."

4-3. Boundary Surveys.
A boundary survey includes either a resurvey or a survey of a lot of record. A resurvey is a plat where no new lot boundaries have been added, deleted, or changed from a previously recorded plat. Whereas, a survey of a lot of record is a plat where no new boundaries have been added, deleted, or changed from a recorded deed prior to the adoption of this Ordinance.

A boundary survey shall meet the standards of a platting action as shown in Article 3, except that a boundary survey shall also show and provide the following information:

A. A surveyor certification that the plat is showing platted lot(s) of record;

B. If applicable, a statement that the survey was undertaken to settle a property line dispute which shall be signed by all affected property owners;

C. Plat book and page number(s) of the recorded lot(s) (Resurvey only); and

D. Deed book and page number(s) of the recorded lot(s) (Lot of record only).

Boundary survey plats are not required to provide a DHEC approval or a water and sewer authority letter.

4-4. Estate Plats and Family Transfers.
Estate plats and family transfers shall be treated in the same manner as parcels splits, minor or major developments where applicable.

4-5. Court Orders.
Court ordered subdivisions resulting in the settlement of an estate, probate, or will, shall adhere to the platting requirements of Article 3 except that the design and improvement standards enumerated in this Ordinance shall not apply.

Plats prepared to subdivide property per a court order shall meet the platting requirements of Article 3 and include the following:

A. The estate package, probate or will number shall be clearly indicated on the plat or plan;

B. The court order used to settle the estate, probate or will (a copy is sufficient);

C. A note that states: "This plat has been prepared at the request of the court; and

D. Approval of such plat does not imply or guarantee that the lots shown hereon are developable as related to current Georgetown County regulations.

4-6. Combination of Lots.
A combination or recombination of lots occurs when an owner wishes to have two or more lots combined into an equal or fewer number of parcels. Lot combinations shall meet the standards of a platting action as shown in Article 3, except that the survey shall show and provide the following information:

A. Common lot lines shall be dashed on the plat, and a note shall specify that the common lot lines are to be "deleted upon recording of the plat";

B. The owner(s) of the affected properties shall sign a certification of ownership and dedication on the plat agreeing to the combination of the lots (See Article 3); and

C. DHEC or applicable water and sewer authority approval that the combined lots meet or will meet their requirements (see Article 3)

4-7. Lot Reconfigurations.
An alteration of lot(s) occurs when a lot line is changed from a previously recorded plat. Lot alterations shall meet the standards of a platting action as shown in Article 3 provided that the survey shows or is accompanied by the following information:

A. Common lot lines to be deleted shall be dashed in the plat, and a note shall specify that the common lot lines are to be "deleted upon recording of the plat";

B. The owner(s) of the affected properties shall sign a certification of ownership and dedication of the plat agreeing to the lot alteration (see Article 3, Section 5);

C. Water and sewer authority signoff on the plat indicating approval of the reconfigured lots (See Article 3, Section 5). If one or all of the properties are serviced by a septic system, DHEC shall approve the reconfigured lots (see Article 3, Section 5); and

D. Portions of lots affected by the reconfiguration shall be clearly identified and indicate which tax map parcel it shall be combined with.

4-8. Mortgage Plats, Lease Parcels, Land Contract Sales Parcels.
All plats of parcels or portions of parcels prepared for mortgage, lease, or land contract sales shall meet the standards of a resurvey, parcel split, or a minor or major development whichever is applicable.

4-9. Easements.
Easement plats are used to record easements across a property or properties. Easement plats shall meet the standards of a platting action as shown in Article 3, except that the plat shall also show or be accompanied by the following information:

A. Easements (existing or proposed) shall be clearly delineated with dashed lines marking the boundaries;

B. The statement, "This is not a subdivision. This _____ foot easement is being (created, relocated, altered) for the purpose of _____and will be owned by _____."; or, "This is not a subdivision. This_____ foot easement is being (abandoned, conveyed) to _____";

C. When multiple easements are being created/abandoned each easement may be numbered instead of providing the statements required in item 2, above. If numbered, a table shall be created that references each number which includes the dimensions, purpose and ownership of the easement; and

D. All affected property owners shall sign the plat.

4-10. As-Built or Record Plans.
As-built or record plans for new utilities shall meet the standards of a platting action as shown in Article 3, except that the survey shall also show utility as-built information as required by the appropriate utility company.

As-built or record plans submitted at the request of a utility provider shall be subject to the requirements of the applicable authority requesting such plans and may require additional plan notations not required by Georgetown County. The Planning Department shall not sign as-built or record plans until the applicable authority has signed such documents.

4-11. Conceptual Phasing Plats for Group Developments.
Phasing plats shall conform to the approved phasing plan including the corresponding phase number, metes, bounds, and dimensions of each phase. Phasing plats shall meet the standards of a platting action as shown in Article 3 and be accompanied by the following information:

A. The plat shall be clearly identified as a phasing plat of (approved project name). Phasing plats shall state the date of Planning Commission approval of the corresponding phasing plan;

B. The statement, "The creation of this parcel(s) is to facilitate building development. The phase lines shown on this plat are in accordance with an approved phasing plan"; and

C. The initial phasing plat submitted for a land development shall include easements accessing all remaining phases.

4-12. Closing Plats for Group Developments.
Closing plats shall conform to the approved phasing plat and any previously recorded phasing plats submitted prior to the adoption of this Ordinance. Minor shifting of phase lines shall be permitted when necessary to meet other county requirements. Closing plats shall meet the standards of platting action as shown in Article 3 and be accompanied by the following information:

A. The plat shall be clearly identified as a closing plat of (phasing plan). Closing plats shall state the date of Planning Commission approval of the corresponding phasing plan;

B. The plat book and page number reference to the previously recorded phasing plat;

C. Common lot lines to be deleted, due to previously recorded phasing plats, shall be dashed on the plat, and a note shall specify that the common lot lines are to be "deleted upon recording of the plat";

D. Statement verifying ownership and maintenance of the property (HPR, HOA, POA, property management company, etc.); and

E. Show all existing buildings.

4-13. Cemetery Lots.
Development of new or additions/expansions to cemeteries, greater than 5 acres, or additions to existing cemeteries shall require that a plat be prepared in accordance to the standards of a platting action as shown in Article 3.

DHEC or water/sewer authority approvals are not required for cemetery plats that show only individual burial plots, mausoleums or similar area for the deceased. However, if structures such as administrative offices, chapels or similar facilities are shown such approval shall be required.

In addition to the platting requirements of Article 3, cemetery plats shall include the following:

A. A title identifying the plat as a cemetery plat;

B. The following statement: "This plat is to document the (creation or expansion) of a cemetery and shall not be used for the sale of individual sites for building purposes except the construction of mausoleums, crematories, monuments or

other facilities (not including residential units) serving to maintain or otherwise guarantee the perpetual care of individual burial plots found within"; and

B. When internal access easements are utilized the following statement shall be placed on the plat: "The access easements shown on this plat are non-exclusive and appurtenant. The easements will be privately maintained and are not the responsibility of Georgetown County. Maintenance and upkeep of those portions of the access drive encroaching within the (county, state, or private) road right-of-way shall be the sole responsibility of those owning land within the cemetery or their designated agent."

SECTION 5: STREET NAMING REVIEW PROCEDURE

5-1. Purpose

The purpose of this article is to provide a system of unique road names, which is essential to the successful implementation of the E-911 emergency services system, and is therefore, essential to the efficient and effective provision of such services as police, fire and emergency medical services.

5-2. Applicability

Georgetown County Planning Commission must approve the names for all unnamed roads and the renaming of existing streets in the unincorporated sections of Georgetown County.

A. No building permit shall be issued for any house, building or structure to be erected, repaired or modified until the owner has obtained the assigned street name from the Planning Department.

B. It shall be the duty of the Planning Department to inform property owners of the street name assigned to their property.

5-3 Uniform Naming System

The uniform naming system uses the following guidelines for the naming of all streets.

A. Street name duplications shall be declared inconsistent with this article and such street name shall be changed to conform to the provisions of this article. A street name shall be declared a duplication when:

1. The proposed name is given a suffix (Street, Road, Way, etc.) by the applicant, not in accordance with County Policy

2. The proposed name is phonetically similar to that of an existing street name; or

3. Spelling of the proposed street name is similar to the spelling of an existing street name.

B. Guidelines For Street Names:

1. Proper first and last names or names reflecting a religious, ethnic, or philosophical viewpoint shall not be used. Exceptions may be made for names used to honor, pay homage or names of historical significance.

2. Short, simple names are recommended; however, unconventional names, spellings, complicated words and monikers shall be prohibited. *(Amended Ord. 2010-50)*

3. Street names shall not exceed fourteen (14) letters, excluding the designation.

4. Use of a naming theme in a particular area is recommended to help promote community identity and to simplify locating a particular street.

5. Street names used within municipalities should be extended into the unincorporated areas as far as possible and practical to help establish continuity between the two areas.

6. Names commonly used by residents are recommended as they provide easily recognized and remembered street names. Names that describe the streets location or locale are also recommended.

7. Directions cannot be part of a road name (i.e., North, South, East and West) except when placed ahead of the name, the road is the continuation of an existing road that is not bisected by a divided or arterial roadway, and the existing road is renamed to incorporate the corresponding direction. (Ex: Streets could not be named West County Club Drive and East County Club Drive if the roads were separated by an arterial road such as Hwy 17).

8. Abbreviations of the main title of the street or road name, such as Saint or Mountain, cannot be used.

9. Use of apostrophes and hyphens are prohibited (ex:Chris's or Chris-Cyn).

10. Street and road names cannot change at intersections. Continuations of existing streets or roads must use the existing name unless crossing a divided or arterial roadway.

5-4. Street Naming Procedure

A. The Planning Staff shall be responsible for providing a recommended name or names to the Planning Commission for the naming of new streets, unnamed

streets, streets declared inconsistent by the County or street name changes initiated by property owners.

B. Applications for proposed names for a new road shall bear the signatures of a minimum fifty-one percent (51%) of the recorded property owners adjacent to the proposed street. No more than one owner shall sign for each recorded parcel.

C Applications for name changes shall bear the signatures of a minimum eighty percent (80%) of the recorded property owners adjacent to the street. No more than one owner shall sign for each recorded parcel.

D. Any unnamed streets or street names that are to be changed should be reviewed and pre-approved by Planning Staff, County Fire Departments and 911. A public hearing and final approval by the Planning Commission is required for street name changes initiated by property owners, at the monthly meeting of the Planning Commission. Street name changes, for existing streets, initiated by property owners shall require a fee to be paid by the applicant(s) to cover the costs of reviewing and notification.

E. Completed applications shall include a map of the subject roadway, a list of all adjacent property owners including their current mailing address, and unsealed envelopes stamped and addressed to the same and the appropriate fee based on the number of intersections.

F. Prior to the approval and certification of any name change, the Planning Commission shall hold a public hearing thereon, notice of the time and place of which shall be transmitted by US Postal Mail to all adjacent property owners and published in a newspaper of general circulation in the County at least fifteen days in advance of the scheduled public hearing date.

G. Proposed street names for new developments shall be submitted to the Planning Department for pre-approval. After staff review and pre-approval the names will be presented to the Planning Commission for its approval at the next scheduled monthly meeting. All proposed street name changes shall be submitted to the Planning staff a minimum of thirty days (30) prior to a scheduled meeting.

H. Multifamily, Commercial and Mobile Home Parks: Whenever there are multiple structures on a single parcel, the access street should be named. The structures will be addressed off of said name. Homes within mobile home parks will have individual addresses, rather than lot numbers. Buildings within multifamily and commercial developments will be numbered and units assigned accordingly.

I. The Planning staff shall record with the Register of Deeds the approved certified names(s).

5-5. Street Signs

A. All previously named, renamed and newly created streets shall be identified by street name signs.

B. The developer, landowner, and/or their designee shall provide signs at their expense. These street name signs may be purchased from Georgetown County, or an alternate sign may be used that meets County specifications.

C. Streets renamed at the request of residing property owners shall be marked by new street name signs at the petitioning owner's expense.

(Amended Ord. 2008-62)

ARTICLE 3

SUBMISSIONS REQUIREMENTS

SECTION 1: SKETCH PLAN
A sketch plan application shall accompany all sketch plan submittals.

The purpose of a sketch plan is to provide staff with a general idea of how the tract of land will be developed. Furthermore, a sketch plan allows staff to assist the developer in preparing a development plan that complies with all relevant platting requirements prior to the significant project expenditures.

A sketch plan of a proposed land development shall be a boundary survey of the project site and shall contain the information show in Appendix A, Table 6 as applicable.

SECTION 2: DEVELOPMENT PLAN
Development plans of a proposed development shall be clearly and legibly drawn to scale. Contents of the development plan shall be consistent with Appendix A, Table 6 as applicable.

SECTION 3: FINAL PLANS/PLAT
Final plans/plat of a proposed development shall be clearly and legibly drawn to scale. Contents of the development plan shall be consistent with Appendix A, Table 6 as applicable.

Prior to final approval, all conditions of the development approval shall be satisfied. Applicable regulatory permits and authorizations shall be submitted to the Planning Department as shown in Appendix A, Table 6. For final plats that will be bonded, a financial guarantee shall be posted in accordance with the requirement of Article 5.

SECTION 4: PLATTING ACTIONS
Platting action as defined in Article 2 shall be clearly and legibly drawn to scale. Contents of a platting action shall be consistent with Appendix A, Table 6 as applicable.

SECTION 5: CERTIFICATIONS
All plats submitted for recording shall bear the applicable certifications as indicated in Appendix A, Table 6. The required format is shown in the Appendix B. Plats not showing the required certifications shall not be authorized for recording.

SECTION 6: LETTERS OF AGENCY
The applicant of a major development plan shall submit a letter of agency to the Planning Department during the development plan submittal whenever the applicant differs for the landowner of record for any parcel or portion of a parcel within the proposed project area. The landowner of record shall be the person(s), partnership, or corporation shown as the legal owner according to the record of the Georgetown County Assessor's Office at the time the plan is submitted. Presentation of a recorded and notarized sale agreement may be supplied to show new ownership of a transfer that has not been reflected in county records.

All letters of agency shall be in accordance with that shown in the Appendix B. Letters of agency may be submitted as faxes or copies at the development plan stage; however, an original shall be supplied prior to final plat approval.

SECTION 7: REGULATORY PERMITS AND AUTHORIZATIONS

7-1. General.
The regulatory permits and authorizations identified in this section are to be provided to the Planning Department is order to maintain an accurate record of completed major developments and major developments in progress. The following regulatory permits and authorizations are required in order to process major development applications. Copies or faxes may be submitted to fulfill the requirements of this Section.

7-2. Development Plan.
The following regulatory permits and authorizations or applications for such permits shall be provided to the Planning Department before or concurrent with the Development Plan submittal.

A. Water and sewer authority letter (for projects to be serviced with public water and/or sewer) The letter(s) shall confirm the applicable authority's available capacity to service the proposed project.

B. DHEC septic letter (for projects that are not to be serviced with public sewer). The letter(s) shall state that all proposed lots or units are suitable for the use of septic systems.

C. US Army Corps of Engineers wetland delineation (if wetlands exist on the site) verification letter (form) containing the SAC file number and a copy of the plat referred in the letter, or; US Army Corps of Engineers spoilage certification (If applicable).

7-3. Additional Regulatory Permits and Authorizations.
The following regulatory permits and authorizations shall be provided to the Planning Department prior to the issuance of building permits and/or the recording of a final plat or phasing plat.

A. OCRM certification - The letter shall verify the approval of a storm water management plan for the proposed project.

B. US Army Corps of Engineers fill permit (if applicable). The permit shall be accompanied by the corresponding application along with fill diagrams.

C. DHEC permit to construct water system.

D. DHEC permit to construct sewer system.

E. Road, drainage, and utility encroachment permits- The letter(s) shall clearly state the type and location of encroachments to take place.

F. FEMA No-rise certificate (if applicable)- Will only be required where construction activity occurs within a floodway.

G. DHEC operational permits for public water and/or sewer system or an adequate financial guarantee to ensure the completion of the improvements. The permit to operate the system will be required prior to the release of the financial guarantee.

H. DHEC authorization letter indicating that the proposed lot(s) within the development have been approved for on-site waste disposal systems.

I. Certification of final road inspection or an adequate financial guarantee to ensure the completion of the improvements. Final inspection certification will be required prior to the release of the financial guarantee.

ARTICLE 4

DESIGN STANDARDS

SECTION 1: GENERAL

This article contains the minimum design standards for the construction of roadways, recreational spaces, utilities, and other improvements in new land development throughout Georgetown County. Use of higher standards is encouraged in all development designs. All new public and private streets shall be designed to the identical standards unless otherwise stated.

SECTION 2: STREETS

2-1. Public and/or Private Road Rights-of-Way.

All streets shall be within a platted public right-of-way deeded fee simple to Georgetown County, the South Carolina Department of Transportation (SCDOT) or a platted private right-of-way deeded fee simple to a specific HOA, POA, or HPR or other entity. Prescriptive or other easements for the purpose of conveying maintenance of streets to Georgetown County, SCDOT, a homeowner's association, property management firm, etc. shall not be allowed.

The right-of-way shall be measured from lot line to lot line and shall contain the pavement, curbs, shoulders, sidewalks, graded areas, and utilities, when applicable. Right-of-way requirements are shown in Appendix A, Table 1.

The minimum width of right-of-way, measured from lot line to lot line, for new highways, streets or extensions of existing roadways shall conform to the minimum values found in Appendix A, Table 1. The right-of-way shall reflect future development as indicated by the sketch plan.

2-2. Relation to Adjoining Street System.

The proposed street system shall extend existing streets when feasible or where the Planning Commission determines that extension of the proposed streets provides a public benefit. Such streets shall be extended at a width no less than the required minimum width as set forth in this article or the width of the existing street, whichever is greater.

Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development of the area.

Where a subdivision abuts or contains an existing or proposed major street, the Planning Commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

2-3. Retrofitting Existing Public or Private Road Rights-of-Way.

Subdivisions that adjoin existing streets shall dedicate additional rights-of-ways to meet the minimum street width requirements.

The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street; and,

When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway shall be provided. In no case shall the resulting right-of-way be less than fifty (50') feet.

2-4. Street Hierarchy.
Streets within Georgetown County shall be classified into the street hierarchy system shown in Appendix A, Table 3. Table 3 indicates the purpose of the street and the maximum average daily trips (ADT) that such street is to support. Improvement, right-of-way, and paving standards for such street are shown in Appendix A, Table 4.

2-5. Trip Generation.
A land development may include a mixture of roadway types indicated in Appendix A, Table 4. The types of roadway required will depend on the type of development proposed (commercial, office, residential, etc.) and the average daily trips shown in Table 4, the regression formula for the specific land use, as published by the Institute of Transportation Engineers in the most recent version of the ITE Trip Generation Manual, may be substituted for the rates given. A licensed engineer shall certify the accuracy of the trip generation rate derived from the use of the regression.

2-6. Roadway Design Criteria.

A. Development Intensity, Paving Width, and Improvements

All proposed streets built for access to structure(s) shall be designed to be accessible to fire department apparatus by way of an approved right-of-way with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of a minimum 80,600 pounds (34,050 kg). The required paving width and improvement standards for rights-of-way in land development shall be based on the development's intensity as determined from the lot width at the building setback line of the lots within the land development. Table 1 indicates the paving widths and improvement standards for the type of right-of-way at the various intensity levels. Roadway centerlines and right-of-way centerlines are to be coincident unless the road has received prior approval to be offset to factor in additional lanes of traffic turn lanes, etc.

B. Roadway Design Speed and Posted Speed.

Design speed and posted speed limits for new public or private roadways shall be consistent with those shown in Appendix A, Table 1. Variation from such speeds may be approved if roadway designs justify such variation and the variation has been approved by the Georgetown County Public Works Department.

C. Roadway Geometric Design Criteria

New public or private roadways shall be designed to ensure that the roadway will function as intended in Appendix A, Table 1 and will provide safe and efficient traffic movement to the public. Geometric features such as sight distances for stopping on horizontal and vertical curves, corner sight distances, and horizontal and vertical curves shall be sized and design in accordance with the standards published by the South Carolina Department of Transportation Highway Standards Manual or the AASHATO Manual for the roadway type that will be constructed.

D. Grades

In the design of a roadway's vertical alignment the maximum grade(s) to be used are shown in Appendix A, Table 2.

E. Dead-end Streets

Minor terminal streets or courts designed to have one end permanently closed shall be no greater than eight hundred (800') feet long unless necessitated by topography or land configuration and approved by the Planning Commission. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80') feet and a street right-of-way diameter of at least one hundred (100') feet or the Planning Commission may approve an alternate design as shown in Appendix A, Table 5. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80') feet or other design approved by the Planning Commission.

F. Private Street, Reserve Strips and Gated Communities

Private streets shall be allowed in both major and minor subdivisions. Private streets in major subdivisions shall be built to County or State standards and shall meet the design criteria found in Table 1 of Appendix A. Gated communities will only be allowed with County Council approval after receiving a recommendation from the Planning Commission. Related to this section of the Zoning Ordinance, communities are deemed to be residential subdivisions that contain or will contain E911 addresses and are served by a road that has not been gated and has generally been open for public use. Private roads associated with timber companies, farming and hunting clubs are exempt from acquiring Planning Commission and County Council approval. ***(Amended Ord. 2010-38)***

There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the Planning Commission.

G. Medians and Traffic Control Islands

Natural or planted islands may be used in the center of cul-de-sacs on streets. Landscaping of such islands shall not interfere with the sight distance requirements.

Natural or planted (with grass/shrubs) medians separating opposing traffic lanes shall be required on all roads classified as arterials on Table 3. If a center median is to be utilized, 12 feet shall be added to the total right-of-way required and the minimum width of such median shall be 12 feet to the back edge of curb and gutter. All medians and traffic control islands shall utilize vertical type curb and gutter or shall comply with the current SCDOT standards.
The minimum width of pavement on either side of the median is to be in accordance with the minimum lane widths contained in Appendix A, Table 1. The number of median openings required to serve abutting property shall be allowed in accordance SCDOT.

Maintenance of landscaped medians and traffic control islands within new public and private road rights-of-ways shall be the responsibility of the developer or deeded to a property owner's association or other entity. Georgetown County is not responsible for upkeep and maintenance of landscaped medians.

H. Intersections

Street intersections shall be as nearly at right angles as is possible. Whenever a proposed street intersects an existing or proposed street of higher order in the street hierarchy, the street of lower order shall be made a stop or yield street. No planted, constructed and/or erected obstruction to vision between 3.75 feet and ten (10') feet above the finished street grade, measured at the edge of pavement, shall be located within the sight triangle.

I. Intersection Spacing

To prevent dangerous street jogs the following minimum street spacing shall be used:

Street Type Intersected	Spacing (Feet)
Higher order streets	500
Residential collector (Major)	300
Residential collector (Minor),	300
Minor or Loop streets	125

J. Tangents.

The tangent section between reverse curves, in horizontal roadway alignment, at a minimum shall be one hundred (100') feet in length and shall be a function of the degree of the reverse curves, super elevation rate and the design speed of the roadway.

K. Drainage

All streets and roads must be designed to provide for the discharge of surface water from the right-of-way by grading and drainage.

L. Street Names

Design and placement of traffic control signs shall follow the requirements in the Manual on Uniform Traffic Control Device for Streets and Highways, published by the SCDOT.

At least two street name signs, at opposing intersections, shall be placed at each four-way street intersection, and one at each "T" intersection. Signs shall be installed free of visual obstruction.

Private roads shall be required to provide signage in accordance with the requirement of the subsection. In addition, a sign shall be posted at the entrance of such development that states: "Private Road. Not maintained by Georgetown County"

It is the responsibility of the Planning Commission to approve and certify all street names within the territory of jurisdiction of the Commission.

The division of GIS will determine the street designation based of the following criteria:

NOTE: Where more than one possibility may be used, the applicant will be given the option.

A. Avenue – Roadways running east west and longer in length then one thousand (1000') feet.

B. Boulevard – A street with a median or landscaped center island and generally designated by a name.

C. Circle – Short streets that return to themselves.

D. Court – Dead end right-of-ways less than one thousand (1000') in length and run east west.

E. Drive – Diagonal, curvilinear or other types of roads greater than one thousand (1000') feet in length.

F. Highway – US Routes, state or federal highways.

G. Interstate – Roads of the highest order, characterized by limited access, wide rights-of-ways, prohibited adjacent to development and with through-traffic preference.

H. Parkway – A special scenic route or park drive, generally designated by a name.

I. Paths – A minor local street running in a diagonal direction, usually between a north-south avenue and an east-west street.

J. Pike – State primary-numbered roads.

K. Place – Dead end rights-of-ways under one thousand (1000') feet running north south.

L. Roads – Diagonal roadways longer than one thousand (1000') feet and generally designated by a name.

M Street – Roadways running north south and longer in length than one thousand (1000') feet.

N. Trail – A diagonal or curvilinear street.

O. Way – A dead end diagonal street under one thousand (1000') feet in length.

2.7 Sidewalks and/or Bike Lanes

The Planning Commission may require the applicant to construct sidewalks in major subdivisions, within the right-of-way of public streets to connect with existing or proposed sidewalks and along major thoroughfares and collector streets where sidewalks are needed for pedestrian traffic. The Planning Commission may also require the applicant to connect with existing bike paths or bikeways.

SECTION 3: LOT LAYOUT

3-1. Blocks.

Blocks shall not be less than four hundred (400') feet nor more than twelve hundred (1,200') feet in length, except as the Planning Commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800') feet in length, the Planning Commission may require one or more public crosswalks of not less than ten (10') feet in width to extend entirely across the block and at locations deemed necessary. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the Planning Commission will approve a single tier of lots of minimum depth.

3-2. Lots.

A. General

All lots created for sale, rent, mortgage, or lease shall be buildable through the provision of public water and sewer or septic tanks and wells unless otherwise exempted by this Ordinance (i.e. identified open, recreation, or common areas). No plat shall be authorized for recording unless the applicable certifications, as indicated in Article 2, are shown upon such plat and they have been signed by the agency or entity attesting to the contents of certification. All lots shall conform to the minimum design standards of this Ordinance, the Georgetown County Zoning Ordinance, and any other applicable county, state or federal regulations.

B. Frontage

Each lot must front for a minimum of fifty (50') feet upon a street, except on cul-de-sacs radii in which case thirty (30') feet of frontage is required.

C. Minimum Size.

The size, shape and orientation of lots shall be such, as the Planning Commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer is reasonably accessible, the subdivider shall connect with such sewer and provide a connection to each lot. Where a public sewer is not accessible, an alternative method of sewage disposal may be used, when meeting all applicable public heath regulations.

The size and width of lots shall in no case be less than the minimum requirements of the Zoning Ordinance, except that the Planning Commission shall determine the size, width and building setbacks for lots for utility installations. ***(Amended Ord. 2009-40)***

D. Shape of Lots.

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.

Lots designed for buildings or for development purposes shall not have its depth greater than four and one-half (4.5) times its width. [Example: If a lot is one hundred (100') feet wide – its length or depth should not be longer than four hundred and fifty (450') feet.] Staff may exempt marsh areas and wetlands from this provision. Staff may also waive this requirement for proposed lot that do not meet the lot width to depth ratio because of wetlands, rivers, marsh, unusual topographic features, farms, configuration of neighboring lots, issues with existing streets or inheritance requirements. ***(Amended Ord. 2013-59)***

E. Setbacks

Building setbacks shall adhere to the standards established by the Georgetown County Zoning Ordinance. ***(Amended Ord. 2009-40***

SECTION 4: PUBLIC USE AND SERVICE AREAS

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service area.

4-1. Public Open Spaces.

Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the Planning Commission, is located in part in the applicant's subdivision, the Planning Commission may require the dedication or reservation of such open space within the subdivision up to a total of ten (10%) percent of the gross area or water frontage of the subdivision, for park, school or recreation purposes.

4-2. Easements for Utilities.

Drainage and utility easements shall be provided on each side and rear lot line where deemed necessary by the County Department of Public Works. The easements shall be designed to adequately provide utilities and drainage for all lots in the proposed subdivision. Where drainage is proposed to cross any lot at any point other than the side or the rear of the lot, the plat

shall indicate the size of the pipe necessary to carry the proposed runoff. Each cul-de-sac shall have provisions for a fifteen (15') foot utility easement extending there from to prevent dead-end water mains. Easements of the same or a greater width may be required along the lines of or across lots where necessary for the extension of existing or planned utilities.

4-3. Water Supply and Sewerage Connections.
Where a public water supply or public sewerage system is reasonably accessible, the subdivider shall indicate a connection with such water supply or sewerage connection for each lot with such material size and length as shall be approved by the Georgetown County Water and Sewer District. Where a public water supply or public sewerage system is not reasonably accessible or not planned for in the future, an alternative method of water supply or sewage disposal may be indicated by the Department of Health and Environmental Control (DHEC).

4-4. Community Assets.
In all subdivisions due regard shall be shown for all natural features such as large trees, watercourses, historical sites, and similar community assets.

4-5. Fire Protection.
Approved fire hydrants shall be provided for in developments to meet the necessary fire flow requirements as determined by the fire official. Where public water supply is inadequate or not available, an alternative water source meeting the fire flow requirements shall be provided. Fire flow performance tests shall be witnessed and approved by the fire marshal, or representative, prior to final plat approval.

A. Hydrant locations. The fire official shall designate the location and number, but in no case shall the distance between fire hydrants exceed 1,000 ft.

B. Physical Protection and Clear Space. A 3-foot clear space shall be maintained around the circumference of the fire hydrant. Fire hydrants shall be immediately discernable and access shall not be deterred or hindered in any way. Where fire hydrants are subject to vehicle impact, guardrails or other approved means shall be required.

SECTION 5: FLOOD PRONE AREAS
Subdivisions within "flood-prone" areas, as defined by the Federal Emergency Management Agency shall meet the requirements of the Georgetown County Flood Damage Prevention Ordinance.

SECTION 6: LARGE TRACTS OR PARCELS
When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

SECTION 7: GROUP HOUSING DEVELOPMENTS
A comprehensive group housing development, including large-scale construction of housing units and mobile home sites together with necessary drives and ways of access, may be approved

by the Planning Commission, although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

7-1. Mobile Home Parks.

Proposed mobile home park developments shall be submitted to the Planning Commission for their approval:

A. Within Georgetown County, mobile home parks shall meet all requirements of the Zoning Ordinance.

B. Mobile home parks shall meet all requirements and specifications of the Department of Health and Environmental Control (DHEC).

7-2. Planned Development Districts

The staff of the Planning Commission may approve subdivisions within approved planned developments provided they are connected to an approved sewerage system and comply with the overall intent of these regulations and the Georgetown County Zoning Ordinance.

ARTICLE 5

IMPROVEMENT STANDARDS

SECTION 1: GENERAL PROVISIONS

1-1. Conformance.
Improvements to major subdivision shall be installed in accordance with the requirements and standards set forth in this Ordinance. Every subdivision developer shall be required to grade and improve streets, and to install curbs, monuments, sewers, storm water inlets, fire protection, and water mains, in accordance with specifications established by the Georgetown County Planning Commission. Where specifications adopted by local authorities conflict with standards set forth in these subdivision regulations, the higher set of standards as determined by the Planning Commission, shall govern.

1-2. Commencement.
No land disturbance, construction or installation of improvements shall begin in a proposed major subdivision until the Planning Commission approves a preliminary plan, and provided that the Zoning Administrator has issued a Development Permit.

1-3. Access.
Applicable public agencies shall have the ability to access the premises and structures of land developments governed by this Ordinance during reasonable hours to make those inspections as deemed necessary by them to ensure compliance with the provisions of this Ordinance.

1-4. Inspection.
Before beginning any land disturbance within a major subdivision, the applicant or applicant's designated agent(s) shall make arrangements with all applicable agencies charged with the enforcement of this Ordinance to provide for adequate inspection of the improvements.

1-5. Final Plat Approval.
Final plans shall not be approved for recording unless the applicant has installed the required improvements as specified and required in this Article, or has provided a financial guarantee as specified in Section 3 of this Article.

For major subdivisions that do not require the recording of a final plat, building permits shall not be issued until such time as the applicant satisfies those conditions placed on the proposed development by the Planning Commission or the Zoning Ordinance.

Final plats shall be submitted for recording in accordance with the provisions of Articles 2 and 3. Upon submission, Planning Department staff shall have 15 business days to review such plat and provide revision comments, if any.

1-6. Changes in the Approved Plans and Specifications.
If unexpected site conditions necessitate changes in approved preliminary plans, the applicant shall request approval of such changes. The Planning Commission shall review and approve any

major changes to a proposed development. The applicant shall not proceed with construction involving any changes prior to obtaining approval of the requested changes. Minor changes to a development may be reviewed and approved by the applicable county department or public agency.

Minor changes may include, but are not limited to changes that:

A. Do not increase density within the development;

B. Do not change the exterior boundary of the development;

C. Do not materially change the location or amount of land devoted to a specific land use;

D. Do not significantly change the exterior appearance of structures from those shown on any plans that are submitted for review; or

E. Result in the minor shifting of buildings, proposed streets, public or private ways, utility easements, parks, or other public open spaces or other development features.

All other change or modification not mentioned above shall constitute a major change and shall require review and approval by the Planning Commission.

SECTION 2: REQUIRED IMPROVEMENTS

2-1. Monuments.
Concrete monuments four (4") inches in diameter or square, three (3') feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points of curve in each street. The top of the monuments shall have an indented cross to identify properly the location and shall be set flush with the finished grade. All other corners and points shall be marked with iron pipe or solid steel rod not less than one-half (½") inch in diameter and twenty-four (24") inches long and driven so as to be flush with the finished grade.

2-2. Storm Water Management.
An adequate drainage system, including storm sewers, necessary open ditches, pipes, culverts, intersection drains, drop inlets, bridges, etc., shall be provided for the proper drainage of surface water. Cross drains shall be provided to accommodate all natural water flow and shall be of sufficient length to permit full width roadways and the required slopes. Pipes shall be laid with spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert.

2-3. Roadway Improvements.

A. General

All paved streets designated and shown on the final plat shall be graded, constructed and surfaced in accordance with the standards found in the Georgetown County Standards and Procedures Manual or the requirements of the South Carolina Department of Transportation (SCDOT), which ever is the more stringent. All unpaved roads shall be constructed per the standards of the Georgetown County Public Works Department. Higher standards than those required by the standard specifications may be required by the Planning Commission to provide adequately for unusual soil conditions, extraordinary traffic volumes or other abnormal conditions.

Developments containing 10 or fewer lots (Minor Subdivision) that maintain private streets or utilize a shared private driveway easements are allowed to deviate from these requirements. (See Article 2, Section 3-10. for the specific standards that shall be met in these circumstances).

B. Grading

All streets, roads and alleys shall be graded or filled horizontally to the full width of their rights-of-way by the subdivider or developer. Due to topographical conditions and/or significant trees, deviations from the above will be allowed only with special approval of the Planning Commission.

1. Preparation. Before grading is started, the entire right-of-way area shall be cleared of all trees, stumps, roots, brush, and other objectionable materials. Significant and landmark tress shall be exempt from this requirement. Further, tree protection shall be installed prior to any land disturbance for all significant and landmark trees, in the location of the right-of-way, to be retained.

2. Cuts. All tree stumps and other obstructions shall be removed to a depth of two (2') feet below the sub-grade.

3. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches or at other places as needed. Excess materials including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed six (6") inches loose and compacted by a sheep's foot roller unless another method of preparation of the sub-grade is approved by the County Department of Public Works.

C. Pavement Standard.

Due to the diversity of development in Georgetown County, ranging from sparsely populated rural areas to densely populated urban areas; the required widths of surface treatment of highways and streets (by the developer) will necessarily vary with the character of the development. Appendix A, Table 1 states the minimum widths and pavement standards for the various types of highways and streets.

If a new minor development is created on an existing non-paved public road, the subdivider shall not be required to pave such road as a prerequisite for development. However, if the existing road does not meet the right-of-way width requirements as shown in Appendix A, Table 1 the subdivider shall provide one-half the required width in accordance with the standards established in Article 4.

D. Curbs

The subdivider shall install curbs of no lower classification than machine formed concrete curbs. The curb shall be installed after the prime coat is applied to the base. Backfill shall be toward the curb to ensure drainage of surface water into the drainage system. Curbs in residential areas may utilize a rolled curb. In lieu of curbs as the drainage system on cul-de-sacs and loop streets, the Planning Commission may accept one of the following alternatives:

1. Swales may be used on streets where the finished grade does not exceed two (2%) percent;

2. Streets with an inverted crown may be used provided that the drainage area of the street does not exceed five (5) acres. One-half (½") inch to three-fourth inch (¾") expansion and contraction joints for the curbs shall be placed at intervals not exceeding forty feet (40').

E. Shoulders, Side Slopes and Ditches

All shoulders, side slopes and ditches shall be prepared in compliance with standard specifications. All shoulders, side slopes and ditches shall be protected from erosion by either sodding or seeding as set forth in the standard specification plans for erosion control and shall be a part of the required improvements plans to be submitted by the subdivider with the preliminary plat.

2-4. Utilities and Services.

A. General

After grading is completed and approved and before any base is applied, all of the underground work (water mains, gas mains, etc.) and all service connections shall be installed completely approved throughout the length of the road across the flat section.

B. Water Supply Systems

Water mains properly connected with the community water supply system or with an alternative supply approved by the Department of Health and Environmental Control (DHEC) shall be constructed in such manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection The size of water mains, the location and type of valves and hydrants, the amount of soil cover and the pipes and other features of the installation shall be approved by the Planning Commission upon the written approval of all applicable inspection

agencies, and shall conform with acceptable standards of good practice for public water systems and adequate fire protection.

C. Sanitary Sewers

Where lots cannot be economically connected with a sewerage system, they must contain adequate area for the installation of septic tank and disposal fields. The Department of Health and Environmental Control shall approve such system in writing.

D. Street Name Signs

Appropriate street signs are required. Street names shall appear at all intersections of approved certified streets.

E. Off-Site Extensions

When streets or utilities are not available at the boundary of a proposed subdivision, the Planning Commission may require as precedence to approval of a preliminary plat or final plat, assurances that such improvement extensions shall be provided onto the property involved and shall be adequate to serve the total development requirements of the service or drainage area. Facilities leaving the property shall be constructed in such a manner as to make their extension practical for servicing the adjacent areas of the service or drainage areas.

SECTION 3: FINANCIAL GUARANTEES

3-1. General.
Financial guarantees may be posted in lieu of completing improvements required by this Ordinance to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. A financial guarantee is not required to be posted prior to obtaining model home permits once a preliminary plan has received conditional approval.

Acceptance of financial guarantees is discretionary and Georgetown County reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by Georgetown County shall not be construed as an obligation to any other agency, utility or property owner within affected developments.

3-2. Submittal.
Financial guarantees shall be submitted to the Planning Department and follow procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.

An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Georgetown County Planning Department. Cost estimates may include, but are not limited to the following:

A. Storm drainage systems and erosion control measures.

B. Street improvements including curbs, gutter, temporary cul-de-sacs and required grassing or landscaping within the rights-of-way or easements.

C. State road right-of-way improvements upon agreement between Georgetown County and South Carolina Department of Transportation.

D. Street monuments.

E. Street intersection lighting.

Upon receipt of an itemized cost estimate, the Planning Department shall forward such estimate to the appropriate departments or agencies for review.

If appropriate, separate financial guarantees for utilities must be obtained from the utility provider by the property owner or his designee and a copy provided to the County. The County shall not approve a plat for recording until it receives such copy. *(Amended Ord. 2008-01)*

3-3. Acceptance of Financial Guarantees.
The Planning Department may accept letters of credit or cash deposits as financial guarantees to ensure the completion of public or private improvements in accordance with the requirements enumerated below. Bonds will not be accepted by the County for financial guarantees.

Approved guarantees shall be independent of the development project's construction loan. The Planning Department shall not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by the Planning Department *(Amended Ord 2009-83)*.

Approved letters of credit shall adhere to the following standards:

A. Be equal to 125% of the approved eost estimate.

B. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.

C. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina.

D. Be payable to Georgetown County.

E. Be for no less than $10,000 of construction.

F. Substantially conform to the format shown in Appendix B, Certificate 1.

Approved cash deposits shall adhere to the following standards:

A. Be equal to 125% of the approved cost estimate.

B. Be for no less that $1,000 of construction.

C. Made payable by cashier's check to Georgetown County.

Cash deposits are deposited upon receipt with the Georgetown County Treasurer's Office. Improvements guaranteed by such deposits shall be completed within 12 months. A cash deposit may be extended as provided for in subsection 3-4, below. *(Amended Ord. 2007-12)*

3-4. Extensions.
A developer may extend a letter of credit or cash deposit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the Planning Department showing the improvements that the extended letter of credit or cash deposit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection 3-3 above.

Upon approval of the revised construction cost estimate, the extended letter of credit or cash deposit shall be provided to the Planning Department no fewer than ten days prior to the expiration date of the letter of credit or cash bond. The extension may be in the form of an amendment or new letter of credit (for letter of credit) or a new cash deposit (for cash deposits). Extensions shall be no longer than 1 year and may occur in two 6-month extensions. No individual extension shall be for a period less than 6-months.

If the improvements for which the letter of credit or cash deposit were posted have not been completed within two years, the Planning Department may allow one additional 6-month extension. Such extension is subject to approval of a revised construction cost estimate showing that at least 50% of the project improvements are complete. Additional extensions may be considered on a case-by-case basis.

Requests for extensions made nine or fewer days before the expiration of the letter of credit or cash deposit may not be accepted.

3-5. Reductions.
A developer may reduce a financial guarantee during the initial coverage period. A request to reduce the financial guarantee shall be submitted to the Planning Department and include a revised construction cost estimate. The Planning Department will forward the revised cost estimate to the Georgetown County Department of Public Works for approval.

Reductions of financial guarantees will not be allowed within 6-months of any previous reduction request and shall be no less than 125% of the revised construction cost estimate.

3-6. Release of a Financial Guarantee.
The Planning Department shall release guarantees to the financial institution or responsible entity. Authorization shall occur once all improvements have been installed, received final inspection and a warranty financial guarantee (when applicable) has been submitted and

approved. In addition, the developer's engineer shall furnish the Planning Department a letter certifying that all non-county owned or maintained improvements have been completed and accepted by the applicable entities that will own or maintain such improvements. Such letter shall be on company letterhead with an original signature and professional seal.

SECTION 4: VESTED RIGHTS *(Amended Ord 2005-38)*

4-1. Vested Development Rights.
Pursuant the provisions of the Vested Rights Act, Act 287, adopted in 2004 by the South Carolina Legislature, the following standards are established to specify the point at which a development is considered to have obtained a vested right.

A. A vested right is attached to a development project once the developer or landowner has:

1. Single-phased developments: Satisfied all conditions of preliminary plan approval placed upon the proposed project by Georgetown County staff and Planning Commission during the review of such development.

2. Multi-phased developments: Satisfied all conditions of preliminary plan approval that are placed on the proposed phase of development by Georgetown County staff and Planning Commission during the review of such development phase.

For the purposes of establishing a vested rights, conditions of preliminary plan approval are deemed satisfied once all items within Article 2, Section 2.2 (B and C)of the Georgetown County Development Regulations have been supplied to the Georgetown County Planning Department.

B. Such vested right shall extend for an initial period of two (2) years. Within 120 days of expiration of the initial 2-year vesting period, the developer or landowner may request, in writing, to the Georgetown County Planning Department a 1-year extension of the vesting period. Extensions of vested rights shall be given in 1-year increments and shall not exceed five extensions-for a total vesting period of 7 years.

Requests for extensions shall be presented to the Planning Commission for consideration. The Planning Commission must approve the annual extension unless an amendment to the Land Development Regulations has been adopted that prohibits approval. Upon expiration of a vested right, a building permit may be issued for development only in accordance with applicable land development regulations. Requests for extensions that must go to the Planning Commission for approval shall be required to pay any applicable fees enacted at the time of the extension request.

C. A preliminary plan or phased development plan for which a variance, regulation, or special exception is necessary does not confer a vested right until the variance, regulation, or special exception is obtained.

D. Variances or special exceptions approved by the Zoning Board of Appeals prior to Planning Commission approval of a preliminary plan or phased development plan do not create vested rights until the Planning Commission approval of the development plan is obtained and all conditions for approval are satisfied.

E. A vested right pursuant to this Section is not a personal right, but attaches to and runs with the applicable real property. The landowner and all successors to the landowner who secure a vested right pursuant to this Section may rely upon and exercise the vested right for its duration. This Section does not preclude judicial determination that a vested right exists pursuant to other statutory provisions. This section does not affect the provisions of a development agreement executed pursuant to the South Carolina Local Government Development Agreement Act in Chapter 31 of Title 6 of the Code of Laws in South Carolina.

ARTICLE 6

DEFINITIONS

SECTION 1: INTERPRETATION OF CERTAIN TERMS OR WORDS
Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions. Words used in the present tense include future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory;

The word "may" is permissive;

The word "lot" includes "plot" or "parcel";

The word "structure" includes the word "building";

The word "person" includes a firm, association, organization, partnership, trust company, or corporation as well as an individual;

The word "used" or "occupied", as applied to any land or building, shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended", "arranged", or "designed" to be used or occupied;

The term "Planning Commission" refers to the Georgetown County Planning Commission; and

The term "County Council" refers to the legally constituted and elected governing body of Georgetown County.

SECTION 2: MEANINGS

ADT (Average Daily Trip) The average number of vehicles per day that pass over a given point.

Access A way or means of approach to provide vehicular or pedestrian entrance or exit to a property.

Access Classification A ranking system for roadways uses to determine the appropriate degree of access management. Factors considered include functional classification; the appropriate local governments adopted plan for the roadway, subdivision of abutting properties, and existing level of access control.

Access Connection Any driveway, street, turnout or other means of providing for the vehicles to or from the public roadway system.

Access Management The process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity, and speed.

Access Road A street designed to provide vehicular access to abutting property and to discourage through traffic.

ADA The Americans with Disabilities Act.

Aisle The distance measured between furthest points of parking spaces for ingress and egress.

Applicant Any authorized agent, entity, or person(s) submitting an application for development

As-Built A map, plan, or layout that shows the location and boundaries of land including existing utility lines and facilities.

Berm A mound of soil, either natural or man-made, intended to buffer land uses or limit access.

Bike Path A surfaced or unsurfaced path designated for use by non-motorized vehicles.

Bikeway A surfaced or unsurfaced pathway designed to be used by non-motorized cycles along the edge of an existing street.

Block A parcel of land bounded by streets or a combination of streets, highways, railroad rights of-way, waterways, or any other barrier to the continuity of development.

Buffer An area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural vegetation or created by the use of trees, shrubs, and/or berms, designed to continuously limit the view and sound from the site to adjacent sites or properties.

Building Line The line parallel to the front property line and/or highway right-of-way line that touches the part of the building closest to the street.

Building Permit A written license or permit issued by a local building official that authorizes the construction or renovation of a building or structure at a specific location.

Cemeteries Land that is set apart and used for the interment of the dead or in which bodies (human or other) have been buried. A cemetery may include a structure for the purpose of cremation of remains (human or other) and may include facilities for storing ashes of said remain that have been cremated or interment of the dead in sealed crypts or compartments.

Common Area (See open space-common)

Conditional Approval The action taken by the Georgetown County Planning Commission that provides authorization for a site specific development plan or phased-development plan which is subject to further approval.

Culvert A structure designed to convey a watercourse, not incorporated in a closed drainage system, under a road, railway, or pedestrian walk.

Curb A vertical or upward sloping edge of a roadway usually made of concrete or paving materials.

Dedication An act of transmitting property or interest thereto.

Deed A legal document conveying ownership of real property.

Density The permitted number of dwelling units per acre of land to be developed.

Design Standards Standards that set forth specific improvement requirements as well as layout criteria.

Detention Basin A pond, pool, or basin used for the storage of water runoff and the controlled release of such runoff.

Developer The legal or beneficial owner(s) of a lot of any land included in a proposed development. Also the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.

Development Plan A development plan submitted to the Planning Commission by a landowner describing with reasonable certainty the types and density or intensity of uses for a specific property or properties. The plan may be in the form of, but is not limited to, the following plans or approvals; planned development; subdivision plat; preliminary or general development plan; rezoning plan; or other land-use approval designations as are used by Georgetown County with regard to submitted plans.

Driveway A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building or other structure or facility. Driveways are not inclusive of public or private roads constructed in accordance with the design standards found in this ordinance.

Easement A grant by the property owner to any person, firm, or corporation, or to the general public, of the use of a strip or parcel of land for a specified purpose.

Engineer A registered professional engineer in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors.

Entranceway Treatments (See open space – common)

Financial Guarantee-Bonded Plats A certified letter of credit or cash deposit where the agent posts 125% of the engineer's itemized construction cost estimates for remaining required improvements.

Financial Guarantee- Roadway Dedication A certified letter of credit or cash deposit where the agent posts funds, in accordance with the Georgetown County Street Dedication Requirements, to cover the repair of defects or deficiencies to roadways dedicated to Georgetown County.

Floodplain Areas subject to periodic flooding which are shown on maps prepared by the Federal Emergency Management Agency (FEMA) for Georgetown County and maintained by the Georgetown County Flood Control Officer.

Floodway The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface evaluation more than one (1) foot.

Golf Course (See open space – common)

Governing Authority The Georgetown County Council having jurisdiction in the area and matter involved.

Grade The slope of a street, public way, or other land specified in percentage (%) terms.

Greenbelts (See open space – recreational)

Greenways (See open space – recreational)

Group Development Group developments include commercial complexes, industrial parks, multi-family complexes (where lot submission does not take place) and office complexes with multiple units located in a single structure on commonly owned and maintained property.

Gutter A shallow channel usually set along a curb or the pavement edge of a road for purposed of catching and carrying off runoff water.

HOA (Homeowner's Association) A group of property owners, established by legal documents, charged with the management of a development, typically having the right to assess fees.

HPR (Horizontal Property Regime) A type of HOA.

Intersection A point where two (2) or more streets cross at grade.

Island In street design, a raised curbed area placed to guide traffic and separate lanes or used for landscaping, signage, or lighting.

Joint Access (or Shared Access) A driveway connecting two (2) or more contiguous sites to the public/private street system.

Land Contract Sale Parcel A parcel created through a contractual agreement in which no deed to transfer ownership occurs until the agreed upon purchase price has been paid in full. The purchaser may or may not be responsible for the property taxes of the parcel.

Land Development The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar develops for sale, lease, or any combination of owner and rental characteristics.

Landowner An owner of a legal or equitable interest in real property, including the heirs, devisees, successors, assigns and personal representatives of the owner. "Landowner" may include a person holding a valid option to purchase real property pursuant to a contract with the owner to act as his agent or representative for purposes of submitting a proposed site specific development plan or a phased development plan pursuant to this ordinance.

Lease Parcel A parcel created for lease, rental, or contractual purposes, and for which the ownership does not change.

Lot A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built on.

Lot, Corner A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street forming an interior angle of less than one hundred thirty-five degrees (135°).

Lot Depth The average distance measured from the front line to the rear lot line.

Lot, Flag A large lot not meeting the minimum frontage requirements specified in the Georgetown County Zoning Ordinance and where access to the public road is by a narrow, private easement or driveway.

Lot Frontage That portion of the lot abutting a street right-of-way line.

Lot, Nonconforming A lot that does not meet the dimensional requirements of the district in which it is located and that existed before the requirement of the zoning ordinance became effective.

Lot, Through – (double frontage lot) A lot that fronts upon two parallel streets or road rights-of-way; or, that fronts upon two streets or road rights-of-way that do not intersect at the boundaries of the lot.

Lot of Record A lot or parcel that exists as shown or described on a plat or deed in the records of the Registrar of Deeds Office.

Lot Size The size of a lot measured within the lot lines and expressed in terms of acres or square feet. Lots created through the development of land shall meet the minimum size requirements as specified in the zoning ordinance.

Lot Width The horizontal distance between side lot lines measures parallel to the front lot line at the minimum required front setback line as defined in the zoning ordinance.

Major Development Developments requiring formal review and approval of the Georgetown County Planning Commission. Major Developments include the following:

A. The creation or extension of any new public street

B. The creation of more than ten (10) lots/units (including the parent tract) or where a private street of 800 feet or greater is utilized to obtain access;

C. The creation of more than ten (10) lots/units (including the parent tract) regardless of whether adequate access already exists; and

D. Any group development containing more than ten (10) units or generating more than 1,000 ADT's.

Median A barrier placed between lanes of traffic flowing in opposite directions.

Minor Development Developments requiring the review and approval of the Georgetown County Planning Department as authorized by the Planning Commission. Minor developments include the division of land allowing for the creation of up to ten (10) lots/units (including the parent tract) where creation or extension of a public right-of-way is not required to obtain access.

Mobile Home Park A site where five (5) or more mobile homes are parked for living or sleeping purposes, or where spaces are set aside or offered for rent for use for mobile homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants of mobile homes on such premises.

Natural Water Bodies (See open space – recreation)

Official Map A legal document adopted by the governing body of a community that pinpoints the location of future streets and sites for other anticipated public facilities.

Open Space–Common Improved areas within a land development set-aside for use by all residents in the community. Common open spaces may include the following:

A. Entranceway Treatments – Areas in the development facing an exterior street in which signs are placed next to an interior street to inform motorists of the name of the development.

B. Golf Courses – An area of improved land, planted with grasses and including natural or artificial obstacles, in which the game of golf can be played.

C. Mail Centers – Areas designed and intended to be used for the centralized location of mail boxes for incoming and outgoing mail or packages when individual mail boxes will not be located at individual lots or residences.

D. Wetlands – Wetlands include swamps, marshes, bogs, and similar areas as determined by the appropriate regulatory agency.

E. Open Space – recreational Areas designed for active or passive uses that are planned, improved, accessible, and useable by persons living within a development. Recreational open spaces may include the following:

F. Amenities Areas – Areas within a development in which impervious surfaces are added to provide recreational opportunities. Amenities areas may include but are not limited to swimming pools, tennis courts, racquetball courts, and shuffleboard courts.

G. Greenways – Open spaces designed to incorporate natural settings such as creeks and significant stands of trees within neighborhoods that are entirely within a development and do not abut the exterior boundary of the property. Greenways may be used for certain active uses such as walking, jogging, or bicycling. Greenways differ from a park or square in that their detailing is natural and/or informally planted except along rights-of-way, and may contain irregular topography.

H. Greenbelts – Greenbelts are at least fifty (50) feet in width that may run along the perimeter of a neighborhood, and serve to buffer a neighborhood from surrounding non-compatible uses such as a highway corridor, industrial district, agricultural areas or adjacent towns. Greenbelts may also link a development to a connected series of planned greenways or greenbelts throughout a community.

I. Natural or Man-made Water Bodies – Any bay, lake, pond or river greater than three acres in size and created by nature.

J. Playgrounds – Playgrounds provide sunny and shaded areas for children as well as open shelter with benches for parents. Playgrounds may be built within parks or may stand alone within a residential block.

K. Playfields – Playfields provide areas designed for a variety of sports/athletic activities in which specific field/play area dimensions are required. Playfields usually include fields for softball, soccer, baseball/t-ball, football, and/or volleyball.

L. Plaza – A plaza is an open area adjacent to, or part of, a civic building or facility. Plazas function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. Plazas may be left unplanted and may incorporate impervious surfaces.

M. Park – Parks may be designed for passive and/or active recreational uses that create a central space that serves an entire neighborhood or group of neighborhoods. Parks may incorporate physical features that are an asset to the community such as lake or river frontage, high ground, or significant stands of trees.

N. Picnic Areas - Areas designed for an outing or excursion in which those taking part share a meal in an area in which the land has been only minimally developed. Picnic areas include tables that me be covered and screened to provide shelter from inclement weather and insects and may include grilles for cooking.

O. Squares – Squares are areas for passive recreational use. Squares are bounded completely by streets. A square allows for informal gatherings or child play. They must be improved open space but cannot be covered with impervious materials.

P. Village Green – Open space which serves as a focal point for a development. Village greens are typically bounded by streets and contain planted areas. The village green may contain a monument or gazebo and have civic buildings (churches, community centers, and government buildings) located around the perimeter of the green.

Q. Open Space – improved - Cleared of underbrush and debris.

Out-parcel Any lot created from an overall tract wherein the remaining tract is larger than any single lot created and wherein the conditions and locations of access to such lot from a public highway or street may be restricted and/or provided through easements granted by the larger tract holder.

POA (Property Owner's Association) A type of HOA.

Parcel Split A lot created through the subdivision of property into two or more parcels, lots or tracts.

Parent Tract The original lot, parcel, or tract of land as established in the Georgetown County Assessor's records, from which the proposed subdivided lot(s) will be split. For the purposes of determining minor or major development status, a parent tract is reviewed to determine the total number of parcel splits within a 10-year period.

Park (See open space – recreational)

Parking Lane A lane usually located on the sides of streets, designed to provide on-street parking for vehicular traffic.

Parking Space An area provided for the parking of a motor vehicle.

Phased Development Plan A development plan submitted to the Planning Commission authorized by the local governing body to make land-use decisions that shows the types and density or intensity of uses for a specific property or properties to be developed in phases, but which do not satisfy the requirements for a site specific development plan.

Picnic Area (See open space – recreational)

Plat A map, plan, or layout indicating the location and boundaries of individual properties or a map upon which the developer's plan of the subdivision is presented for approval.

Platting Action Plats prepared for the purposes of displaying changes to property that are required to be recorded as legal documents with the Registrar of Deeds Office and require the review and approval of the Georgetown County Planning Department. Submittal requirements for such plats are shown in Article 2, Section 4. Platting actions include the following:

A. Parcel Splits
B. Boundary Surveys/Re-surveys
C Estate Plats and Family Transfers
D Court Orders
E. Lot Combinations
F. Lot Reconfigurations
G. Mortgage Plats, Lease Parcels, Land Contract Sales Parcel
H. Easements
I. As-Built or Record Plans
J. Conceptual Phasing Plats for Group Developments
K. Closing Plats for Group Developments
L. Cemetery Lots

Playfields (See open space – recreational)

Playgrounds (See open space – recreational)

Plaza (See open space – recreational)

Private Road Any road or thoroughfare for vehicular travel which is privately owned and maintained and which provides the principal means of access to abutting properties

Preliminary Approval The action taken by the County Planning Commission which results in the authorization of a site specific development plan or a phased development plan.

Public Road A road under the jurisdiction of the public

Real Property All real property that is subject to the land-use and development ordinances or regulations enacted, approved or promulgated by the Georgetown County Council, and includes the earth, water and air above, below or on the surface, and includes improvements or structures customarily regarded as part of real property.

Reserve Strip A strip of fee simple property directly adjacent to an abutting property line. The property can not be classified as a building lot, utility easement, open space, recreation space or buffer yard.

Retention Basin A pond, pool, or basin used for the permanent storage of water runoff

Right-of-way Land reserved, used, or to be used for a highway, street, alley, walkway, drainage facility, or other public purpose. Except for existing county roads located on prescriptive easements, right-of-way as defined herein are characterized by fee-simple ownership. For roads maintained by the county without fee simple ownership, the right-of-way shall be measured from the point of the ditch farthest from the centerline of the road.

SCDOT South Carolina Department of Transportation

Shoulder The graded part of the right-of-way that lies between the edges of the main pavement or curb line and the right-of-way line or ditch

Sidewalk A paved path provided for pedestrian use and usually located at the side of the road within the right-of-way

Sight Triangle A triangular shaped portion of property included within the right-of-way and established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. Sight triangles shall adhere to the requirements established in the most current edition of SCDOT Highway Design Manual.

Site Plan An accurately scaled development plan that illustrates the existing conditions on a land parcel as well as depicting details of a proposed development.

Squares (See open space – recreational)

Storm Water Detention A provision for storage of storm water runoff and controlled release of such runoff after a flood or storm.

Street Any vehicular way that is an existing state, county, municipal, or private right-of-way. For the purpose of this Ordinance, "streets" are divided into the following categories:

Arterial A street or highway which is used to move fast or heavy traffic between population centers, around population centers, or from one section of the area to another. Streets usually considered arterial are: freeways, highways, pikes, and interstates

Collector Street A vehicular way designated primarily to connect arterials, or to connect local streets with arterials, or to provide access from residential areas to major destination points such as shopping or employment centers, and which may be expected to carry a significant volume of traffic having neither origin nor destination on the street. Streets usually considered collector are: streets, avenues, boulevards, parkways, and roads.

Subcollector Street A vehicular way designated primarily to connect local streets with collectors and which may be expected to carry some-what higher traffic volumes the residential origin streets. Streets usually considered subcollector are: drives, streets, avenues, and roads.
Access Street The lowest order of street. Provides frontage for access to lots, and carries traffic usually originating on same. Streets usually considered access are: circles, courts, paths, places, trails, and ways.

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

Subdivision All divisions of a tract, or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all divisions of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions:

A. the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;

B. the division of land into parcels of five acres or more where no new street is involved and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats; and

C. the combination or recombination of entire lots of record where no new street or change in existing streets is involved.

Surveyor A registered land surveyor in good standing with the South Carolina Board of Engineering Examiners.

Trip A single or one-way vehicle movement to or from a property or study area

Vested Right The right to undertake and complete the development of property under the terms and conditions of a site specific development plan or a phased development plan as provided in this ordinance, the Vested Rights Act and in Georgetown County land development ordinances or regulations.

Village Greens (See open space – recreational)

Wetland Wetlands include swamps, marshes, bogs and similar areas as determined by applicable regulatory agencies

Yard An open space on the same lot with the principal building, open, unoccupied and unobstructed by buildings from the ground to the sky except as otherwise provided in this Ordinance.

Front Yard The area extending across the entire width of the lot between the front lot line and the nearest part of the building foundation, including covered porches, elevated decks, etc.

Side Yard A yard extending along the side lot line from the front yard to the rear lot line and lying between the side lot line and the nearest part of the building foundation, including covered porches, elevated decks, etc.

Rear Yard The yard extending across the rear of the lot between inner side yard lines and lying between the rear lot line and the nearest part of the building foundation, including covered porches, elevated decks, etc.

Zoning Ordinance The officially adopted Zoning Ordinance of Georgetown County, South Carolina.

APPENDIX A

SUMMARY OF MINIMUM STANDARDS FOR STREETS BASED ON DESIGN CRITERIA

	Major Arterial		Minor Arterial		Collector[1]		Marginal	Major	Minor	Local Street			Alley
	6-lane	4-lane	5-lane	4-lane	5-lane	4-lane	Access	Collector	Collector	Minor	Loop	Cul-de-sac	
Right-of-Way (ft) Recommended	200/260[3]	150/200[3]	100/140[3]	125/175[3]	100/140[3]	85/125[3]	75	70	50*	50*	50*	50[7]	25
Minimum	150/175[3]	100/150[3]	80/120[3]	100/150[3]	80/120[3]	75/100[3]	50	60	50	50	50	50[7]	20
Number of Lanes	6	4	5	4	5	4	2	2	2	2	2	2	2
Lane Width (ft)	12-13/13[3]	12-13/13[3]	12-13/13[3]	12-13/13[3]	12-13/13[3]	12-13/13[3]	13	13	12	12	12	11	10
Median Width (ft)	36	24	14	N/A	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shoulder Width (ft)	10[4]	10[4]	10[4]	10[4]	10[4]	10[4]	6	8	6	6	6	6	N/A
Left-turn Lane	double	single	continuous 2-way left	N/A	continuous 2-way left	N/A	N/A	single	N/A	N/A	N/A	N/A	N/A
Design Speed (mph)	55/65[3]	55/65[3]	50/55[3]	50/55[3]	40-50/55[3]	40-50/55[3]	40	40	35	30	30	20-30	20
Posted Speed (mph)	45/55[3]	45/55[3]	40/45[3]	40/45[3]	35-40/45[3]	35-40/45[3]	35	35	30	25	25	15-25	15
Minimum Horizontal Radius (ft)	1200 /1650[6,3]	1200 /1650[6,3]	950 /875[6,3]	950 /875[6,3]	950 /875[6,3]	950 /875[6,3]	575[5]	575[5]	425[5]	305[5]	305[5]	150[5] /305[5]	150[5]
Maximum Service Restriction (ADT)								3000	1000	500	400	250	

[1]Multi-family, retail, office, industrial, institutional, and all other uses other than single-family and duplex residential.

[2]Single-family and duplex residential.

[3]Denotes Urban/Rural conditions.

[4]Denotes outside or right shoulder.

[5]Superelevation emax = 0.04

[6]Superelevation emax = 0.10

[7]Streets less than 500'

The standards reflected in this Table may be waived if in the opinion of the Planning Staff an alternative design will produce the same result intended by this Ordinance. Applicants may appeal staff decisions by submitting an application to the Planning Commission.** ***(Amended Ord 2010-09)

APPENDIX A

SUMMARY OF MAXIMUM GRADES FOR VERTICAL ROADWAT ALIGNMENT DESIGN

Street Hierarchy	Type of Terrain	Design Speed (mph) 20	30	40	50	60	70
		Maximum Grade (Percent)					
Residential Street							
Urban and Rural	Level[1]	7	7	6	N/A	N/A	N/A
	Rolling[2]	10	9	8	N/A	N/A	N/A
Collectors							
Urban	Level	N/A	9	9	7	6	N/A
	Rolling	N/A	10	9	8	7	N/A
Rurual	Level	N/A	7	7	6	5	N/A
	Rolling	N/A	9	8	7	6	N/A
Arterials							
Urban	Level	N/A	8	7	6	5	N/A
	Rolling	N/A	9	8	7	6	N/A
Rural	Level	N/A	N/A	N/A	4	3	3
	Rolling	N/A	N/A	N/A	5	4	4
Freeways and Highways							
Urban and Rural	Level	N/A	N/A	N/A	4	3	3
	Rolling	N/A	N/A	N/A	5	4	4

[1]Level terrain is that condition where roadway sight distances, as governed by both horizontal and vertical restrictions, are generally long or could be made to be so without construction difficulty or major expense

[2]Rolling terrain is that condition where the natural slopes consistently rise above and fall below the roadway grade and where occassional steep slopes offer some restriction to normal horizontal and vertical roadway alignment.

APPENDIX A

STREET HIERARCHY DEFINITION

Street Type	Function	Guideline Maximum ADT*
Access Street	Lowest order of Streets. Provides frontage for access to lots, and carries traffic having destination or origin on the street itself. Access streets shall be designed so no section conveys an ADT no greater than 500.	500
Sub-collector	Middle order Street. Provides frontage for access to lots, and carries traffic of adjoining Access Streets. designed to carry somewhat higher traffic volumes with traffic limited to motorist having origin or destination within the immediate neighborhood. Sub-collectors shall be designed so that no section conveys an ADT greater than 2000.	2,000
Collector	A higher order street. Conducts and distributes traffic between lower-order (access/sub-collector) and higher-order streets. Carries large traffic volume at high speed. Function is to promote free traffic flow; therefore, parking and direct access to home from this level of street is prohibited. Collectors shall be designed so that they do not promote use as a shortcut by non-neighborhood traffic	5,000
Arterial	Principal traffic artery within residential or commercial areas that carry relatively high traffic volumes, and conveys traffic from arterial streets to lower-order streets. Its function is to promote the free flow of traffic; as such no parking or residences shall be permitted along or have direct access to such roads.	7,000+

*ADT – Average Daily Trips

APPENDIX A

TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES*

Land Use Type		Average Weekday Trip Generation Rates
Residential		Trips Per Indicated Measure Dwelling Unit
Single Family Detached		10
Condominium/Town House**		6
Low-rise Apartment		7
High-rise Apartment		4
Mobile Home Park		5
Retirement Community		3
Recreational Home (owner)		3
Office Building		1,000 gross square feet of building area
General Office-	10,000 gross sq. ft.	24
	50,000 gross sq. ft.	16
	100,000 gross sq. ft.	14
	200,000 gross sq. ft.	12
	500,000 gross sq. ft.	9
	800,000 gross sq. ft.	8
Medical Office Building		34
Office Park		11
Research Center		6
Retail		1,000 gross square feet of building area
Specialty Retail		41
Discount Store		71
Shopping Center-	(Gross Leasable Area)	
	10,000 sq. ft.	166
	50,000 sq. ft.	95
	100,000 sq. ft.	74
	200,000 sq. ft.	59
	500,000 sq. ft.	40
	1,000,000 sq. ft.	33
	1,600,000 sq. ft.	31

Industrial	Employees	1,000 gross square feet of building area
Light Industrial	3	7
Heavy Industrial	2	2
Industrial Park	3	7
Manufacturing	2	4
Warehousing	4	5
Mini-warehouse	56	3
Lodging	Employees	Room
Hotel	14	9
Motel	13	10
Institutional	Employee	Student
Elementary	13	1
High School	17	1
Junior/Community College	10	2
Library	50	46
Recreation		Acre
Golf Course		5
Marina		25
Sports Facility		33

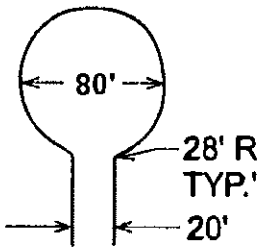
Notes:

** All land uses not cited within this table shall refer to the Institute of Transportation Engineer's Trip Generation Manual, most current edition.*

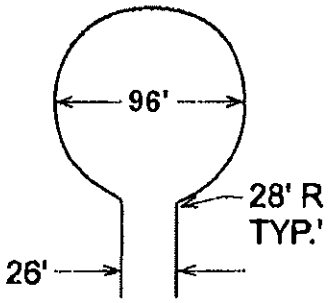
*** High-rise Condominium (>2 stories)=4*

APPENDIX A

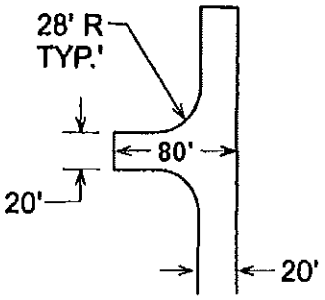
ALTERNATE DEAD-END CONFIGURATIONS



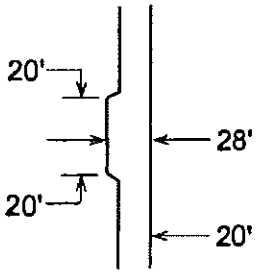
80' DIAMETER
CUL-DE-SAC



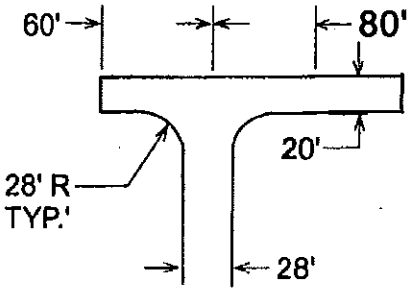
96' DIAMETER
CUL-DE-SAC



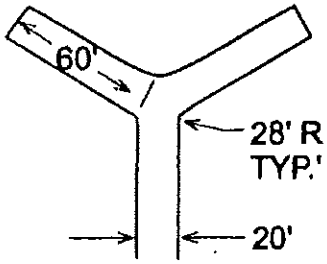
ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

APPENDIX A

SUMBISSION REQUIREMENTS

ITEM	SKETCH PLAN	DEVELOPMENT PLAN	FINAL PLAN	ACTION PLAT	REVIEW
	Plat/Plan Type				
GENERAL					
Scale not less than 1"=100'	X	X	X	X	
Sheet size, maximum 24"x36"	X	X	X	X	
Location Map	X	X	X	X	
North Arrow	X	X	X	X	
TITLE BLOCK					
Development Name	X	X	X	X	
Development Type	X	X	X	X	
Owner of Record and Address	X	X	X	X	
Developer and Address	X	X	X	X	
Surveyor and Address	X	X	X	X	
Tax Map Parcel Numbers for all property	X	X	X	X	
Development Acreage	X	X	X	X	
Scale Written	X	X	X	X	
Scale Graphic	X	X	X	X	
Survey Date	X	X	X	X	
EXISTING SITE DATA					
Existing Land Uses	X	X	X	X	
Current Zoning Classifications	X	X	X	X	
Owners Names and Tax Map Numbers of all adjoining property	X	X	X	X	
Tract boundaries of the property being developed showing bearing and distances with coordinates tied to state plane NAD83	X	X	X	X	
Existing streets, on or abutting tract, including names, right-of-way widths, pavement widths and approximate grades	X	X	X	X	
Existing property lines, right-of-ways, easements, railroads, sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage ditches, watercourses		X	X	X	
All existing municipal boundaries		X	X	X	
Significant topographical and physical features including water courses.	X	X			
Courses and distances to the nearest established street lines or official monuments which accurately describe the location of the plat and are accurately tied to the primary control points of the development		X	X	X	
Names, widths, and lines of all street within or on the permeter of the development, with accurate dimensions in feet and hundreds and showing angles to streets, alleys and lot lines to the nearest thirty seconds (30)		X	X	X	

APPENDIX A

SUMBISSION REQUIREMENTS

ITEM	SKETCH PLAN	DEVELOPMENT PLAN	FINAL PLAN	ACTION PLAT	REVIEW
All watercourses, streams lake shores, wetlands, and floodplains (based on the 100 year flood), meander lines with distance indicated by ordinary high and low marks		X	X	X	
Contour lines at vertical intervals of two (2') feet or less.		X	X		
The location and elevation of the benchmark to which contour elevations refer shall be shown.		X	X		
Base Flood Elevation of the property(s) including FIRM Panel # and Date		X	X	X	
Residual of parent tract if less than 5 acres		X	X	X	
PROPOSED SITA DATA					
Tentative street arrangement	X				
Tentative lot arrangement	X				
Average size and number of lots.	X				
Lot lines, dimensions by distances in hundredths of a foot and in degrees to the nearest one-half of a minute, either by magnetic bearing or by angles of deflection from another lot and street lines, lot and block numbers		X	X	X	
Minimum building setbacks		X	X	X	
Names, widths, and lines of all street within or on the permeter of the development, with accurate dimensions in feet and hundreds and showing angles to streets, alleys and lot lines to the nearest thirty seconds (30)		X	X	X	
Radii, central angles, tangents, lengths of arcs, and curvatures of all street lines			X	X	
Location (and elevation of established) of all existing and proposed street monuments			X	X	
Preliminary plans prepared by an engineer for sanitary sewer, water, electricity, and gas lines		X	X		
Plans for soil protection from erosion and other drainage during construction		X	X		
Other easements and rights-of-way including location, dimensions in feet and hundreds, and purposes including notation of any limitations		X	X	X	
Contour changes to be made by grading		X	X		
Designate public use area with any conditions regarding their use		X	X	X	
Designate areas other than residential or public and dimensions of each indicated.		X	X	X	
Location of soil bearing as may be required		X	X		
Time Schedule	X	X	X		

APPENDIX A

SUMBISSION REQUIREMENTS

ITEM	SKETCH PLAN	DEVELOPMENT PLAN	FINAL PLAN	ACTION PLAT	REVIEW
SUPPLEMENTAL DATA					
Draft of any restrictions including protective covenants		X			
Typical cross section drawings for all proposed streets and tentative profiles along the top edge of the pavement edges or along the top of curbs for both sides		X			
Construction plans for all improvements and installation		X			
Alterations of Conservation Preservation or Flood-Prone area		X			
1. Source and characteristics of all fill material		X			
2. Proposed deposition of all spoil materials		X			
3. Engineering evaluation of proposed filling or dredging operations		X			
4. Engineering design of all facilities serving the development such as streets, storm drainage, water supply, sewer collection & disposal and electrical lines		X			
5. Evaluation of the impact of the development on the ecology of the area and overall environment of the community		X			
6. Conformance to the Georgetown County Flood Damage Prevention Ordinance		X			
Specified digital file either .dxf or .dwg		X	X		

APPENDIX B

IRREVOCABLE LETTER OF CREDIT FOR PERFORMANCE *Amended Ord. 2009-40)*

Date: Month/Date/Year

LOC No.:

Lender:
Name of Financial Institution
C/O (Contact Person)
Address
City/State/Zip

Applicant:
Name of Individual or Corporation
C/O (Contact Person)
Address
City/State/Zip

Beneficiary:
Georgetown County
731 Prince Street
Georgetown, SC 29440

Project Name:
Give project name with phase #

Amount:
Insert amount of LOC

Expiration Date:
Date of Expiration

We (Bank)_hereby issue our irrevocable standby letter of credit No. (LOC #) in your favor for the account of (Applicant), up to the aggregate amount of exactly USD (LOC amount)_____.

Requested drafts presented in compliance with the terms of this letter of credit shall be accompanied by a statement indicating:

"Applicant___, as Principal, has failed to complete all improvements for (Development) in accordance with the requirements of the Georgetown County Land Development Regulations:.

Partial drafts shall be allowed under the terms of this letter of credit by the applicant or the beneficiary.

Except as otherwise stated herein, this letter of credit is subject to the uniform customs and practices for documentary credits (Edition)__, established by the International Chamber of Commerce Publication (Number).

(Bank), as surety hereby agrees that drafts drawn under and in compliance with the terms of this letter of credit will be duly honored on presentation at our counters at the address shown on the letterhead or (address of South Carolina branch {preferably in Georgetown County}, if necessary on or prior to (Date)___, at which time this agreement shall expire.

(Signature)_____

(Typed Name) ____

(Title) _____

APPENDIX B

LETTER OF AGENCY

To: The Georgetown County Planning Commission

Re: Tax Map Number (s):_____

Property Address:_____

Property Location:_____

Property Owner(s):_____
(Please Print Full Name)

In connection with the above referenced property, I hereby appoint the person shown below as my agent for the purpose of filing such application for project approval as they shall deem necessary and proper.

Authorized Agent:_____
(Please Print Full Name)

Reason for Agency:_____

Business License #:_____

Agent's Address:_____

Agent's Telephone Number:_____

_____
Witness

_____
Property Owner (Please Print Full Name)

_____
Title

_____
Signature of Property Owner

_____
Date

If there is a land contract of sales contract, please supply us with a copy.

APPENDIX B

PLATTING CERTIFICATE I *(Amended Ord. 2013-31)*

Certificate of Approval for Recording

I hereby certify that the (development plan/plat) shown hereon has been found to comply with the Georgetown County Land Development Regulations and that it has been approved for recording in the office of the Register of Deeds.

(Date)_____ (Planning Signature) _____
(Date)_____ (Planning Signature) _____

Certification of the Completed Improvements (used when all infrastructures has been installed and approved)

I hereby certify that to the best of my knowledge and belief all required improvements have been installed in the acceptable manner and according to the specification established in the Georgetown County Land Development Regulations.

_____ _____
Date Engineer's Signature

_____
S.C. Registration No.

Statement of Financial Guarantees (used when infrastructure is not complete and financial guarantee is posted)

Financial guarantees have been provided in accordance with the Georgetown County Land Development Regulations.

_____ _____
Date Planning Department Signature

APPENDIX B

PLATTING CERTIFICATE II

The seal of the signing surveyor shall accompany the following certification:

Certificate of Accuracy

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a Class (A, B or C)____survey.

_____ Date

_____ Registered Land Surveyor (Signed)

_____ S.C. Registration No.

Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this (plan of development/plat) for my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

(Name)_____(Signed)_____(Date)_____
(Name)_____(Signed)_____(Date)_____
(Name)_____(Signed)_____(Date)_____
(Name)_____(Signed)_____(Date)_____

Certification of Approval for public water and sewer systems (used when public water/sewer is installed)

We (Appropriate authority)_____certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

(Date)_____(Name)_____(Of)_____(Signature)_____

Certification of Approval for on-site sewage disposal systems (used when septic tanks are installed)

The South Carolina Department of Health and Environmental Control has reviewed and evaluated the lots shown heron and find that the following lots_____ _____ have sufficient area for the placement of a single on-site septic system.

(Date)_____(Name)_____(Of)_____(Signature)_____