

**CHAPIN UNIFIED ZONING & DEVELOPMENT ORDINANCE
STEERING COMMITTEE SPECIAL CALLED MEETING
Council Chambers, Chapin Town Hall**

**August 1, 2023
3:00 P.M.**

AGENDA

Call to order

Freedom of Information Act Compliance

Approval of Minutes

1. June 6, 2023 Meeting Minutes
2. June 15, 2023 Meeting Minutes
3. July 11, 2023 Meeting Minutes

New Business

4. Draft Review
 - a. Article 5: Land Development Standards

Adjourn

**TOWN OF CHAPIN
UNIFIED DEVELOPMENT ORDINANCE COMMITTEE
MEETING MINUTES**

**Thursday June 6, 2023
2:00 P.M.**

Town Hall

Members Present: Planning Commission Members Rae Davis, Caleb Pozsik, Yvonne Hudson

Members Absent: Clay Cannon

Staff Present: Planning and Zoning Manager Kevin Singletary, Town Clerk Shannon Bowers

Staff Absent: Town Administrator Nicholle Burroughs, Mayor Al Koon

Guests: Riccardo Giani - MRB Group (via Zoom)

Call to Order: Chair Davis called the meeting to order at 3:05 p.m. and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

New Business

Draft Review – Article 8: Parking & Loading: Mr. Gianni began the discussion by stating that the drafts for review included notes and comments from the committee and staff. He then went through the document, highlighting sections that he felt the committee would need to discuss further.

Most changes in this article were grammatical in nature or format related. The committee discussed the following changes: including language to address additional parking for areas that change uses (Mr. Gianni will research the international building code for “standard language” for this point), include definition for asphalt, parking requirements in front of residential structures, parking of commercial or recreational vehicles in residential areas, minimum number of off street vehicle parking spaces as they relate to single family and multi family dwellings (with the possibility to address in the zoning districts), off site satellite parking, and design standards for on site pedestrian access in parking lots.

Mr. Singletary noted that due to time constraints, the committee would be discussing Article 9 at the next committee meeting on June 15, 2023 at 2:00 p.m.

Adjournment: Member Hudson moved to adjourn the meeting. Vice Chair Pozsik seconded the motion. Meeting was adjourned at 4:52 p.m.

UDO COMMITTEE APPROVED (Date): _____

Rae Davis, PC Chair

ATTEST: _____

Shannon Bowers, Town Clerk

**TOWN OF CHAPIN
UNIFIED DEVELOPMENT ORDINANCE COMMITTEE
MEETING MINUTES**

**Thursday June 15, 2023
2:00 P.M.**

Town Hall

Members Present: Planning Commission Members Rae Davis (via Zoom, and left the meeting at 4:39 p.m.), Caleb Pozsik, Yvonne Hudson, Clay Cannon (arrived at 2:43 p.m.)

Staff Present: Planning and Zoning Manager Kevin Singletary, Town Clerk Shannon Bowers (via Zoom)

Staff Absent: Town Administrator Nicholle Burroughs, Mayor Al Koon

Guests: Riccardo Giani - MRB Group (via Zoom)

Call to Order: Chair Davis called the meeting to order at 2:13 p.m. and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Approval of Minutes

Member Hudson moved to approve the May 18, 2023 meeting minutes as presented. Vice Chair Pozsik seconded the motion. No further discussion. Motion passed unanimously.

| | |
|--------------------------|-----|
| Chair Rae Davis: | Yes |
| Member Yvonne Hudson: | Yes |
| Vice Chair Caleb Pozsik: | Yes |

New Business

Draft Review – Article 9: Signs: Mr. Gianni began the discussion by stating that the drafts for review included notes and comments from the committee, Architectural Review Board (ARB), and staff. He then went through the document, highlighting sections that he felt the committee would need to discuss further. Most edits to this article were grammatical in nature or format related.

Mr. Singletary noted that having general language for sign regulations in the zoning ordinances benefits the process so that the ARB does not have to review for compliance. He noted that different overlay districts could have different regulations that the ARB would review as necessary.

The committee then discussed the purpose and intent, placement, general requirements for materials, internally illuminated signs (LED standards to manage brightness – allow in certain districts and color temperature), where signs should be located, sign shielding, height, and construction. They then discussed the sign chart in Section 9.4. Discussion centered around types of signs and where they are in each zoning district. Other discussions also included awnings, transparent window screens, pole mounted signs, and wall mounted signs.

The committee recessed at 3:56 and resumed the meeting at 4:01 p.m.

The committee continued to discuss directional signs, regulations for promotional signs, non-permanent signs (construction signs, real estate signs, new home signs, etc.), special event signs, prohibited signs, and exempt signs.

Adjournment: Member Hudson moved to adjourn the meeting. Member Cannon seconded the motion. Meeting was adjourned at 4:55 p.m.

UDO COMMITTEE APPROVED (Date): _____

Rae Davis, PC Chair

ATTEST: _____

Shannon Bowers, Town Clerk

DRAFT

**TOWN OF CHAPIN
UNIFIED DEVELOPMENT ORDINANCE COMMITTEE
MEETING MINUTES**

**Thursday July 11, 2023
3:00 P.M.**

Town Hall

Members Present: Planning Commission Members Caleb Pozsik, Clay Cannon

Members Absent: Yvonne Hudson, Rae Davis

Staff Present: Planning and Zoning Manager Kevin Singletary, Town Clerk Shannon Bowers, Town Administrator Nicholle Burroughs (arrived at 4:45 p.m.)

Staff Absent: Town Administrator Nicholle Burroughs, Mayor Al Koon

Guests: Riccardo Giani - MRB Group (via Zoom)

Call to Order: Vice Chair Pozsik called the meeting to order at 3:10 p.m. and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

New Business

Draft Review – Article 3: Zoning Districts and Boundaries, Zoning Map: Mr. Singletary noted that the Unified Zoning and Development (UDO) Committee had reviewed this article previously, but had not discussed as a committee. The UDO Committee then discussed article 3, and most edits to this article were centered in section 3.7: District Development Standards table. The UDO Committee discussed setback requirements for each zoning district and how they relate to the SCDOT road widening projects. Mr. Gianni commented in the event there is a setback conflict, the table allows for the Town to review for requirements that would be the most restrictive. Mr. Singletary noted that this could spark conversations with SCDOT on encroachments for future projects. The committee discussed adding a provision in the UDO to have setbacks not impede any future SCDOT projects. Mr. Gianni also commented that corridor buffers could be a possible solution for setbacks for development. Mr. Singletary suggested having a discussion with SCDOT to find a standard number to use when incorporating setback requirements before deciding which method to include in the UDO.

The UDO Committee then discussed building height requirements in town center, rural, interstate commercial, corridor commercial, office commercial, and light industrial. The Committee also discussed including a provision for flag pole requirements.

Zoning Map

Mr. Singletary began the discussion of the zoning map by stating the guiding principle for this draft map is the comprehensive plan. Once the UDO is complete, the comprehensive plan will be updated to reflect the zoning changes. He noted the importance of the future land use map and the zoning map being compatible. The draft zoning map tries to capture the transitions in zoning districts. The UDO Committee discussed these transitions and what those areas would be most appropriately zoned as. The committee also discussed minimum lot sizes as they relate to new draft zoning categories. Mr. Singletary and Mr. Gianni will work through specifics for minimum lot sizes/ lot coverage to determine how these changes will affect future zoning.

Adjournment: Vice Chair Pozsik adjourned the meeting at 5:00 p.m.

UDO COMMITTEE APPROVED (Date): _____

Rae Davis, PC Chair

ATTEST: _____
Shannon Bowers, Town Clerk

Article 5 Land Development Standards

5. Land Development Standards

5.1. Purpose

The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly and progressive development of land within the Town of Chapin. In furtherance of this general intent, the regulation of land development by the Town of Chapin is adopted for the following purposes, among others:

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

5.2. Applicability

5.2.1. The following development shall comply with the improvement requirements in this article:

5.2.1.1. All new, significantly improved, or expansion of development that require Major Subdivision Review.

5.2.1.2. Major Certificate of Appropriateness

5.2.1.3. **Developments that affect more than one entire block face**

5.2.1.4. **Nonresidential or multi-family development that is expanded more than 20% (Major COA?)**

5.2.1.5. **Manufactured Parks (See Conditional Use Standards)**

5.2.1.6. **Conservation Subdivisions (See Conditional Use Standards)**

5.2.1.7. **RV Parks (See Conditional Use Standards)**

5.2.1.8. **Expansion, renovation, or redevelopment Nonconforming structures and sites (Section 11.6)**

5.2.1.9. Other developments as determined by the Zoning Administrator that are not exempted in Section (**Minor Subdivision/Minor COA - Applicability**)

5.2.2. The applicant shall be responsible for the installation and construction of required improvements according to the provisions of this ordinance, except as may otherwise be specifically provided herein or by Town policy or agreement.

5.2.3. Approval of a Subdivision Plat (**Major**) and certificate of zoning compliance shall be subject to the applicant having installed the improvements designated in this

article, or having guaranteed (**Improvements guarantee**), to the satisfaction of the Town, the installation of said improvement

5.3. Table of Required Improvements

| Required Improvements | Section | RR | RA | SR1 | SR2 | SR3 | TR1 | TR2 | TR3 | VC | TC | PI | CC | IC | OC | LI |
|---|---------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Public Water and Hydrants | 5.3.2.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public Sewer | 5.3.2.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Paved Streets | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Underground Drainage | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Curb and Gutter | | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sidewalks | | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Street Trees | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Street Signs | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Underground Utilities | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Community Green or Open Space | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | | |
| <input checked="" type="checkbox"/> Required improvements by district | | | | | | | <input type="checkbox"/> may be required at the discretion of the administrator based on existing conditions, surrounding context | | | | | | | | | |

5.3.1. General Requirements

5.3.1.1. Street Improvements: Land designated for public or private streets shall be cleared and filled in accordance with the latest edition of the “South Carolina Standard Specifications for Highway Construction”, South Carolina State Highway Department, or as determined appropriate by the Town Engineer or Administrator.

5.3.1.2. Water and Sewer Facilities: Water and sewer facilities shall be provided in accordance with the standard procedures and policies of the Town Engineer, the Department of Health and Environmental Control (DHEC) and by the water and sewer provider, if different from above.

5.3.1.3. Utility Lines: All utility lines within a development site shall be installed underground, unless there are existing above-ground lines that serve the property. When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for such purposes. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced. When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for such

purposes. Such easements shall be not less than twenty (20) feet along rear property lines and ten (10) feet alongside property line and, where possible, shall be centered on rear and side lot lines.

- 5.3.1.4. Natural Gas: When gas lines are located in a street right-of-way, where possible, such lines shall be located outside the portion of the street to be surfaced to prevent cutting into the paved surface to serve abutting properties.
- 5.3.1.5. Improvement of Existing Substandard Conditions: Where the existing right of way is substandard, the developer shall be required to dedicate the appropriate amount of right-of-way (as measured from the centerline of the existing street) as well as install all noted sidewalk zone improvements including expanded sidewalks and street trees, lighting, storm drain improvements and street furniture as a part of the development process. Requests for waivers based on practical hardships shall be made to the Planning Commission. Appeals to this decision shall follow the process outlined in Section 10.7.1.4
- 5.3.1.6. Flood Hazard Areas: In accordance with the Town's Flood Prevention Ordinance, any development that contains land subject to flooding shall be accompanied by evidence that no appreciable expansion of the area subject to flooding would result from the proposed development of the land being subdivided, and that the proposed development will be adequately protected from inundation without appreciable interference with the flow of any watercourse or into an impounding basin. In no case shall any fill, levee, or other protective works be approved unless sufficient compensating adjustments of waterways, ditches, or impounding basins are made to prevent any appreciable expansion of flood hazard area.
- 5.3.1.7. Storm Drainage: An adequate drainage system, including necessary improved open channels, pipes, culverts, storm sewers, intersection drains, drop inlet, bridges, and other necessary appurtenances shall be installed by the subdivider and shall be according to plans and specifications approved by the Town Engineer. In cases where a drainage or water course easement is needed, such public easement shall be not less than twelve (12) feet in width.

5.3.2. Surveying and Engineering

5.3.2.1. Installation of Permanent Reference Points: Permanent reference points shall be placed in accordance with the following requirements:

5.3.2.1.1. General Standards: Boundary surveys shall be performed, in accordance with the state minimum standards published by the State Board of Registration for Professional Engineers and Land Surveyors, unless more stringent requirements are specified. A minimum of two points in any survey must be tied to the state plane coordinate system. The survey may be done

on the horizontal ground distance and tied back to the state plane coordinates.

- 5.3.2.1.2. Control Monuments: Vertical control monuments shall be placed in or near the centerline of pavement of subdivision streets at a minimum of 1 per 4 acres. Where practical, control monuments shall be placed at points of curvature and points of tangency of curves. The control monument may be poured on the job or be a concrete marker of the type commonly used in the area: at least 3 feet long and tapered with a 12-inch long, 1/4-inch diameter brass or bronze rod embedded in the top. Control monuments shall be placed in a cast iron water main valve type box with a cover flush with the pavement.
- 5.3.2.1.3. Property Marker: A steel or wrought iron pipe, rebar, or the equivalent, not less than 0.5 inches in diameter and at least 24 inches in length shall be set at all property corners and points of curves, except those located by monuments. They shall be flush with the ground.
- 5.3.2.1.4. Accuracy: Land surveys within the Town limits shall be Class A surveys, set at an accuracy of at least 1:10000.

5.3.3. Improvement Guarantees

5.3.3.1. Types Allowed: Prior to approval of a Final Subdivision Plat (**FINAL PLAT**), the applicant shall provide a performance guarantee to ensure the completion of required improvements within a period of time as agreed upon by the **Planning Commission or Town Engineer** and the applicant, and expressed in the guarantee. Such guarantee may be in the form of a performance bond, a surety bond, a cash deposit, or a letter of credit. A performance guarantee shall be posted in the amount of 125% of the total cost of improvements, **or in an amount otherwise approved by the Planning Commission or Town Engineer.**

- 5.3.3.1.1. Performance / Surety Bonds and Letters of Credit: The performance or surety bond, or letter of credit, shall be in a form acceptable to the Town. It shall include a pledge by the bank, insurance company or other bonding/lending institution that the funds necessary to carry out the terms of the agreement are guaranteed for payment, and will be released only upon receipt of written instruction from the Town.
- 5.3.3.1.2. Cash Deposits: If surety is in the form of a cash deposit with the Town of Chapin, proportional parts thereof shall be refundable in relation to progress payments less retainage, subject to approval of the Town and subject to a minimum deposit balance of 25% of the project cost.
- 5.3.3.1.3. Maintenance Guarantees: If the applicant completes all required improvements and complies with all conditions of

the subdivision agreement as determined by the Town, the remainder of monies retained by a financial institution or by the Town may be released to the applicant or his successor in title. Prior to release, the applicant shall provide the Town, prior to the issuance of any building permit, a performance bond, a surety bond, or a cash deposit equal to the amount determined by the Town that would ensure the repair of any damage to the existing improvements during the course of any construction, but in no case will the amount of the security be less than \$1,000 for each individual building lot. Prior to the issuance of any certificate of occupancy, the Town shall determine whether or not any breakage or damage has occurred. If no damage to any off-site improvements has occurred, then the Town may release the security to the applicant or his successor in title. If damages have occurred, they shall be repaired, or the Town may draw on the security before it is released.

5.3.4. Street Layout Standards

5.3.4.1. General Standards: All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:

5.3.4.1.1. The layout of the streets as to arrangement, character, width, grade, and location may be required to conform to the Town's Master Plan, Official Map, Comprehensive Plan,

5.3.4.1.2. Connectivity between compatible uses and adjoining street systems to reduce curb cuts on major thoroughfares and encourage local traffic to use alternative routes on minor streets.

5.3.4.1.3. Where a subdivision abuts or contains an existing or proposed collector or through street, the Planning Commission may require marginal access streets, reverse frontage with screen planting, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

5.3.4.1.4. Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless granted by the Planning Commission. If, in judgement of the Planning Commission, the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision, additional access shall be provided.

5.3.4.2. Continuation of Existing Street Pattern

Whenever topography will permit, the arrangements of streets in a subdivision shall provide for the alignment and continuation or projection of existing streets in adjoining areas. This is to mean the interconnectivity of subdivision developments.

5.3.4.3. Block Sizes

The Planning Commission shall examine every proposed subdivision as to its compliance with the following provisions:

5.3.4.3.1. Nonresidential Blocks: Non-residential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.

5.3.4.3.2. Residential Blocks: the length of residential blocks hereafter shall not exceed fourteen hundred (1400) feet or be less than six hundred (600) feet from corner to corner. Provided, however, such length requirements may be modified when such shall be appropriate due to the topography or physical shape of the property being subdivided. The width of any residential block shall be sufficient to permit two (2) tiers of lots, where topography and land ownership permits, except as otherwise provided in these regulations.

5.3.4.3.3. Crosswalks: When any type of block exceeds seven hundred (700) feet, crosswalks for pedestrians shall be required. Such right-of-way shall not be less than ten (10) feet wide and improved to include a concrete, asphalt or other approved surface sidewalk six (6) feet wide and four (4) inches thick.

5.3.4.4. Connectivity to Adjacent Properties

New developments shall if practicable, connect to any existing street stubs from adjacent properties and stub to all adjacent properties. Street stubs shall continue the existing street pattern if applicable.

5.3.4.4.1. Exemptions: Street stubs shall not be required where the conditions listed below would prevent connections:

5.3.4.4.1.1. Topographical conditions (pre-development slopes of 18% or greater)

5.3.4.4.1.2. Environmental conditions (marshes, floodplains, etc.)

5.3.4.4.1.3. Property shape

5.3.4.4.1.4. Property accessibility (existing platted subdivision with no stubs)

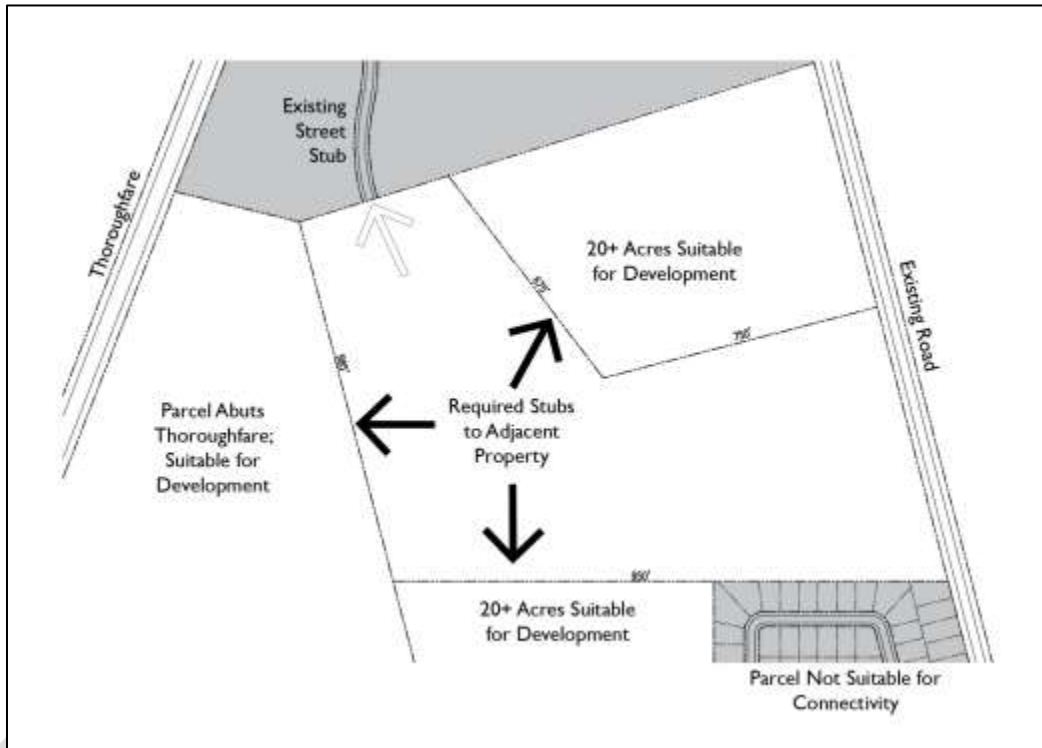
5.3.4.4.1.5. Incompatible adjacent land uses

5.3.4.4.2. Location: Where multiple connection opportunities exist, street stub connections shall be prioritized in the site design as follows:

5.3.4.4.2.1. Adjacent parcels 20 acres or greater in size.

5.3.4.4.2.2. Adjacent parcels that abut or are traversed by existing or proposed streets.

5.3.4.4.2.3. To minimize overall access points along an arterial or collector street.



*Source: Summerville, SC Unified Development Code.

5.3.4.4.3. Design: Stub streets and streets intended for extension during future phases shall be constructed to extend to the property line or as close to the line as practical. It shall be the responsibility of the second development to construct the connection to an existing stub street. Stub streets shall not exceed 150 feet in length without a paved turnaround (permanent or temporary)

5.3.4.4.4. Adjacent Parking Areas: Where most feasible, parking areas that are adjacent to each other shall be connected to limit curb cuts and access points along the public right-of-way. This connection shall have a maximum width of 24', with two 12' wide travel lanes.

5.3.4.5. Cul-de-sacs and Dead-End Streets

Dead end Streets and Cul-de-sacs are **not permitted**, unless approved by the Planning Commission. If a dead-end street or cul-de-sac is constructed, it shall be subject to the following:

- 5.3.4.5.1. Permanent dead-end streets shall be no longer than 300 feet and shall be provided with a turnaround such as a cul-de-sac.
- 5.3.4.5.2. Temporary dead-end streets shall be provided with a temporary turnaround area which shall be designed considering traffic usage, maintenance, and removal.
- 5.3.4.5.3. Half streets are prohibited along property lines, entire street right-of-ways shall be platted within the proposed subdivision.

5.3.5. Street Design Standards

5.3.5.1. General

When a subdivision creates new streets, they shall be subject to the street design standards of this section. The Planning Commission shall approve the street design during the review of the preliminary plat in the Subdivision process (**Article 10.X**). The following are general standards for the design of roadways:

- 5.3.5.1.1. SCDOT Standards: Intersection sight distance on major thoroughfares shall be determined by the State Highway Department. Grades on major thoroughfares shall be established by the State Highway Department. On major thoroughfares, the centerline radius of a curvature shall be determined by the State Highway Department. Any conflicts or contradictions, administrator to use ARMS Manual by SCDOT, defer to Town Engineer, or authorized representative from SCDOT.
- 5.3.5.1.2. Traffic Control devices: whether signs or signals, shall be installed by the Developer as deemed appropriate by the Town of Chapin, its agencies and/or the South Carolina Department of Highways and Public Transportation. The authority to require traffic control devices may be exercised by the Town at any time during the approval process.
- 5.3.5.1.3. Street Jogs: Street jogs should be avoided. Where unavoidable, the Planning Commission may permit a street jog at intersections shall have a centerline offset of not less than one hundred fifty (150) feet.
- 5.3.5.1.4. Naming of Streets: Streets that are extensions of, or obviously in alignment with existing named streets, shall bear that name. The name of new streets shall be subject to the approval of the Town Planning Commission and shall not duplicate or be similar in sound to existing names in Lexington County, irrespective of the use of the suffix street, avenue,

circle, way, boulevard, drive, place, or court or the like. Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the proper town authority.

5.3.5.1.5. Split Level Streets: Streets which are constructed so as to have two traffic ways, each at different levels within the same right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two traffic ways of three to one (3:1) or flatter

5.3.5.1.6. Nonconforming Right-of-ways: Subdivisions which include an existing platted street that does not conform to the minimum right of way requirements of these regulations shall provide additional width along one or both sides of such street so that the minimum right of way required by these regulations is established. Subdivisions abutting only one side of such street shall provide a minimum of one half, measured from the centerline of the existing right of way, of the right of way required by these regulations.

5.3.5.2. Street Sections

During review of the sketch plan/preliminary Plat, the applicant shall identify all proposed streets and existing street classifications on the site plan. The applicant will be required to install all improvements within the development site. The Town of Chapin recognizes three primary minimum right of way and pavement widths, as described in the table below:

| Street Classifications | Right-Of-Way (Min/Max)** | Travel Lane Width (Min/Max) | On-street parking* | Planting Strip | Sidewalk |
|------------------------|--------------------------|-----------------------------|--------------------|----------------|----------|
| 1. Arterial | 80'/92' | 50' | N/A | 6' | 6' |
| 2. Collector | 66/78' | 28' | N/A | 6' | 5' |
| 3. Local Minor | 50'/60' | 28' | Optional | 4' | 5' |
| 4. Downtown | 50'/60' | 24' | Required | 4' | 5' |

*All parking spaces shall comply with parking space dimensions in Parking Section.

**Right-of-way widths shall not be in conflict with SCDOT standards



*Example Street Section, Source: City of Buffalo, NY - Unified Development Ordinance

- 5.3.5.2.1. Minor Street Additional Standards: In addition to the above table, minor streets must comply to the following:
- 5.3.5.2.1.1. Street Grades: Grades on minor residential streets shall not exceed fifteen (15%) percent.
 - 5.3.5.2.1.2. Horizontal Curves: Where a deflection angle of more than ten (10) degrees occurs in the alignment of a minor street, a curve of reasonable radius shall be introduced. The centerline radius of a curvature shall not be less than one hundred and fifty (150) feet
 - 5.3.5.2.1.3. Intersection Sight Distance: Shall be one hundred and sixty (160) feet (25 mph)
- 5.3.5.2.2. Collector Street Additional Standards: In addition to the above table, collector streets must comply to the following:
- 5.3.5.2.2.1. Street Grades: Grades on collector streets shall not exceed eight (8%) percent unless topographic conditions make this impractical.
 - 5.3.5.2.2.2. Horizontal Curves: A curve shall be introduced at any change in direction of a Collector Street or major thoroughfare. The centerline radius of curvature shall not be less than three hundred and fifty (350) feet.
 - 5.3.5.2.2.3. Intersection Sight Distance: Shall be two hundred and seventy-five (275) feet (40 mph).
- 5.3.5.2.3. Arterial Street Additional Standards: In addition to the above table, minor streets must comply to the following:
- 5.3.5.2.3.1. Street Grades: Grades on major thoroughfares shall be established by the State Highway Department.

5.3.5.2.3.2. Horizontal Curves: On major thoroughfares, the centerline radius of a curvature shall be determined by the State Highway Department.

5.3.5.2.3.3. Intersection Sight Distance: Shall be determined by the State Highway Department

5.3.5.3. Intersections

The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than sixty (60) degrees (angles of intersection to be measured at the intersection of street centerline). Curved streets shall have a minimum tangent of one hundred (100) feet at intersections.

5.3.5.4. Sidewalks

5.3.5.4.1. General Standards: Sidewalks shall be installed and shall be constructed to the specifications of Section 5.6.3.2. Sidewalks shall be constructed within the street right-of-way, and approved by the Town Engineer. Sidewalks shall be a minimum of 5 feet wide unless otherwise noted.

5.3.5.4.2. Timing of Sidewalk Construction: All sidewalks must be constructed before each house or structure receives a final Certificate of Occupancy or, if the street is already constructed, prior to acceptance of any improvements. This does not apply to pedestrian paths or trails that will be provided outside of the normal right-of-way.

5.3.5.4.3. Existing Sidewalks: Where existing sidewalk abuts an area where new sidewalk is to be developed, the new sidewalk shall be the same width as the existing sidewalk or meet the standards in Section 5.6.3.2.

5.3.5.4.4. Commercial and Multi-Family Developments: Within commercial areas and places with high pedestrian volumes, sidewalks should be designed to meet the anticipated pedestrian/traffic volume as well as accommodate outdoor seating. Multi-family and planned developments shall provide sidewalks for interior movement of pedestrians and for interior to connect to public sidewalk system.

5.3.5.5. Street Tree Planting Requirements

5.3.5.5.1. Planting Areas: Planting strips in accordance with cross sections in Section 5.6.3.2.

5.3.5.5.2. Location and Number: Street trees should be planted at forty (40) foot intervals within five (5) feet of the street right-of-way on both sides of the street, but must be outside

the right-of-way. Street trees shall be installed within the planting strip between the sidewalk and the curb of a street.

- 5.3.5.5.3. Applicable to TC and VC: Street trees may be installed within tree wells, and shall be installed to replicate existing spacing patterns of street trees. The Administrator shall determine the appropriate spacing of street trees.
- 5.3.5.5.4. Tree Species: The Town should have a diverse species of street trees to avoid mass disease. Additionally, street trees species shall be appropriate for the climate and soil, and be of a drought tolerant species.
- 5.3.5.5.5. Minimum Tree Size: At the time of planting, small maturing trees should be 2.5-inch caliper, with the lower side of the crown a minimum of 6 feet above grade to avoid hazards to pedestrians.
- 5.3.5.5.6. Tree Wells: Tree size and longevity is directly related to soil volume and quality; projects where tree wells are utilized will be evaluated on an individual basis to determine the ideal size of the tree well for the application and context in an attempt to maximize volume. Where possible with new construction, a continuous trench of soil (even underneath hardscape) should be provided for root growth.

5.3.5.6. Street Lighting

- 5.3.5.6.1. General Standards: It is the intent of the town to have streets be well lit for cars most importantly for the safety and comfort of pedestrians. Lighting shall be placed such that it is well coordinated with the expected canopy of street trees. Standard 15,000 lumen H.P.S street lights shall be installed, and appropriately shielded to prevent light spillover to adjacent properties. The Town of Chapin will require street lights to be installed at a minimum ratio of one light for every six units in public developments. Lighting plans shall be submitted and approved prior to installation.
- 5.3.5.6.2. Maintenance and Ownership: The developer shall be responsible for the operating cost of said lights at the standard rate subject to the rate and class of service approved by the South Carolina Public Service Commission until the Town accepts title to the effected subdivisions road infrastructure, at which time the Town will assume responsibility for said operating costs. If the developer elects to install more than one street light per six (6) lots, then the operating costs for all such additional street lights shall be borne by the developer or the residents of the effected subdivision.

5.3.5.7. Exceptions

- 5.3.5.7.1. The Town recognizes that the required street sections and streetscape may not always be constructed as prescribed in this article. Reasonable relief may be granted by the Planning Commission if the connection to an existing right-of-way or construction of a new right-of-way encounters any of the following constraints:
 - 5.3.5.7.1.1. Insufficient existing street right-of-way
 - 5.3.5.7.1.2. Topographic features
 - 5.3.5.7.1.3. Conflict with SCDOT or County road project
 - 5.3.5.7.1.4. Legal constraints

5.3.6. Street Access Standards

- 5.3.6.1. Applicability: Any development that requires an access point (rear alley/lane or driveway) for purposes of ingress and/or egress shall be subject to the provisions of this section. All new accesses must be approved by the appropriate permitting authority. The Town encourages developments that limit or combine access points to prevent high concentrations of access points along main roads.
- 5.3.6.2. Maximum Number: For single-family and two- and three-family dwellings, only one driveway shall be permitted per lot. In Suburban Residential Districts, circular driveways may be permitted on lots greater than 100 feet in width. The maximum width for driveways in residential areas is 16'. Commercial driveways may have two lanes, ingress and egress, each 12' in width, unless otherwise required by SCDOT. For double frontage lots, one curb cut per street may be permitted. For all other building types, the maximum number of driveways allowed for any property is outlined in the table below:

| Table 5.3.6.2 | |
|------------------|---|
| Frontage Width | Maximum Permitted Driveways per Street Frontage |
| Up to 150 feet | 1 driveway |
| 150 feet or more | 2 driveways |

5.3.6.3. Locations and Spacing

- 5.3.6.3.1. Street Intersections: No curb or other access point shall be located closer than 20 feet from the intersecting point of the 2 street right-of-way property lines involved. No curb or other access point shall be closer than 25 feet from the intersection of the 2 curb lines involved.
- 5.3.6.3.2. Spacing: All access points shall have a minimum separation from certain features as follows:

| Table 5.3.6.3.2 Access Point Locations and Spacing | |
|--|--------------------|
| Feature | Minimum Separation |
| Adjacent Property Line (except shared driveways) | 5ft |
| Another curb cut on local minor | 25ft* |

| | |
|------------------|--------|
| Less than 35 mph | 200ft* |
| 40 mph | 250ft* |
| 45 mph | 300ft* |
| 50 mph | 400ft* |
| 55+ mph | 500ft* |

*As measured from centerline of the driveway or street

5.4. Open Space

5.4.1. General Standards

The Planning Commission shall require that open space be reserved for active or passive recreation where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography and general access for the particular purposes envisioned by the Planning Commission. These areas shall be shown on the Plat and marked “reserved for recreation open space”.

To insure the orderly development of the community, the subdivider shall be required to reserve and negotiate to sell needed spaces for parks, schools, fire stations and playgrounds, as required by local governmental units, for a period not to exceed thirty (30) days from the date of submission of the Sketch Plan. The reservation period may be extended for one (1) additional thirty (30) day period if a governmental unit files with the Planning Commission a written statement indicating a desire to negotiate.

5.4.2. Amount of Open Space Required

Development subject to these standards shall provide open space set-asides in an amount that meets or exceeds the minimum area in Table 5.4.2.1: Required Open Space, based on the use and the zoning district where the development is proposed. If there is a conflict with the requirements herein, this article shall govern.

5.4.2.1. Required Open Space

| Size of Development* | Minimum Open Space Area (% of Development Site Area) | | |
|--|--|-------------|-----------------------|
| | Less than 10 acres | 10-15 acres | Greater than 15 acres |
| District | | | |
| Agricultural (RA or RR) | 50% | 50% | 50% |
| Suburban Residential (SR1, SR2, & SR3) | 20% | 20% | 25% |
| Town Residential 1-2 (TR1 and TR2) | 10% | 10% | 15% |
| Town Residential 3 (TR3) | 10% | 20% | 25% |
| Village Commercial (VC) | Exempt | Exempt | Exempt |
| Town Center (TC) | Exempt | Exempt | Exempt |
| Commercial (CC, IC, OC) | Exempt | Exempt | Exempt |

| | | | |
|---|--------|--------|--------|
| Public or Institutional (PI) | 5% | 5% | 5% |
| Industrial (LI) | Exempt | Exempt | Exempt |
| <i>*This shall include the total area of a development, including future phases</i> | | | |
| | | | |

5.4.2.2. Specific Requirements for Major Subdivisions

5.4.2.2.1. Amenity Centers: It is the intent of this section to provide residents of subdivision with quality amenities that add to the livability and quality of life. Depending on how many lots are within a residential subdivision, an amenity center shall be required. The amount of area allocated to open space shall comply with the percentages in Table 5.3.2.1. The Town classifies three types of amenity centers, the requirements for each and their applicability requirements are as follows:

5.4.2.2.1.1. Basic Amenity Center

5.4.2.2.1.1.1. Number of Lots: 50 to 84

5.4.2.2.1.1.2. Open Space Type: Each development shall include a walking trail (pervious or impervious), or connection to existing trail. A covered picnic area with a minimum of 2 tables.

5.4.2.2.1.2. Standards Amenity Center

5.4.2.2.1.2.1. Number of Lots: 85 to 149

5.4.2.2.1.2.2. Open Space Type: A play area within a park setting, including swings, jungle gym, or other similar feature as determined by Planning Commission during preliminary plat review. Shall have an improved trail within the development and connect to adjacent trails if applicable.

5.4.2.2.1.2.3. Recreation Facility: One type of sport court or field is required. Examples include basketball or tennis court, disc golf course, volley ball court.

5.4.2.2.1.2.4. Gated Boat Storage: If the development has water access, the structure or area dedicated to boat storage shall have sufficient landscaping around the perimeter of the gated area, to be

determined by the Planning Commission. Additionally, this area shall have a Type B buffer, as described in Section 7.3.2 when adjacent to a residential lot.

5.4.2.2.1.3. Enhanced Amenity Center

5.4.2.2.1.3.1. Number of lots: 150 or more

5.4.2.2.1.3.2. Open Space Type: A play area within a park setting, including swings, jungle gym, or other similar feature as determined by Planning Commission during preliminary plat review. Shall have an improved trail within the development and connect to adjacent trails if applicable.

5.4.2.2.1.3.3. Recreation Facility: One type of sport court or field is required. Examples include basketball or tennis court, disc golf course, volleyball court.

5.4.2.2.1.3.4. Clubhouse: Minimum of 1600 square feet, including an indoor gym, and bathrooms.

5.4.2.2.1.3.5. Swimming Pool: Minimum of 1800 square feet. Perimeter of the pool area shall be landscaped and included in the overall landscape plan.

5.4.2.2.1.4. Exceptions

5.4.2.2.1.4.1. Additional or Non-Listed Amenities: Other types of amenities may be submitted to the planning commission for consideration to replace one of the required amenities listed above. Any open space types in Table 5.4.3.1 may be substituted for a similar feature within this section if approved by the Planning Commission.

5.4.2.2.1.4.2. Conflicts: Any conflicts with other regulations within this ordinance shall be resolved by the Planning

Commission. If there are conflicts with existing topographical features, utilities, easements, or other type of hardship, a variance to these requirements may be submitted. Variances to these provisions shall have a recommendation by the Planning Commission first prior to the hearing by the Zoning Board of Appeals.

5.4.3. Areas Counted Toward Open Space Requirement

5.4.3.1. The features and areas identified as counting toward open space shall be credited towards compliance with the amount of open space required in accordance with Section 5.4.2.1 above.

| Table 5.4.3.1: Open Space Features | |
|------------------------------------|--|
| Open Space Type | Description |
| Parks | A large public green area in a town, used for recreation or gatherings. |
| Plaza | An open space that may be improved, landscaped, or paved, usually surrounded by buildings or streets. |
| Square | Open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings |
| Playground | A land use designed principally to offer recreation, passive or active, to the public |
| Community Garden | A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by the surrounding community. |
| Pedestrian Passageway | A publicly accessible path that navigates between buildings or developments to encourage pedestrian movement. |
| Greenway | A linear park, alternative transportation route, or open space conservation area approved by the [local commission] that provides passive recreational opportunities, |

| | |
|----------------------------|--|
| | pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas |
| Trail, or Trail Connection | A way designed for and used by equestrians, pedestrians, and cyclists using nonmotorized bicycles, sometimes a part of a local or regional system. |

5.4.3.2. The following areas shall not be counted as open space set-aside areas:

- 5.4.3.2.1. Private yards not subject to an open space or conservation easement;
- 5.4.3.2.2. Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements,
- 5.4.3.2.3. Open parking areas and driveways including parking lot landscaping;
- 5.4.3.2.4. Land covered by structures, unless accessory to open space features of Table 5.4.3.1;
- 5.4.3.2.5. Outdoor storage areas; and,
- 5.4.3.2.6. Stormwater ponds not located and designed as a site amenity (e.g., with low fencing, trails, vegetative landscaping, gentle slopes, fountain or other visible water circulation device, and pedestrian access or seating).

5.4.4. Location

Open space shall be located to be easily accessible and useable by occupants and users of the development. Where possible, a portion of the open space should provide focal points for the development through prominent placement or easy visual access from streets.

5.4.5. Configuration

- 5.4.5.1. Open space shall be compact and contiguous unless a different configuration is needed to continue an existing trail or accommodate preservation of natural features.
- 5.4.5.2. If the development site is adjacent to existing or planned public trails, parks, or other public open space area, consideration should be given to adjoining, extending, and enlarging the trail, park, or other public open space area.

5.4.6. Ownership and Management

- 5.4.6.1. All open space areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
- 5.4.6.2. Responsibility for managing and maintaining open space rests with the owner of the land. Failure to maintain open space in accordance with

this Section and the development approval shall be a violation of this Ordinance.

5.4.7. Exemptions

The following development is exempted from the standards in this Section:

- 5.4.7.1. Residential development that creates fewer than 10 dwelling units;
- 5.4.7.2. Utility Uses;
- 5.4.7.3. Agricultural Uses; and
- 5.4.7.4. Industrial Uses

5.5. Alternative Development Patterns

5.5.1. Purpose: The alternative development options of this section allow for variety in development standards while maintaining the overall character of a neighborhood. These options have several public benefits:

- They allow for development that is more sensitive to the environment, especially in areas;
- They allow for the preservation of open and natural areas;
- They promote better site layout and opportunities for private recreational areas;
- They promote opportunities for workforce housing by allowing for a mixture of lot and building sizes, and
- They promote energy-efficient development.

5.5.2. Applicability: The developer or applicant desiring to use these alternative development patterns within this section shall comply with the Major Subdivision application requirements.

5.5.3. Conflict With Other Regulations: If there is a conflict between the requirements for alternative development patterns and any other requirement of this Ordinance, the standards of this section take precedence, otherwise these alternative development patterns are subject to all other applicable requirements of this Ordinance.

5.5.4. Conservation Subdivision

5.5.4.1. Purpose: The use of conservation subdivision design seeks to optimize land use in and around the Town of Chapin, while maintaining a balance between the preservation of agriculturally, environmentally and historically significant areas and allowing reasonable and sustainable growth to continue in the Town. New development shall avoid disturbance of areas or elements defined as “sensitive” or “significant”.

The use of conservation subdivision design shall not be required, but is encouraged for use on residential subdivisions/The use of conservation subdivision design may be required of all residential subdivisions:

- 5.5.4.1.1. Of less than 20 lots;

- 5.5.4.1.2. Of less than 15 acres;
- 5.5.4.1.3. Not located in certain identified areas of conservation (sensitive area overlay zones/districts);
- 5.5.4.1.4. With less than fifty percent (50%) of the parcel identified as agriculturally, environmentally or historically significant.
- 5.5.4.2. Application: The developer/applicant shall supply a completed subdivision application (**Article 10, major subdivision**) to the Town of Chapin Department of Building and Zoning which includes a draft of the conservation easement for the portion of the property that will remain as permanent open space or agricultural land and a fully dimensioned site plan, drawn to scale, which shall demonstrate, delineate, and label all of the following:
 - 5.5.4.2.1. Topography, including areas to be graded, earth movements, drainage provisions, existing contour lines and any proposed new contour lines and any other significant topographical features.
 - 5.5.4.2.2. The location and type of sensitive areas deemed to be of agricultural, environmental, or historical significance, as defined in **APPENDIX DEFINITIONS** of this ordinance. All construction contracts shall include language protecting sensitive areas, agricultural land, areas of conservation, and areas containing sensitive elements.
 - 5.5.4.2.3. The location and type of all proposed areas to be preserved as open space or agricultural land, including areas of mitigation and preservation. These areas shall be marked for identification upon site inspection.
 - 5.5.4.2.4. Existing zoning, land use(s), and approximate density of residential uses.
 - 5.5.4.2.5. Septic or waste water provisions as provided by SCDHEC.
 - 5.5.4.2.6. For areas of agricultural preservation, a buffer strip of at least seventy-five (75) feet must be delineated. When possible, existing woodlands should be used, if not, a variety of rapidly growing indigenous trees and shrubs should be planted thickly in the buffer strip.
 - 5.5.4.2.7. Any other provisions not specifically required or excluded herein, as required by this Ordinance.
- 5.5.4.3. Density: The density allowed by the parcel's zoning unless a density bonus is awarded to the developer by the Town of Chapin Planning Commission.
 - 5.5.4.3.1. Density Bonuses: Density bonuses may be awarded to developers who dedicate land for public use, such as trails and parks. Additionally, density bonuses may be awarded for the provision of affordable or workforce housing for low to moderate income families.

5.5.4.4. Open Space Requirements: A minimum of fifty percent (50%) of the parcel must be designated as permanent open space.

5.5.4.4.1. Ownership of Open Space: Shall be protected by a conservation easement held by the homeowners association, local conservation commission, land trust, or Town of Chapin that is recorded in the office of the County Registrar of Deeds. The owners of the open space are responsible for the payment of any taxes, upkeep, insurance, and any other responsibilities associated with “ownership” of the land

5.5.4.4.2. Usable Open Space: At least half of the required open space shall be useable for agricultural or recreational purposes.

5.5.4.5. Final Plat Requirements

5.5.4.5.1. In addition to the final plat requirements conditioned by subdivision approval by the Planning Commission, and requirements in **Article 10**. Included with the final plat, the subdivider shall submit a subdivider’s agreement regarding the liability for and maintenance of the open space. In addition, the subdivider must include a conservation easement/open space covenant protecting the open space from any further development.

5.5.4.6. Appeals

5.5.4.6.1. Any appeals to the decision regarding this section shall follow the appeal process outlined for subdivision applications (**Article 10**).

Manufactured Home Park

Compliance with all other regulations: Compliant with conditional standards in Article 4

5.5.5. Group Development

5.5.5.1. Purpose and Intent

In order to prevent creation of traffic hazards, insure the provision of off-street parking and provision of necessary utilities, plans for group developments such as shopping centers, industrial parks, mobile home parks, apartment complexes, and motels where the site is not subdivided into lots and public streets, but is retained in one ownership, the site plan shall be submitted to the Planning commission for review and approval. These regulations are considered minimum and may be superseded by more restrictive regulations such as the zoning ordinance.

5.5.5.2. Types of Group Developments

5.5.5.2.1. Group commercial or industrial developments consist of more than one commercial or industrial structure erected on a single lot.

5.5.5.2.2. Group housing developments consist of Any structure containing more than four dwelling units on the first-floor level thereof or containing more than eight dwelling units throughout, except that high rise apartments are not considered to be group housing developments. Or More than one structure containing dwelling units erected on a single lot.

5.5.5.3. Application Process: The developer/applicant shall supply a completed subdivision application (**Article 10, major subdivision**) to the Town of Chapin. In addition, the following shall be required, unless otherwise determined by the administrator:

5.5.5.3.1. Site Analysis consistent Section 10.3.1.1

5.5.5.3.2. Site Plan consistent with all relevant information detailed in **Section 10.3.1.3**

5.5.5.3.3. Traffic Impact Study consistent with the requirements of Section 5.6

5.5.5.3.4. Construction Documents consistent with Section 10.3.1.4.

5.5.5.4. General Standards for Group Developments: In addition to other requirements within this Section, the applicant shall demonstrate compliance with the following:

5.5.5.4.1. Conformance with Ordinance: The submitted applications shall be compliance with standards and requirements for parking, signage, setbacks, spacing between buildings, residential area requirements, screening, buffers, and landscaping for group developments.

5.5.5.4.2. Water, Sewer, and Drainage: Adequate provisions for water supply, sanitary sewerage, and storm drainage shall be installed by the developer according to the plans and specifications approved by the proper authorities.

5.5.5.4.3. Access and Egress: shall conform to the Driveway Regulation of the South Carolina Department of Transportation, the Town of Chapin's Unified Development Ordinance (UDO), and the Traffic Impact Study findings.

5.5.5.4.4. Manufactured Homes: Shall comply with all relevant provisions for manufactured homes and manufactured home parks, if applicable.

5.5.5.4.5. Enforcement: No building permits shall be issued and no connection to a public water system or public sewer system shall be made until the construction drawings for the group development are approved by the Planning Commission staff and so noted on prints of the development plan.

5.5.6. Planned Developments (PD)

5.5.6.1. Purpose and Intent: The PD is intended to encourage innovative land planning and site design concepts that cannot be achieved by other mechanisms provided by this Ordinance. PDs should achieve a high level of environmental sensitivity, aesthetics, high quality development and other community goals by:

5.5.6.1.1. Allowing greater freedom in selecting the means to provide access, open space and design amenities.

5.5.6.1.2. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special and unique site characteristics, locations, building types and land uses.

5.5.6.2. Process and Applicability

5.5.6.2.1. PDs are considered a two-step process. First, there is a Rezoning which follow the general procedures of Article 10. Second, a Final Plat approval, per Article 10 shall occur. A complete master plan and written report shall be developed and submitted for approval as part of the rezoning process in order to determine the desired standards and design of the project. Those documents shall be submitted in accordance with the following standards:

5.5.6.2.1.1. Master Plan: Applicants shall first develop and present a master plan, complying with the Sketch Plan requirements in Article 10, for the entire parcel which includes, but is not limited to:

5.5.6.2.1.1.1. Size: Size, in acres, shall be listed on the master plan. For redevelopment sites PDs shall have a minimum of **4 acres**. For all other developments PDs shall have a minimum of **10 acres**. If the project is intended to be developed in phases, the master plan shall include all phases.

5.5.6.2.1.1.2. Districts: Land allocations by zoning district, including specific modifications to the Ordinance requirements of those districts clearly highlighted.

5.5.6.2.1.1.3. Street Layout and Regulating Plan: the design and location of the streets shall be provided. Streets shall conform with the street sections in Article 5 of this Ordinance. Additional bicycle and pedestrian circulation shall also be indicated.

5.5.6.2.1.1.4. Lot Layout: Proposed subdivisions of property, required open space, street regulating plan, neighborhood structure(s). The PD shall have provisions to allow for a systematic methodology to provide a variety of lot sizes.

5.5.6.2.1.1.5. Open Space: Open space requirements are 1.5 times the standards set in Article 5 with the exception that a minimum of 10% open space is required for all PDs, regardless of size or zoning district. These should be clearly indicated on the master plan.

5.5.6.2.1.1.6. Stormwater Requirements: Stormwater shall be considered on a PD-wide basis and the general locations shall be indicated. Floodplain information shall also be included on the master plan.

5.5.6.2.1.1.7. Resources: The general location of all historic, cultural, and environmentally sensitive resources shall be depicted on the master plan

5.5.6.2.1.2. Written Report: A written report shall be submitted to explain the type, nature, intent and characteristics of the proposed development, and shall specifically include:

5.5.6.2.1.2.1. Site Description: A general description of the proposal,

including a detailed description of the site, location, context, and any cultural, environmental and/or historic resources.

5.5.6.2.1.2.2. Vision Statement: The goals, tenets, any special initiatives which the development intends to achieve shall be clearly identified for review and discussion.

5.5.6.2.1.2.3. Incompatibilities: A detailed description of the provisions of the Ordinance which prevent the development, as desired shall be provided. This shall include analysis showing how the general Land Development standards in Article 5, Permitted Use Table in Article 4, and Zoning Districts in Article 3 limit the intended development.

5.5.6.2.1.2.4. Modification to Ordinance: A detailed description of exceptions or variations from the requirements of this Ordinance, per the incompatibilities listed above. All items not explicitly listed as modifications will be subject to the requirements of this Ordinance.

5.5.6.2.1.2.5. Land Allocation: Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including open spaces, recreation areas, public facilities, wetlands and wetland impacts. This should be coordinated with the Districts as shown in the master plan. If the development is intended to be phased, the phasing plan shall be indicated on the tables.

Residential density at 16 d.u./acre?

5.5.6.2.1.2.6. Program: A complete development program, including number of residential units and proposed densities, building types, minimum

and maximum lot sizes, and square feet and identification of other nonresidential uses.

5.5.6.2.1.2.7. Building Design Standards:

guidelines to achieve aesthetics and high-quality development shall be included. These may be further detailed in the covenants after all Town approvals have been secured.

5.5.6.2.1.2.8. Compatibility Statement: A

statement of how the proposed development is consistent adopted plans and documents of the Town of Chapin or Lexington County.

5.5.6.2.1.2.9. Traffic Impact Study (TIS): A Traffic

Impact Study to be performed as outlined in [Section 5.6](#).

5.5.6.2.1.2.10. Other: Additional relevant

information as requested by the Administrator.

5.5.6.2.1.3. Performance Guarantee: Before approval of a PD, the Town Council may require a contract with safeguards satisfactory to the Town guaranteeing completion of the development plan in a period to be specified by the Town, but which period shall not exceed 5 years unless extended by the Town for due cause show. Such guarantee may include the submission of a performance bond in an amount set by the Town.

5.5.6.2.1.4. Final Plat: Upon approval of the Rezoning (inclusive of the master plan), the applicant shall proceed towards approval of a Final Plat [Article 10](#).

5.5.6.2.2. Expiration of Approval: The Town shall have the right to review a concept plan approved as part of a PD when no building permits have been issued in the past 5 years, and may choose not to issue further permits within the PD until a revised concept plan has been approved.

5.5.7. Previously Approved Planned Developments

5.5.7.1. Purpose: The intent of this section is to be utilized only for the continuation of previously established and approved Planned Developments before the enactment of this Ordinance.

- 5.5.7.2. Minor Plan Amendments Permitted by the Administrator: The amendment of previously approved PDs shall be approved by the Administrator, if the amendment results in a development intensity that is no greater than the previously approved intensity in terms of total square feet, total number of units, height, and build-upon area. Additionally, a minor plan amendment shall be limited to technical considerations that could not be reasonably anticipated during the approval process, or any other change that has no material effect on the character of the approved PD development or any of its approved terms or conditions.
- 5.5.7.3. Major Plan Amendments Permitted by Town Council Approval Only: All major changes not subject to the section above, shall be reviewed by the Planning Commission (PC) and approved by Town Council in accordance with the procedures outlined in [Section 5.5.4.2](#).
- 5.5.7.4. Any existing PD may choose to rezone to a standard Town zoning district by going through the rezoning process in accordance with the procedures outlined in [Article 10](#).

5.6. Traffic Impact Study

5.6.1. Applicability

An impact study shall be required if a proposed project:

- 5.6.1.1. Produces 50 peak hour (AM, PM, or Midday) two-way trips or more; or
- 5.6.1.2. Produces 500 daily (24 hour) two-way trips or more; or
- 5.6.1.3. Expansion of existing development that would produce additional traffic, meeting or exceeding the thresholds within this section. When determining whether the project meets the threshold, trips from the existing land use shall be included in the trips that are considered “produced” by the project.

5.6.2. Application Process

A TIS shall be completed as the first step of the project approval process. Prior to the submission of any TIS and preliminary plat, the applicant shall complete and submit a Traffic Impact Study Requirement Evaluation form obtained from the Administrative Official’s office. The Town’s Transportation Engineer will evaluate the request and determine whether a TIS is required. The TIS is the responsibility of the applicant. The TIS shall be prepared in accordance with the Traffic Impact Study Guidelines adopted by the Town of Chapin and obtained from the Administrative Official’s office. All traffic studies must be prepared under the supervision of, and signed, stamped and dated by, a professional Civil Engineer registered in South Carolina. Coordination with other entities in the county government or South Carolina Department of Transportation (SCDOT)

shall be the responsibility of the applicant. The applicant will be required to use a Town approved firm to complete the TIS. A list of approved consulting firms will be provided upon the determination that a TIS is required. All phases of a development are subject to review, and all traffic plans for the entire development shall be integrated with the overall traffic analysis.

5.6.3. Contents Traffic Impact Study (TIS)

1. Study Contents: At minimum a TIS shall include the following:
 1. Introduction: A written narrative describing the proposed land use(s), size, and projected opening date of the project and all subsequent phases.
 2. Existing Land Use
 3. Proposed Land Use
 - a. Location and context
 - b. Description of development
 - c. Zoning Characteristics
 - d. Site Plan
 4. Analysis
 - a. Existing traffic volumes on all roads to be accessed using current SCDOT Annual Average Daily Trip (AADT) counts where possible.
 - b. Infrastructure Analysis
 - c. Trip generation tables
 - d. Trip distribution patterns
 - e. Turning movement diagrams for peak hours
 - f. Access analysis
 - g. Traffic Control Devices
 - h. Mitigation and Alternatives
 - i. Summary
3. Responsibility for Costs of Improvements: The costs of implementation of an approved mitigation program shall be the responsibility of the applicant. No certificates of zoning compliance or building permits shall be issued unless provisions of the TIA are met