



**TOWN OF BLUFFTON  
PLANNING COMMISSION MEETING AGENDA  
ELECTRONIC MEETING  
Wednesday, June 24, 2020, 6:00 PM**

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This meeting can be viewed on the Town of Bluffton's Facebook page  
(<https://www.facebook.com/TownBlufftonSC/>)

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS\***

**V. ADOPTION OF THE AGENDA**

**VI. ADOPTION OF MINUTES – May 27, 2020**

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\***

**VIII. OLD BUSINESS**

**1. FOR ACTION**

- A. Unified Development Ordinance Edits (Tabled from May 27<sup>th</sup> Meeting):**  
Amendments to the Town of Bluffton Code of Ordinances, Chapter 23  
– Unified Development Ordinance, Article 5 – Design Standards,  
Pertaining to Minimum Lot Widths and Off-Street Parking in Old Town  
Bluffton Historic District – Kevin Icard, Planning and Community  
Development Manager

**IX. NEW BUSINESS**

**X. DISCUSSION**

**XI. ADJOURNMENT**

\*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at [dmclain@townofbluffton.com](mailto:dmclain@townofbluffton.com). Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Planning Commission Board.

**NEXT MEETING DATE: Wednesday, July 22, 2020**

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.

\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

**TOWN OF BLUFFTON PLANNING COMMISSION**  
**Electronic Meeting**

**Wednesday, May 27, 2020, Minutes**

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**Present:** Josh Tiller, Chair; Terry Hannock, Vice Chair; Dan Keefer; Charlie Wetmore III; Trey Griffin; Ronald Williams, Amanda Jackson

**Staff:** Heather Colin, Growth Management Director; Kevin Icard, Planning & Community Development Manager; Will Howard, Principal Planner; Alan Seifert, Senior Planner; Charlotte Moore, Senior Planner; Darby McLain, Growth Management Coordinator; Victoria Smalls, Community Development Coordinator;

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**I. CALL TO ORDER**

Chairman Tiller called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS**

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA – May 27, 2020**

Commissioner Griffin made a motion to adopt the Wednesday, May 27, 2020 Planning Commission Meeting Agenda. Commissioner Williams seconded the motion, all were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – April 22, 2020**

Commissioner Wetmore made a motion to approve the adoption of the April 22, 2020 minutes, Commissioner Williams second the motion. All were in favor and the motion passed. Commissioner Jackson-Denmark abstained as she was absent from the last meeting.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

No Public Comments

**VIII. OLD BUSINESS**

No Old Business

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. Stop N Stor (Preliminary Development Plan):** A request by Thomas and Hutton, on behalf of Mick Jordan, for approval of a Preliminary Development Plan. The project consists of the construction of a 7,500 square foot storage building with associated infrastructure. The property is zoned Schultz PUD and consists of approximately .50 acres identified by tax map number R610 031 000 0983 0000 located northwest of the intersection of Bluffton Parkway and Red Cedar Street. (DP-07-19-013387) (Staff – Will Howard)

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Keefer made a motion to approve with conditions. Commissioner Jackson-Denmark second the motion. The conditions were as follows; at time of final submittal, provide verification of foundation planting facing Persimmon Street and replace the two street trees that are being removed.

The decision was unanimous, and the motion passed. Commissioner Wetmore then motioned to amend the previous motion to amend the sidewalk based on the fire departments requirement.

Commissioner Jackson-Denmark second the motion. The decision was unanimous, and the motion passed.

- B. 119 Persimmon Street (Preliminary Development Plan):** A request by Johnson Way Development, LLC, on behalf of the owner William H. Dascombe for approval of a Preliminary Development Plan. The project consists of the construction of a 5,898 SF commercial building with associated parking and infrastructure for use as an online auto brokerage. The property is zoned Schultz PUD and consists of approximately .81 acres identified by Tax Map Number R610 031 000 1440 0000 located at 119 Persimmon Street. (DP-02-20-01400) (Staff - Will Howard)

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

Vice Chairman Hannock motioned to approve with conditions. The conditions were as follows; any conditions stipulated by staff. Commissioner Wetmore second the motion. The decision was unanimous, and the motion passed.

- C. Island Plasters (Preliminary Development Plan):** A request by Johnny Istrate of Island Plasters, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 20,000 SF commercial building with associated parking and infrastructure. The Property is zoned Schultz PUD and consists of approximately 1.96 acres identified by tax map Number R610 031 000 0960 0000 located at 4361 Bluffton Parkway. (DP-03-20-014138) (Staff-Will Howard)

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson-Denmark motioned to approve as submitted. Commissioner Griffin seconded the motion. The decision was unanimous, and the motion passed.

- D. Belfair PUD Text Amendment:** A request by Walter Nester, III of Burr & Forman LLP on behalf of the owner BRE Mariner Belfair Town Village LLC, for approval of a text amendment to the Belfair Planned Unit Development (PUD). The requested amendment proposes to add the use "Animal Hospital or Clinic" to the list of approved uses within the Neighborhood Commercial (NC) portion of the Belfair PUD Concept Plan.

Staff Presenting – Will Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Williams motioned to approve as submitted. Commissioner Keefer second the motion. The decision was unanimous, and the motion passed.

- E. Unified Development Ordinance Edits:** Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 6 – Sustainable Development Incentives, Workforce/Affordable Housing – Kevin Icard, Planning and Community Development Manager.

Staff Presenting – Kevin Icard presented the information to the Commission which is incorporated into these minutes.

Vice Chairman Hannock motioned to approve as submitted. Commissioner Wetmore second the motion. The decision was unanimous, and the motion passed.

- F. Unified Development Ordinance Edits:** Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 - Zoning Districts, Including Uses by District

(Shopfront Manufacturing and Storefront Manufacturing), Conditional Use Standards (Junk and Salvage Yard Operations, Manufacturing, Shopfront Manufacturing, Storefront Manufacturing, Solid Waste Transfer Facility/Recycling Center) and Article 9 Definitions and Interpretations (Shopfront Manufacturing and Storefront Manufacturing) – Kevin Icard, Planning and Community Development Manager

Staff Presenting – Kevin Icard presented the information to the Commission which is incorporated into these minutes.

Vice Chairman Hannock motioned to approve as submitted. Commissioner Jackson-Wetmore second the motion. The decision was unanimous, and the motion passed.

- G. Unified Development Ordinance Edits:** Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, General Standards Related to Historic District Architectural Design – Kevin Icard, Planning and Community Development Manager

Staff Presenting – Kevin Icard presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson-Denmark made a motion approve amendments to Article 5 Design standards, however, she requested to table the proposed changes to Sections 5.15.5(A), (B), (C), and (D) as it related to minimum lot widths. The tabled request included staff bringing back proposals that would address alternatives for allowing lot widths less than fifty feet based on building type. Vice Chairman Hannock second the motion. The decision was unanimous, and the motion passed.

## **X. ADJOURNMENT**

Commissioner Wetmore made a motion to adjourn. Vice Chairman Hannock second the motion. The May 27, 2020 Planning Commission meeting, adjourned at 8:34 p.m.

# PLANNING COMMISSION

## STAFF REPORT

Department of Growth Management



<b>MEETING DATE:</b>	June 24, 2020
<b>PROJECT:</b>	Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards; Pertaining to Revisions to Minimum Lot Widths and Off-street Parking in Old Town Bluffton Historic District
<b>PROJECT MANAGER:</b>	Kevin P. Icard, AICP Planning and Community Development Manager Department of Growth Management

As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), “an application for a Unified Development Ordinance Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action.”

**REQUEST:** At the May 27, 2020 Planning Commission meeting, the Unified Development Ordinance (UDO) Administrator requested that the Planning Commission recommend approval to Town Council of the following Text Amendments:

Amendments to Chapter 23 (Unified Development Ordinance), Article 5 Design Standards, Sec. 5.15. – Old Town Bluffton Historic District, General and Architectural Standards.

**INTRODUCTION:** As discussed at the May 27<sup>th</sup> Planning Commission meeting, the amendments relating to minimum lot width requirements in Old Town Bluffton were tabled for further discussion and the remainder of the amendments were recommended for approval to Town Council.

Chapter 23 (Unified Development Ordinance), Article 5 (Design Standards), Section 15 (Old Town Bluffton Historic District) regulates new construction, redevelopment and exterior changes to all structures within Old Town. The impetus for having both general and architectural standards for these types of activities grew out of the Old Town Master Plan, which identified the need to establish a blueprint for the area in order to maintain its historic and eclectic architectural character and development patterns while still encouraging creative design.

The proposed amendments are intended to fix reoccurring issues that have been identified as problematic in their application over the years. In addition to correcting scrivener’s errors, providing consistency with other sections of the UDO, allowing flexibility in some instances (e.g., more material choices), establishing a minimum lot

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width for all building types of not less than 50 feet was also included at the request of Town Council. Some building types presently allow for narrower lot sizes of 30, 35 and 40 feet.

In its review of proposed amendments on May 6, 2020, the Historic Preservation Commission had no comments regarding the 50-foot minimum lot width proposal. The Planning Commission, however, requested the lot width discussion be tabled to allow Town Staff to conduct additional research and provide more information. Concerns expressed by the Planning Commission at the meeting with regards to the 50-foot wide minimum included possible reduction of affordability, the need for flexibility and diversity as it relates to building types and whether alternative approaches might be available to address Town Council's concerns.

**BACKGROUND:** Both the 2006 Old Town Master Plan and 2007 Comprehensive Plan strive to integrate sustainable growth principles for neighborhood development by promoting a variety of lot widths and building types. This allows for greater building diversity, a range of housing price points, and increased affordability. It also recognizes that certain areas are better suited for more intense land development, while other areas are best suited for lower intensity development, even within Old Town Bluffton.

As shown in Attachment 1, four Old Town Bluffton zoning districts allow certain building types on lots in which the minimum required width is less than 50 feet, sometimes as narrow as 30 feet. These smaller lot standards typically coincide with other metrics intended to promote a more traditional and walkable neighborhood in keeping with the Town's sustainable growth principles. The intent of these provisions, however, may be undermined by lots that may be too narrow, thus creating a denser built environment that may not be appropriate for all areas of Old Town Bluffton. Of particular concern with small lots is off-street parking, including point of access (often from the front of the property rather than the rear) and location of the garage (carport or parking pad) in relation to the street right-of-way.

On smaller lots with shallow front setbacks, the use of front-loaded parking (i.e., parking accessed via a driveway from the street) can result in the stacking of vehicles. When a garage does not set back deep enough into a property, vehicles may extend into the sidewalk and/or street. Not only is the aesthetic appeal of the community diminished, more importantly, a potential safety hazard for pedestrians, cyclists, and motorists may be the result. Very narrow lots may also result in more driveway curb cuts, increasing the impact and reducing on-street parking.

In keeping with the intent of the Old Town Master Plan and the Comprehensive Plan, Town Staff believes that a combination of adjusting minimum lot widths for some building types and providing small lot parking standards will address the concerns of Town Council. Attachment 1 identifies all building types by zoning district that currently have a minimum lot width of less than 50 feet. Town Staff agrees that lot widths less than 40 feet should be eliminated as they are not typical, and that other lot widths should be adjusted upwards based on zoning district and building type. All building types, with the exception of "additional building types," have a maximum footprint, typical size and typical width. When considered with the required side yard setback for each building type, Town Staff was able to calibrate more appropriate minimum lot sizes that are proposed to be supported by improved off-street parking requirements for small lots (also shown on Attachment 1).



If the amendments are adopted, existing lots not meeting the minimum lot width requirement would be considered nonconforming. Nonconforming lots are developable and would have to comply with all other development standards, such as yard setbacks and height, which are not proposed to change.

**REVIEW CRITERIA & ANALYSIS:** When assessing an application for a UDO Text Amendment, the Planning Commission and Town Council are required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by Staff Finding.

1. **Section 3.5.3.A.** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area.

**Finding.** The proposed amendments are consistent with the needs, goals and implementation strategies of the Comprehensive Plan. The Comprehensive Plan, as adopted on September 4, 2007, balances “long-term visioning and goals” with “short-term actions.” The Action Agenda Initiatives found in the 2019-20 Strategic Plan capture non-capital improvement projects of significance, many of which emanate from the Comprehensive Plan. The proposed Text Amendments are a direct result of these Initiatives.

2. **Section 3.5.3.B.** Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

**Finding.** The proposed amendments are consistent with best planning practices, which includes evaluating existing ordinances from time to time to ensure, among other things, that they are adequately protecting and enhancing the Bluffton’s historic and eclectic character.

3. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton.

**Finding.** The proposed amendments will help to promote the Town’s general welfare by requiring more housing opportunities for income-qualifying households.

4. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services.

**Finding.** The amendments will have no impact on providing public services.

5. **Section 3.5.3.E.** The application must comply with applicable requirements in the Applications Manual.

**Finding.** The application complies with all applicable requirements of the Applications Manual.

**PLANNING COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Recommend approval to Town Council of the amendments as submitted;
2. Recommend approval to Town Council of the amendments with conditions; or
3. Recommend denial to Town Council of the amendments as submitted.

**STAFF RECOMMENDATION:** For the reasons conveyed in this report, the Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the proposed Text Amendments.

**ATTACHMENTS:**

1. Old Town Bluffton Historic District Lot Widths

UDO AMENDMENTS: Article 5, Design Standards																									
Sec. 5.15: Old Town Bluffton Historic District																									
Section	Proposed Amendments			District Intent Statements and Building Type Info (Size Range, Maximum Footprint, Typical Width and Side Yard Setback)																					
<p><b>Section 5.15.5.C (Neighborhood General-HD)</b></p>	<p><b>Minimum Lot Width by Building Type:</b></p> <table border="1" data-bbox="515 516 1327 778"> <thead> <tr> <th></th> <th>Front Build-to</th> <th>Lot Width</th> <th>Front-age</th> <th>Rear SB</th> <th>Side SB</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td><u>Live-Work Sideyard</u></td> <td><u>10'-20'</u></td> <td><u>50'-100'</u></td> <td><u>N/A</u></td> <td><u>25'</u></td> <td><u>10'</u></td> <td><u>1-2.5</u></td> </tr> <tr> <td><u>Commercial Cottage</u></td> <td><u>10'-20'</u></td> <td><u>50'-100'</u></td> <td><u>N/A</u></td> <td><u>25'</u></td> <td><u>10'</u></td> <td><u>1-1.5</u></td> </tr> </tbody> </table> <p>Cottage: <del>40'</del> <u>50'</u> - 60'</p> <p>Sideyard House: <del>40'</del> <u>50'</u> - 65'</p> <p>Additional Building Type: <del>40'</del> <u>50'</u> - 100'</p>				Front Build-to	Lot Width	Front-age	Rear SB	Side SB	Height	<u>Live-Work Sideyard</u>	<u>10'-20'</u>	<u>50'-100'</u>	<u>N/A</u>	<u>25'</u>	<u>10'</u>	<u>1-2.5</u>	<u>Commercial Cottage</u>	<u>10'-20'</u>	<u>50'-100'</u>	<u>N/A</u>	<u>25'</u>	<u>10'</u>	<u>1-1.5</u>	<p><b>Intent:</b> “The NG-HD district is residential in scale and includes a mixture of residential, non-residential, and civic uses within the Old Town Bluffton Historic District. Residential units are an assortment of single-family homes including bungalows, cottages, village houses, and sideyard houses.”</p> <p><b>Cottage:</b> Size range of 700 to 1500 sf; maximum footprint of 900 sf. Typically, 18-28’ wide. Sideyard setback: 10 ft.</p> <p><b>Sideyard House:</b> Size range of 1200 to 2800 sf; maximum footprint of 1200 sf; typically, 24-35 feet. Sideyard setback: 5 ft.</p> <p><b>Additional Building Types:</b> Building type, size range and typical building width not specified; Sideyard setback: 10 ft.</p>
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<p><b>Section 5.15.5.D (Neighborhood Conservation-HD)</b></p>	<p><b>Minimum Lot Width by Building Type:</b></p> <p>Cottage: <del>40'</del> <u>50'</u> - 60'</p> <p>Additional Building Type: <del>40'</del> <u>50'</u> - 100'</p>			<p><b>Intent:</b> “The NCV-HD district is primarily single-family residential character within the Old Town Bluffton Historic District. Although the NCV-HD district is mainly a residential zone, it provides a limited mix of uses, such as civic buildings. The NCV-HD district serves to promote and protect the neighborhood character of Old Town.”</p> <p><b>Cottage:</b> Size range of 700 to 1500 sf; maximum footprint of 900 sf. Typically, 18-28’ wide. Sideyard setback: 10 ft.</p> <p><b>Additional Building Types:</b> Building type, size range and typical building width not specified; Sideyard setback: 10 ft.</p>																					

UDO AMENDMENTS: Article 5, Design Standards		
Sec. 5.15: Old Town Bluffton Historic District		
Section	Proposed Amendments	District Intent Statements and Building Type Info (Size Range, Maximum Footprint, Typical Width and Side Yard Setback)
<b>General Standards Related to Lot Widths</b>		
<b>Section 5.15.5.A (Neighborhood Core-HD)</b>	<b>Minimum Lot Width by Building Type:</b> Main Street Building: <del>30'</del> <u>50'</u> – 100' Commercial Cottage: <del>30'</del> <u>40'</u> – 75' Live-work Sideyard: <del>35'</del> <u>40'</u> – 65' Additional Building Type: <del>30'</del> <u>40'</u> – 100'	<p><b>Intent:</b> “The NC-HD district is the commercial heart of the Old Town Bluffton Historic District. It is within walking distance of the surrounding, primarily residential areas. It contains a mix of uses and the potential for higher-density buildings. Multi-story buildings are well-suited to accommodate a mix of uses, such as apartments or offices above shops.”</p> <p><b>Main Street:</b> Size range of 2000-8000 sf; maximum footprint of 3500 sf; no typical width provided. Sideyard setback: 5 ft.</p> <p><b>Commercial Cottage:</b> Size range of 600-1800 sf; maximum footprint of 1500 sf; typically, 18-30 feet wide. Sideyard setback: 8 ft.</p> <p><b>Live-Work Sideyard:</b> Size range of 1800 to 3200 sf; maximum footprint of 1500 sf; typically, 24-40 wide. Sideyard Setback: 5 ft.</p> <p><b>Additional Building Types:</b> Building type, size range and typical building width not specified; Sideyard setback: 5 ft.</p>
<b>Section 5.15.5.B (Neighborhood Center-HD)</b>	<b>Minimum Lot Width by Building Type:</b> Main Street Building: <del>40'</del> <u>50'</u> – 80' Commercial Cottage: <del>30'</del> <u>45'</u> – 60' Live-work Sideyard: <del>40'</del> <u>45'</u> – 60' Cottage: <del>30'</del> <u>40'</u> - 60' Village House: 40' - 60' Sideyard House: 40' - 65' Additional Building Type: <del>30'</del> <u>40'</u> – 100'	<p><b>Intent:</b> “The NCE-HD district is the historic center of shops, residences, and workplaces in Old Town Bluffton Historic District. The zone has been created to protect the historic and eclectic character of the area.”</p> <p><b>Main Street:</b> Size range of 2000-8000 sf; maximum footprint of 3500 sf; no typical width provided. Sideyard setback: 8 ft.</p> <p><b>Commercial Cottage:</b> Size range of 600-1800 sf; maximum footprint of 1500 sf; typically, 18-30 feet wide. Sideyard setback: 8 ft.</p> <p><b>Live-Work Sideyard:</b> Size range of 1800 to 3200 sf; maximum footprint of 1500 sf; typically, 24-40 wide. Sideyard Setback: 5 ft.</p> <p><b>Cottage:</b> Size range of 700 to 1500 sf; maximum footprint of 900 sf. Typically, 18-28’ wide. Sideyard setback: 5 ft</p> <p><b>Village House:</b> Size range of 1200 to 2400 sf; maximum footprint of 1100 sf; typically, 20-30’ wide. Sideyard setback: 5 ft</p> <p><b>Sideyard House:</b> Size range of 1200 to 2800 sf; maximum footprint of 1200 sf; typically, 24-35 feet. Sideyard setback: 8 ft.</p> <p><b>Additional Building Types:</b> Building type, size range and typical building width not specified; Sideyard setback: 5 ft.</p>

**5.7.4 Lot Layout and Design.****A. Lot design standards.**

1-4. (No changes proposed.)

5. **Access.** Every lot shall have access to a public or private roadway (access may be via a recorded cross or shared access easement). Subdivision design shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely and efficiently handle evacuations. Within the Old Town Bluffton Historic District, lots subdivided after [date of ordinance adoption] and intended for single-family or two-family residential use shall provide vehicular access in the rear yard via cross access easement, lane or alley in conformance with the standards found in Section 5.9, Transportation Network and Design. If rear yard access is not possible, vehicular access may be provided via the front yard provided that:

- i. A shared driveway is installed and a cross access easement is recorded with [the Beaufort County Register of Deeds]; and,
- ii. If a garage, carport or parking pads is provided, it shall comply with the placement requirements in Sec. 5.15.7.H of this UDO.

The UDO Administrator shall have the authority to approve driveways for individual lots if site constraints cause a shared driveway to be unfeasible.