

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GEORGETOWN )

ORDINANCE NO. 2017-15

**AN ORDINANCE TO AMEND ARTICLE 2, SECTION 3-10 AND ARTICLE 4, SECTION 3-2B OF THE DEVELOPMENT REGULATIONS OF GEORGETOWN COUNTY, SOUTH CAROLINA DEALING WITH STREETS AND EASEMENTS FOR MINOR SUBDIVISIONS.**

**BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED THAT ARTICLE 2, SECTION 3-10 OF THE DEVELOPMENT REGULATIONS BE AMENDED TO READ AS FOLLOWS:**

3-10. Street within Minor Developments

All public and private streets in minor developments shall conform to the standards found in Article 4 of this Ordinance. **However**, private streets in minor developments, containing ten or fewer lots; ~~four to ten 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 improvements to the private right-of-way.”

**Roadway inspection is not required for streets in minor developments of three or fewer lots ~~unless the roadway is intended to be dedicated to the county~~ **except for the purpose of assuring an all-weather driving surface is installed.** Instead, the developer may utilize a shared private driveway/easement to access said parcels. Lots having frontage on an existing County or State roadway that can obtain an encroachment permit from Georgetown County or SCDOT shall not be counted as part of the maximum 3 lots that access the shared private driveway/easement. If an encroachment permit cannot be obtained, such lot shall be counted toward the maximum 3 lots permitted to access the shared private driveway/easement.**

The shared private driveway/easement shall be no less than 25 feet in width to ensure that adequate fire access is maintained. The traveled way shall be improved with an all-weather driving surface capable of supporting emergency vehicles. The

applicable Fire Department maintains the ability to require clearance of low-hanging branches for vehicular access. Utility location within the traveled portion of the easement shall be at the discretion of the applicable utility provider.

~~Except as provided for in Article 4,~~ **A shared private driveway/access easement shall serve a maximum of three lots. Subdivision of the parcel fronting along the shared private driveway/access easement beyond three lots shall require that the driveway be upgraded to the standards of a public or private street right-of-way. Shared private driveways/access easements are not eligible for dedication to the County unless improved to the standards of Article 4 of these regulations. All shared driveways/access easements must be named for 911 purposes per the requirements of Article 2, Section 5.**

Only one shared private driveway/easement per roadway frontage may be installed to provide access to proposed lots. A shared private driveway/access easement shall not originate from another shared private driveway/access easement. A shared private driveway/easement may receive access from a fifty (50) foot private right-of-way. If a parcel has multiple road frontages, one shared private driveway/access easement may be installed from each roadway. Each shared private driveway/access easement can serve a maximum of three lots.

Shared private driveways/access easements originating from different roadways may be connected to form a continuous road. If such a connection is proposed, the entire roadway shall be improved to the roadway improvement standards of Article 4 of these regulations. The costs of improving the roadway shall be that of the developer proposing the connection.

Such shared private driveway/easement 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 shared private driveway/easement shall be owned by (property owners, HOA, POA or other designated private entity). Additionally, Georgetown County shall not be requested to, nor will, accept ownership or maintenance of this right-of-way.”**

**BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED THAT ARTICLE 4, SECTION 3-2B OF THE DEVELOPMENT REGULATIONS BE AMENDED TO READ AS FOLLOWS:**

3-2. Lots

B. Each lot must front for a minimum of fifty (50) feet upon a street or **shared driveway/access easement as allowed in Article 2, Section 3-10**, except on cul-de-sacs radii in which case thirty (30) feet of frontage is required.

**DONE, RATIFIED AND ADOPTED THIS 27<sup>th</sup> DAY OF JULY, 2017**

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Johnny Morant  
Chairman, Georgetown County Council

(SEAL)

ATTEST:

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Theresa Floyd  
Clerk to Council

This Ordinance, No. 2017-15, has been reviewed by me and is hereby approved as to form and legality.

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Wesley P. Bryant  
Georgetown County Attorney

First Reading: May 9, 2017  
Second Reading: June 27, 2017  
Third Reading: July 25, 2017