



MEMORANDUM

To: Beaufort County Planning Commission
From: Tony Criscitiello, Planning Director
Subject: Amendment to the ZDSO
Date: December 29, 2009

ZDSO Section – Sec. 106-2729 (Street Design Standards)

Summary of Proposed Amendment – This amendment specifies standards for unpaved roads and permits the County to take over ownership and maintenance of new unpaved roads with approval by County Council for affordable housing developments.

Justification – Habitat for Humanity is developing a 4.88-ac. tract on St. Helena Island off Ernest Drive, which is a paved, county-maintained road. The development plan includes a 620-ft. long, aggregate-surface roadway that will serve four residential lots. In order to maintain the affordability of the homes being built, Habitat for Humanity requested the County accept the new road and maintain it. Although the County presently maintains miles and miles of unpaved roads, the ZDSO currently precludes the County from taking ownership of any new unpaved roads. At its meeting on August 25, 2009, the Public Facilities Committee of County Council voted to recommend that the County accept ownership of the proposed road and directed staff to draft an amendment to the ZDSO to allow waivers to the road acceptance standards for affordable housing projects. The proposed changes are shown below. It is recommended that County Council approval be required before any new unpaved roads are accepted into the county system. Staff has also taken this opportunity to recommend construction specifications for unpaved roads.

Proposed Amendment (on page 2) – Proposed deletions are shown ~~struck-through~~ and additions are underlined.

ARTICLE XIII. SUBDIVISION AND LAND DEVELOPMENT STANDARDS

DIVISION 2. STREET STANDARDS

Sec. 106-2729. Street design standards.

(e) *Minimum construction specifications for, and County acceptance of, unpaved roads.* For the purposes of this article, unpaved road shall not mean dirt road, per se, but shall be referred to as “stabilized aggregate” road. Unpaved roads are to be utilized for residential, low volume traffic usage only. ~~For subdivision of land, low volume traffic shall mean that the highest traffic potential of traffic than can be generated based on the underlying zoning district.~~ All minor subdivisions of land, as long as no more than four lots are served by the proposed road, may utilize a stabilized aggregate, per county standards as follows: 6” of crushed granite or equal as approved by the County Engineer. All major subdivisions shall require paved roads, per county standards. Unpaved roads shall remain private roads and not be accepted by the county for maintenance or ownership unless specifically approved by County Council for an affordable housing development as defined in Sec. 106-2081(3)(a).

[Note: The following language is provided for information only.]

Sec. 106-2081(3)

a. *Below market.* The units are built with a local, state, or federal subsidy, or a private nonprofit sponsor for persons or families earning less than 80 percent of median income.