

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

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

ARTICLE I
GENERAL PROVISIONS

100. **Short Title.** This Ordinance shall be known as the "Land Development Ordinance of Marion County, South Carolina."
101. **Authority.** This Ordinance is adopted pursuant to the authority granted under General Statutes of South Carolina, 1994 South Carolina Local Government Comprehensive Planning Enabling Act, Sections 6-29-310 through 6-29-1200.
102. **Purpose.** The purpose of this Ordinance is to provide for the orderly development of Marion County and its environs through the control and regulation of the development of land. The standards contained herein are intended to encourage the development of an economically sound and stable urban area; to assure the timely provision of required streets, utilities, and 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 space and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes; and to assure, in general, the wise and timely development of new areas, in harmony with the Comprehensive Plan. These standards are also intended to assure that no land development plan, including subdivision plats, will be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation or from other menaces to health, safety, or public welfare.
103. **Application of Ordinance.** No plat of the subdivision of any land within the territorial jurisdiction of Marion County shall be filed with or recorded by the Marion County Clerk of Court until such plat shall have been submitted to and approved by the Planning Commission according to the procedures set forth in this Ordinance. No street or other public way or land shall be accepted or maintained, nor shall any water lines, sewerage, street lighting or similar improvements be extended or connected, nor shall any permit be issued by any department of the County for construction of any building or any other improvement in any subdivision

established hereafter which has not been approved by the Planning Commission and accepted by the County Council.

104. **Jurisdiction.** The standards contained herein shall hereafter govern all land subdivision within the subdivision jurisdiction of the County of Marion as now or hereafter established.
105. **Appeals.** Any party in interest may appeal an administrative decision of the Planning Commission staff to the Planning Commission, which shall act on the appeal within sixty (60) days. The action of the Planning Commission is final. An appeal from the decision of the Planning Commission may be taken to circuit court within thirty (30) days after actual notice of the decision.
106. **Amendments.** From time to time this Ordinance may be amended by the County Council of Marion County after holding a public hearing thereon, the time and place of which shall be duly advertised in a newspaper of general circulation in the County at least thirty (30) days prior to said hearing; provided, however, that no amendment shall become effective unless it shall have been submitted to the Planning Commission for review and recommendation. The Planning Commission shall have sixty (60) days within which to submit its report; provided, however, that the County Council may waive these requirements and grant an extension of time. If the Planning Commission fails to submit a report within the specified time, it shall be deemed to have approved the amendment.
107. **Violations and Penalties.** Unless otherwise provided, any person, firm or corporation who violates the provisions of this Ordinance, or the owner or agent of the owner of any land to be subdivided within the jurisdiction of this Ordinance who transfers or sells or agrees to sell or negotiates, or advertises to sell such land by reference to such land before such plat has been approved by the Planning Commission and recorded in the office of the Clerk of Court in and for the County of Marion, shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined not less than twenty-five dollars (\$25.00), nor more than one hundred dollars (\$100.00), or imprisoned for not less than ten (10) days nor more than thirty (30) days, or both for each lot or parcel so transferred or sold or agreed to be sold, and each day such violation continues shall constitute a separate offense. The description of metes and bounds in the instrument of transfer or other documents used in the process of selling or transfer shall not exempt the transaction from these penalties. Nothing herein shall preclude the County of Marion or its designated agent from taking such other lawful action as is necessary to prevent or remedy any violations.
108. **Interpretation and Conflict.** The standards and provisions of this Ordinance shall be interpreted as being the minimum requirements necessary to uphold the purpose of this Ordinance and for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public. Whenever this Ordinance imposes a higher standard than that required by other resolutions, ordinances, rules or regulations, or by

easements, covenants, or agreements, the provisions of this Ordinance shall govern. When the provisions of any other statute impose higher standards, the provisions of such statute shall govern.

109. **Separability and Validity.** Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.
110. **Repeal of Conflicting Ordinances.** All ordinances or parts of ordinances in conflict herewith are repealed to the extent necessary to give this Ordinance full force and effect.
111. **Effective Date.** This Ordinance shall take effect and be in force from and after the date of its adoption by the County Council of Marion County.

Adopted this 24th day of January, 2002.

ARTICLE II

PLAT SUBMISSION AND REVIEW PROCEDURES

200. **Procedures.** The following sections are an outline of the procedure for obtaining approval of the subdivision of land within the territorial jurisdiction of Marion County.

The procedure for review and approval of a subdivision plat consists of three (3) separate steps. The initial step is the early informal consultation and sketch plan review with the Planning Commission's technical staff for advice and assistance. The second step is the preparation and submission to the Planning Commission of a preliminary plat of the proposed subdivision. The third step is the preparation and submission to the Planning Commission of a final plat together with required certificates. The final plat becomes the instrument to be recorded in the Office of the Clerk of Court when duly signed by the designated Planning Commission staff.

Any owner of land lying within Marion County wishing to divide such land into two (2) or more lots, sites or divisions, for the purpose of either immediate or future sale or building development, or wishing to resubdivide for this purpose, shall submit a plat of such proposed subdivision to the Marion County Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision of land for recording. No plat of a subdivision of land within Marion County shall be filed or recorded by the Clerk of Court of Marion County without the approval of the Planning Commission as specified herein.

In order to secure review and approval of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the Planning Commission a preliminary plat as provided for in Section 203. On approval of the preliminary plat, he may proceed with the installation of any required improvements as shown on the plat.

201. **Pre-submission Consultation.** Prior to the preparation of the plan and plats required herein, the subdivider is encouraged to consult with the Planning Commission staff regarding the requirements of this Ordinance, land subdivision practices generally, and the provisions of the Comprehensive Plan and Zoning Ordinance, if applicable. The results of such a conference shall be documented by a memorandum or letter to the applicant within fifteen (15) days.

202. **Filing Fee.** To defray the cost of investigation, processing, and review, the subdivider shall pay the following fee to the Planning Commission at the time of filing the application with the preliminary plat:

202.1 Residential subdivision: Fifty dollars (\$50.00) plus ten dollars (\$10.00) per residential lot.

202.2 Nonresidential subdivision: Fifty dollars (\$50.00) plus twenty dollars (\$20.00) per acre.

203. **Sketch Plan.**

203.1 **Submission** Prior to the filing of the preliminary plat, a sketch plan shall be submitted to the staff of the Planning Commission. The purpose of the sketch plan is to enable the Planning Commission to assist the subdivider prior to extensive site planning and engineering work necessary for the preparation of a preliminary plat and final plat as required herein.

203.2 **Review** Based on the information shown on such sketch plan, the staff of the Planning Commission shall, as promptly as possible, advise the subdivider of the extent to which the proposed subdivision conforms to the applicable requirements of this Ordinance and shall further suggest any modifications of the plan which are deemed advisable or necessary to secure conformance.

If the sketch plan is disapproved by the staff or the staff requires changes with which the subdivider does not concur, the subdivider may submit the sketch plan to the Planning Commission at its next regular meeting. The Planning Commission shall review and approve, disapprove, or approve with modifications the sketch plan at the meeting at which it is presented.

204. Preliminary Plat.

204.1 **Submission** The subdivider shall prepare a preliminary plat and submit such plat to the Planning Commission to be used for the purpose of determining the adherence of the subdivision to design standards and improvement proposals. The plat shall be submitted to the staff of the Planning Commission not less than fourteen (14) days prior to the meeting at which it is to be considered by the Planning Commission.

If the preliminary plat is found to conform to all of the requirements of this Ordinance, approval shall be given by the Planning Commission and shall be noted in writing on two (2) copies of the preliminary plat. One (1) copy shall be given to the subdivider and one (1) copy retained by the Planning Commission. In no case shall action be delayed longer than thirty (30) days.

The Planning Commission shall review and approve, disapprove, or approve with modifications, the Preliminary Plat at the meeting at which it is submitted and the subdivider shall be notified in writing within ten (10) days of the Commission's action.

204.2 **Effect of Preliminary Plat Approval** Approval of the preliminary plat is conditional approval and does not constitute final approval of the plat in final form. Preliminary plat approval shall be authorization for the subdivider to proceed, under supervision of a representative of the County's technical staff, with the installation of site improvements and to proceed with preparation of the final plat, but shall not authorize the sale or other transfer of lots. Approval of the preliminary plat shall be effective for two (2) years from the date of the approval; provided, however, that the Planning Commission may waive this requirement and consent to an extension of said time period.

205. Final Plat.

205.1 **Submission** The subdivider shall prepare and submit a final plat to the Planning Commission. Four (4) copies of the plat shall be submitted to the Planning Commission. The final plat shall include certification that required site improvements have been installed to the County's satisfaction or that an adequate financial guarantee has been posted securing to the County the cost of construction and installation of required site improvements. Submission of the final plat in sections is permitted, with each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plat.

205.2 **Recording the Final Plat** No subdivision shall be recorded unless it bears the endorsement of the Planning Commission staff. After the final plat has been approved by the Planning Commission, staff shall return to the subdivider three (3) signed copies. The subdivider shall record one (1) of the signed copies in the Office of the County Clerk of Court within thirty (30) days of the date of final approval. If the subdivider fails to arrange for the recording of the plat within such period, the action of the Planning Commission shall be null and void, unless an extension of time is granted in writing by the Planning Commission upon written request by the subdivider. Recording the final plat shall constitute an irrevocable offer to dedicate all streets and other public ways shown thereon to the public use (unless a notation stating that there is no offer of dedication of a certain designated street is placed on the plat by the subdivider and approved by the Planning Commission) and to dedicate or reserve, as specified by the Planning Commission, all park reservations, school sites, and other such areas to the public use.

205.3 **Summary Approval** Subdivisions which do not involve the platting, construction or opening of new streets, water or sewer facilities, or improvements to existing streets shall be accepted by the Planning Commission staff in the form of a final plat, provided that the summary plat is in conformance with this Ordinance. Preliminary plats are not required in such cases.

Staff shall be permitted to approve and sign summary plats of subdivisions on existing public streets without such subdivisions of land having first obtained preliminary approval. Prior to granting summary approval, it shall be determined that the lots have access to and frontage on a public right-of-way which has been accepted by the County or SCDOT for continuous maintenance. Acceptable water and sewer service must be available to all lots shown on the plat. Appropriate documentation of water and sewer service must be provided to the Planning Commission staff by the agency approving such service. Staff shall have adequate time for the completion of review of the summary plat, but in no case shall the review exceed five (5) business days.

206. **Plats Exempted from Standard Procedures.** Subdivision plats which fall into any of the categories below shall be exempted from the standard subdivision review and approval procedure.

206.1 The division of land into parcels of five (5) acres or more where no new street is involved. Such plats are to be received as information by the Planning Commission staff who shall indicate that fact on the plats.

206.2 The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the minimum standards of this and other ordinances.

- 206.3 The combination or recombination of entire lots of record where no new street or change in existing streets is involved.
- 206.4 The division of land by will or by inheritance under that statute of descent and distribution, or by gift conveyed by deed. This exemption shall be limited to the conveyance of land from one member to another member of the same immediate family (mother, father, children, grandchildren, brothers, or sisters).

ARTICLE III PLAT REQUIREMENTS

300. **Sketch Plan.** The sketch plan of a proposed subdivision shall be drawn at a scale and on a sheet size as required for preliminary plats and shall contain at least the following data, legibly drawn to scale, but not necessarily showing precise dimensions:
- 300.1 North arrow, written and graphic scales, and a location map showing the relationship between the proposed subdivision and the surrounding area, specifically showing existing and proposed shopping centers, schools, parks, churches and other public uses;
- 300.2 Tract boundaries and total acreage;
- 300.3 Significant topographical and physical features including the location of watercourses within the tract;
- 300.4 The location, names and right-of-way widths of existing streets in the vicinity of the tract;
- 300.5 Tentative street and lot arrangements showing average lot size and the number of lots;
- 300.6 Existing and proposed land uses throughout the subdivision;
- 300.7 Zoning classification, if any; and,
- 300.8 Time schedule of each phase if entire subdivision is not going to be developed at one time.

- 301. Preliminary Plat.** The preliminary plat shall meet the minimum standards of design set forth in these regulations and shall include the following information:

301.1 Plat Information

- a. Proposed name of subdivision, and name of owner and/or subdivider.
- b. Name of surveyor and/or engineer, with seal.
- c. Graphic scale, title, date, and north arrow identified as either magnetic, true, or grid north.
- d. Scaled vicinity map showing the relationship of the subdivision to the surrounding area=s road system.
- e. Total acreage to be subdivided.
- f. Boundaries of the tract to be subdivided with all bearings and distances indicated. The boundary survey shall be to such a degree of accuracy as required by the South Carolina State Board of Engineering Examiners Minimum Standards Manual for the Practice of Land Surveying in South Carolina.

301.2 Existing Conditions

- a. Topographic contours at vertical intervals of not more than two (2) feet extended a sufficient distance beyond the boundaries of the proposed subdivision to aid in the determination of (e) and (f) below.
- b. In the case of a resubdivision, a copy of the existing plat will be submitted and the proposed resubdivision will be imposed thereon if necessary.
- c. Location of existing adjoining property with deed record names of the owners of such property and existing buildings at the boundary line.
- d. Existing buildings within the proposed tract to be subdivided.
- e. Identification and location of the following: streams; rivers; ponds; lakes; swamps; wetlands; and all land which are within major natural

drainage channels and subject to inundation by a flood with a return frequency of one hundred (100) years.

- f. Identification, location and acreage of all off-site drainage systems impacting on and/or being impacted by the proposed subdivision.
- g. Identification and location of the rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided with identification of utilities in easements and/or rights-of-way with tower and pole.
- h. Location of city and/or county lines (if applicable).

301.3 Proposed Conditions

Preliminary plat submittal shall reflect the physical development of the proposed subdivision in accordance with letters (a) through (i) below and, as applicable, in accordance with the requirements of Article IV of these regulations.

- a. Total number of lots, with lot size indicated.
- b. Layout of roads, public crosswalks, etc., with widths, names or designations.
- c. Layout of all lots, including building setback lines, scaled dimension of lots, lot and block numbers, drainage and utility easements with width and use noted.
- d. Preliminary plan of sanitary sewer system drawn and engineered to meet the requirements of the South Carolina Department of Health and Environmental Control (DHEC), and the responsible public or private operating agency.
- e. Preliminary plan of water distribution system drawn and engineered to meet the requirements of the South Carolina Department of Health and Environmental Control (DHEC), and the responsible public or private operating agency.
- f. Preliminary plan of storm drainage system.

- g. Designation of all land (if any) to be used, reserved, or dedicated for public use.
- h. Designation of proposed uses of lots not intended for single-family residential use (if any).
- i. Proposed major contour changes in areas which are to be substantially cut and/or filled.

302. **Final Plat.** The final plat shall conform substantially to the approved preliminary plat and shall meet the requirements set forth in these regulations as follows:

302.1 **Plat Information**

- a. Name of subdivision and owner, and name of engineer and/or surveyor, with seal.
- b. Graphic scale, north point, title and date. The north point shall be identified as magnetic, true, or grid north.
- c. Scaled vicinity map showing the relationship of the subdivision to the surrounding roadway system in the area.
- d. Road names, block numbers or designation and lot numbers.
- e. Sufficient data to determine readily and reproduce on the ground location, bearing and length of every road centerline, subdivision boundary line, lot and block line, whether curved or straight.
- f. Location and description of all monuments.
- g. All rights-of-way, easements and areas designated to be dedicated to public use with the purpose of each stated.
- h. Areas to be used for purposes other than single-family residential and public, if any, with the purpose, location, and dimensions of each indicated.

Checklists for all subdivision proposals can be found in the Appendix.

ARTICLE IV **DESIGN STANDARDS**

400. **General Provisions.** The design standards herein shall be considered minimum standards. Higher standards are to be encouraged in subdivision design. The following standards shall be applied toward that end.

401. **Streets.** All proposed streets shall be in alignment with existing, planned or platted streets with which they are to connect and shall be consistent with the following:

401.1 **Street Names** Proposed streets which are obviously in alignment with others already existing and named shall bear the name of existing streets. In no case shall the name for proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court. Through the County's index list of street names on file, the Planning Commission staff can assist the subdivider in avoiding duplication. Names of new roads created after the effective date of this Ordinance shall first be proposed names meeting the requirements above. The proposed names shall be presented to the Planning Commission for approval and authorization, by proper certificate, during the preliminary plat approval procedure.

Changes of Existing Street Names Any citizen or a group of citizens residing upon any existing road in the unincorporated area of the County may make application to the Planning Commission to change the name of their road. Upon receipt of the application, the Commission shall give reasonable notice of a public hearing in a newspaper of general circulation in the County and hold the public hearing. The Planning Commission shall issue its certificate designating the change, which must be recorded in the office of the Clerk of Court, and the name changed and certified is the legal name of the street or road.

401.2 **Street Signs** The subdivider shall install required traffic control and street name signs. The location and design of such signs shall be approved by the Planning Commission. Street name signs shall be installed at all intersections within a subdivision.

401.3 **Street Hierarchy** A street system separates routes which carry pass-through traffic from those which provide access to people living in an area. The street hierarchy for Marion County is as follows:

401.31 Freeways, Highways and Arterial Streets. Freeways, highways and arterial streets are those used primarily for fast and heavy traffic;

401.32 Collector Streets. Collector streets are those which carry traffic from minor streets to the major system of highways and arterial streets,

principal entrance street(s) of a residential development and streets for primary circulation in developments;

401.33 Marginal Access Streets. Marginal access streets are parallel and adjacent to highways and arterial streets which provide access to abutting properties while limiting access to the highway or arterial streets;

401.34 Minor Residential Streets. Minor residential streets are those which are used primarily for access to abutting residential properties and are designed to discourage use by through traffic.

401.35 Loop Streets. Loop streets have street ends which connect to only one (1) residential street and shall be no greater than twelve hundred (1,200) feet in length.

401.36 Cul-de-sacs (Dead-end streets). Cul-de-sacs are permanent dead-end streets or courts that shall not exceed twelve hundred (1200) feet in length in residential subdivisions or 1,000 feet in multi-family and commercial areas. Such streets shall be provided with a turnaround having a roadway diameter of at least eighty (80) feet and a right-of-way diameter of at least one hundred (100) feet. Temporary dead-end streets shall be provided with a turnaround having a minimum twenty-five (25) foot radius. Any cul-de-sac that is converted into a continuous roadway shall be adjusted such that the pavement width is consistent and conforms with Section 401.9.

401.37 Rural Streets. Rural streets are those where the maximum development density is not more than one (1) dwelling unit per acre with a minimum street frontage of one hundred twenty-five (125) feet per lot and whose right-of-way is a minimum of sixty-six (66) feet.

401.38 Alleys. Alleys are minor public ways used primarily for service access to the back or side of properties which have frontage on a higher order street. They may be required, where appropriate, in commercial and industrial areas, but except where justified by extreme conditions, alleys shall not be approved in residential subdivisions.

401.4 **Right-of-way (R/W) Widths** The minimum width of right-of-way, measured from lot line to lot line, for new roads shall conform to the minimum values set by SCDOT.

401.5 **Additional Width on Existing Streets** Subdivisions that adjoin existing streets shall dedicate additional rights-of-way to meet the minimum street width requirements.

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

401.52 When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway shall be provided. This requirement does not apply to summary plats.

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

401.7 **Maximum Grade** In the design of a roadway's vertical alignment, the maximum grade(s) to be used are as set by SCDOT.

401.8 **Intersections** Street intersections shall intersect at right angles (90 degrees) or as nearly thereto as is possible, but no intersection shall be at an angle of less than seventy-five (75) degrees. The angle of intersection is to be measured at the junction of the street centerlines.

401.81 The center lines of not more than two (2) streets shall intersect at any one (1) point.

401.82 Street jogs are to be avoided, but where unavoidable, street jogs at intersections shall have a center line off-set of not less than the following:

<u>Street Type Intersected</u>	<u>Spacing (ft)</u>
Higher order streets	1000*
Residential collector (Major)	300
Residential collector (Minor), Minor or Loop streets	125

*The actual spacing shall be determined by the Planning Commission staff based on the traffic characteristics of both streets.

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

401.9 **Specifications** All specifications regarding the installation of County roads within a subdivision shall be determined by the Marion County Public Works Director who shall approve sub-base and base materials and construction practice, pavement materials, pavement and right-of-way widths, grades, vertical and horizontal curves, and any other design requirements for roads not specifically noted in these regulations. **All roads shall be constructed equal to or better than the South Carolina Department of Transportation Standard Specifications for Highway Construction** of current adoption.

Construction of all roads shall include, at a minimum, six (6) inches of stabilized aggregate base course and two (2) inches of Type 1 asphalt cement pavement meeting the requirements of the SCDOT Standard Specifications.

The County subdivision inspector shall test compaction of road surfaces. The test shall consist of a “proof roll” of both the sub-base and base materials. The contractor shall provide a tandem axle truck loaded to a gross weight of fifty thousand (50,000) pounds for completing the test.

Specifications regarding the construction of rural community driveways shall be determined by the Marion County Public Works Director who will approve such community driveways in accordance with appropriate slope, drainage, and other roadway requirements.

Rural community driveways must be established by the creation and recording of an easement which meets the following criteria:

- 1) Easement is appurtenant;
- 2) Easement is non-exclusive;
- 3) All property owners own an undivided interest in the drive; and,
- 4) The recording names a person, persons, or an entity responsible for ownership and maintenance of the drive.

In addition to meeting all of the provisions of Section 401.112, the rural community driveway must also conform to the following minimum construction standards for the passage of emergency vehicles:

- 1) Have an all-weather surface (at least a four-inch thick compacted layer of compacted stone base).
- 2) Have a minimum improved surface width of 22 feet for its entire length.
- 3) Have a turn-around opportunity at its terminus.
- 4) Adequately provide for storm water drainage. Pipes for stream crossings or storm water drainage must be sized appropriately and be able to withstand the anticipated loads of emergency vehicles without deforming.

Prior to the selling of lots in the proposed rural community driveway subdivision, the subdivider shall require the buyer's acceptance of membership in a homeowners' association. The association shall be responsible for the maintenance of the driveway, guaranteed by annual homeowners' association dues placed in an escrow account.

Continued maintenance of rural community driveways must be provided by the owner(s). Upon written notification by the County subdivision inspector or a representative of the Planning Department, the person(s) or entity responsible for maintenance must correct any cited deficiencies within 60 days of receipt of notification of the need for maintenance. (amended March 24, 2005)

401.10 Dead-End Streets Minor terminal streets or courts designed to have one end permanently closed should be no greater than eight hundred (800) feet long unless necessitated by topography and approved by the Planning Commission. Such streets shall be marked as dead-end streets. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least one hundred (100) feet. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.

401.11 Private Streets and Reserve Strips Reserve strips controlling access to streets by the subdivider are prohibited. All streets shall be public streets and improved according to the provisions of this Ordinance and every subdivided property shall be served from a publicly dedicated street, except as provided below. The following subdivisions are exempt from the requirements of Section 401.9:

401.111 Private easements may be permitted by the Planning Commission as a one-time exception if the following criteria are met.

- a. If an access easement is used to provide a driveway for a landlocked parcel, that access easement may only be designated over one (1) parcel.
- b. An access easement shall be at least thirty (30) feet wide along its entire length.
- c. The location of an access easement shall be shown on all plats, and shall be designated "Private Easement, Not County-Maintained."
- d. No further subdivision of property along the access easement will be permitted, unless approved by the Planning Commission.

401.112 Rural community driveways may be permitted by the Planning Commission when such driveways serve no more than five (5) lots, provided that:

- a. Such lots are not less than one acre in size;
- b. Such development is not expanded beyond five (5) lots out of the parent tract for a period of ten (10) years so that the spirit and intent of these regulations are not destroyed; however, if the subdivision is expanded within 10 years, the extensions shall conform to the requirements of this Ordinance regarding the construction of new streets;
- c. The driveway shall be privately maintained and owned by all property owners (maintaining access suitable for emergency vehicles), and shall be accessible to a public street;
- d. All driveways shall originate at a public road at one end only to eliminate through traffic;
- e. Access, ownership and maintenance of the community driveway is the sole responsibility of the affected property owners, and is so stated in restrictive covenants

accompanying the sale and/or transfer of each lot, and noted in capital letters on the deed of record, as follows:

“THE DRIVEWAY PROVIDING ACCESS TO LOTS IN THIS SUBDIVISION IS PRIVATELY OWNED AND IS NOT MAINTAINED BY MARION COUNTY. OWNERS OF LOTS IN THIS SUBDIVISION ARE FINANCIALLY OBLIGATED TO MAINTAIN THIS DRIVEWAY FOR THE BENEFIT OF ALL PROPERTY OWNERS IN THE SUBDIVISION.”

- f. Restrictive covenants shall refer to the plat required for recording;
- g. Further subdivision of lots shown on the plat shall be prohibited by the restrictive covenants;
- h. Restrictive covenants shall provide that the covenants not be amended or modified except by written consent of the Marion County Planning Commission and all property owners in the subdivision;
- i. The plat required for recording is prepared in accordance with the plat approval requirements of this Ordinance;
- j. The driveway is not less than sixty-six (66) feet wide and have not less than sixty-six (66) feet of frontage on a public street; and,
- k. The subdivider shall conspicuously place on the privately maintained community driveway near the entrance to the subdivision a sign stating APrivate Driveway.®

401.12 **Drainage** All streets and roads must be designed to provide for the discharge of surface water from the right-of-way by grading and drainage. Where it is the opinion of the Planning Commission that water cannot be adequately discharged by surface drainage, the Planning Commission may require the installation of a storm sewer system.

402. **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 loading. Residential blocks shall not exceed twenty (20) lots in length or be less than six hundred (600) feet from

corner to corner, provided, however, that such requirements can be modified when appropriate due to the topography or physical shape of the property being subdivided. The width of any block shall be sufficient to allow two (2) tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property. In such cases, a single tier of lots of minimum depth will be permitted.

403. **Lots.** Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for a minimum of sixty-six (66) feet upon a public street or road, except on cul-de-sacs or loop streets.

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

403.11 The minimum size of residential lots served by a private source of water supply shall be determined by DHEC after investigations of soil conditions, the proposed sewerage system and the depth of groundwater.

403.12 Size of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

403.13 The size and width of lots shall in no case be less than the minimum requirements of the Zoning Ordinance,

403.2 **Building Setback Lines** The minimum setbacks of the zoning district, as set in the Marion County Zoning Ordinance, shall apply. In the absence of zoning regulations, the following shall apply:

403.21 Minimum Setback: The minimum building setback line from the property line abutting the street right-of-way line shall be twenty-five (25) feet. A secondary street shall observe a fifteen (15) foot setback. The minimum setback from the side property line shall be a minimum of ten (10) feet.

403.22 Transmission Power Lines:

- a. In no case shall the Planning Commission approve any plat where the electrical supplier easement is used to meet the minimum yard requirements as established in Section 403.1 of this Ordinance.
- b. The developer must contact the appropriate electrical supplier to ensure that any proposed use of a right-of-way meets all of the requirements of said electrical supplier.
- c. No dwelling unit shall be located within seventy-five (75) feet of any high voltage overhead power line right-of-way.
- d. An alternate design solution is to utilize the area adjacent to the power line easement (not within the easement) for a street right-of-way.

403.3 **Corner Lots** Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the Zoning Ordinance for building setback lines as outlined above.

403.4 **Shape of Lot** Lots designed for buildings or for development purposes shall not have its depth greater than four (4) times its width. [Example: if a lot is 100 feet wide - its length or depth should not be longer than 400 feet.] Marsh areas and/or wetlands may be exempt from this provision. This provision may be waived by the Planning Commission when necessitated by unusual topographic conditions.

403.5 **Flag Lots** Flag lots (lots without fee simple title frontage on a road right-of-way except for a narrow strip of land serving as a driveway) are discouraged and will not be allowed if the Planning Commission determines that their sole purpose is to circumvent the provisions of this Ordinance to provide proper road access. The following criteria for flag lots are intended to be applied cumulatively; that is, all criteria must be satisfied.

403.51 The driveway portion of a flag lot shall be at least thirty (30) feet wide along its entire length; however, a flag lot driveway in excess of six hundred (600) feet or serving a five-acre or larger flag lot shall be at least sixty-six (66) feet wide along its entire length.

403.52 The driveway portion of a flag lot may not be contiguous to the driveway portion of another flag lot.

- 403.53 Flag lot driveways along a continuous road right-of-way boundary shall be separated by at least one (1) parcel with a minimum of two hundred (200) feet of frontage along the same road right-of-way boundary. Flag lots may not be further subdivided by means of access easements.
- 403.54 The driveway portion of a flag lot shall not exceed 1,800 feet in total length.
- 403.55 In accordance with the Access and Roadside Management Standards of the South Carolina Department of Transportation (SCDOT), any flag lot accessing a state-maintained road shall have at least fifty (50) feet of frontage, unless SCDOT has issued a suitable encroachment permit for a driveway with less frontage, in which case all other criteria still apply.

404. **Public Use and Service Areas.** Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas.

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

404.2 **Water Supply and Sewerage Connections** Where a public water supply or public sewerage system is reasonably accessible (within 250 feet), the subdivider shall indicate a connection with such water supply or sewerage system and a water and sewerage connection for each lot with such material size and length as shall be approved by the subdivision inspector. Where a public water supply or public sewerage system is not planned for in the future, an alternate method of water supply or sewage disposal may be indicated and shall be approved by the subdivision inspector. Where a public water supply or public sewerage system is not reasonably accessible or not planned for in the future, an alternate method of water supply or sewage disposal may be indicated and shall be approved in writing by DHEC.

404.3 **Community Assets** In all subdivisions due regard shall be shown for all natural features such as large trees, watercourses, historical sites, and similar community assets which, if preserved, will add attractiveness and value to the property.

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

ARTICLE V

SUBDIVISION IMPROVEMENT GUARANTEES

500. **Completion of Improvements.** Prior to final plat approval, the subdivider shall complete in a manner satisfactory to the Planning Commission and Marion County, all road improvements required in this Ordinance and specified in the approved subdivision preliminary plat and shall dedicate same to Marion County. Final plat approval shall not be granted until the dedication of said improvements has been accepted by the County Administrator.
501. **Acceptable Techniques in Lieu of Completion of Improvements.** In lieu of requiring the completion of road improvements prior to final plat approval, the County Administrator may, at his discretion, enter into a contract with the subdivider whereby the subdivider shall guarantee to complete all road improvements as required by this Ordinance.

Prior to the granting of final plat approval by the Planning Commission, the County Administrator and the subdivider shall agree upon a deadline for the completion of all road improvements, such deadline not to exceed two (2) years from the date of final plat approval. The County Administrator shall have the right to extend said deadline for one (1) additional year where the subdivider can present substantial reason for doing so. Such extension may be conditioned upon the submission by the subdivider of updated cost estimates, and where necessary, provision of additional securities in lieu of completion of improvements.

To secure the contract between the subdivider and the County, the subdivider shall provide, subject to the approval of the County Administrator, one of the following guarantees:

- 501.1 **Surety Performance Bond** The subdivider shall obtain a security bond from a surety bonding company authorized to do business in the State of South Carolina. The bond shall be payable to Marion County and shall be in an amount sufficient to cover the entire cost plus twenty-five percent (25%), as estimated by the subdivider, and

approved by the subdivision inspector and County Administrator. The duration of the bond shall be until such time as the improvements are accepted by the County Administrator.

501.2 **Escrow Account** The subdivider shall deposit cash, or other instrument readily convertible into cash at face value, either with the County, or in escrow with a financial institution in the State of South Carolina. The use of any instrument other than cash, and, in the case of an escrow account, the financial institution with which the funds are deposited, shall be subject to the approval of the County Administrator. The amount of the deposit shall be at least equal to the cost plus twenty-five percent (25%), as estimated by the subdivider and approved by the subdivision inspector and the County Administrator.

501.3 **Letter of Credit** The subdivider shall provide, from a bank or other financial institution or individual, subject to the approval of the County Administrator, a letter of credit certifying the following:

501.31 That the creditor does guarantee funds in an amount equal to the cost plus twenty-five percent (25%) for completing all required road improvements as estimated by the subdivider, verified by the subdivision inspector and approved by the County Administrator;

501.32 That, in the case of failure on the part of the subdivider to complete the specified improvements within the required time period, the creditor shall pay to the County immediately, and without further action, such funds as are necessary to finance the completion of those improvements, up to the limit of credit stated in the letter; and,

501.33 That this letter of credit may not be withdrawn or reduced in amount until released by Marion County.

ARTICLE VI

DEFINITIONS

600. **Interpretation of Certain Terms or Word.** Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions. Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

600.1 The word "shall" is always mandatory;

600.2 The word "may" is permissive;

- 600.3 The word "lot" includes the word "plot" or "parcel";
- 600.4 The word "structure" includes the word "building";
- 600.5 The word "person" includes a firm, association, organization, partnership, trust company, or corporation as well as an individual;
- 600.6 The word "used" or "occupied", as applied to any land or building, shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words "intended", "arranged", or "designed" to be used or occupied;
- 600.7 The term "Planning Commission" refers to the Marion County Planning Commission, as reestablished under the 1994 South Carolina Local Government Comprehensive Planning Enabling Act, Sections 6-29-310 through 6-29-1200; and,
- 600.8 The term "County Council" refers to the legally constituted and elected governing body of Marion County.

601. Definitions.

- 601.1 **Agent** An authorized person, firm or corporation acting for, or on the behalf of, the subdivider or owner.
- 601.2 **Block** A parcel of land entirely surrounded by streets or highways, railroad rights-of-way, waterways, or by a combination thereof.
- 601.3 **Building Line** That line which represents the distance a building or a structure must be set back from a lot boundary line or street right-of-way line, or a street center line, according to the terms of this Ordinance or the Zoning Ordinance. In all cases, the building lines of a lot shall be determined to run parallel to and set back the appropriate distance located from street right-of-way lines, street centerlines or other lot boundary lines.
- 601.4 **Comprehensive Plan** The official plan or any part thereof for the County of Marion and Marion County Planning Commission adopted in accordance with the provisions of the 1994 South Carolina Local Government Comprehensive Planning Enabling Act, Sections 6-29-310 through 6-29-1200, when developed by Marion County, approved by the Planning Commission, and adopted by the governing body of the County of Marion.

- 601.5 **County Manager** For the purposes of this Ordinance, the word Administrator shall be used interchangeably with the word Manager if any form so requiring it shall be adopted.
- 601.6 **Detention Pond** A pond which collects storm water runoff and allows for settlement or suspended material. It does not have a permanent pool and is sometimes referred to as a dry pond.
- 601.7 **Developer** The owner or subdivider of property or his agent engaged in the subdivision or improvement of land or the construction of structures upon the land within the territorial jurisdiction of the Marion County Planning Commission.
- 601.8 **Easement** A grant by the property owner to any person, firm or corporation, or to the general public, of the use of a strip or parcel of land for a specified purpose. [Fee simple title to the land remains with the grantor.]
- 601.9 **Engineer** A registered professional engineer in good standing with the South Carolina Board of Engineering Examiners.
- 601.10 **Final Plat** A plat which incorporates all revisions or corrections necessary for recording purposes after all improvements pertaining to the preliminary plat have been installed and approved, or appropriate techniques in lieu of completion of improvements have been approved.
- 601.11 **Lot** A piece, parcel, tract or plat of land intended as a unit for the transfer of ownership or for development.
- 601.12 **Lot, Corner** A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty-five (135) degrees.
- 601.13 **Lot, Double Frontage** A lot of the same depth as the width of the block containing the lot and which is accessible from both of the streets on which it fronts. This definition generally does not include corner lots.
- 601.14 **Staff of the Marion County Planning Commission** Those persons designated by the County of Marion to serve the Planning Commission in a staff capacity or to assist the Planning Commission in the technical review of subdivisions, including, but not limited to the following:
- 601.141 County Planner: Person who assists in the review of subdivision plats to ensure compliance with this Ordinance and stamps plats after they have been approved by the Planning Commission;

- 601.142 County Subdivision Inspector: Person who assists in the review of construction plans and performs inspections during the construction of improvements; and,
- 601.143 Planning Commission Secretary: Person who assists the Planning Commission in a staff capacity.
- 601.15 **Plat** A map or drawing upon which the subdivider's plan of the subdivision is presented for approval.
- 601.16 **Preliminary Plat** Map(s) showing a plan for a proposed subdivision of land which is submitted to the Planning Commission for approval.
- 601.17 **Retention Pond** A pond which collects storm water runoff and allows for settlements or suspended material. The pond is a permanent pool.
- 601.18 **Street** A dedicated public way for vehicular traffic, whether designated as an avenue, boulevard, thoroughfare, road, highway, expressway, lane, drive, alley, or any other public way. For the purpose of this Ordinance, "streets" are divided into the following categories:
- 611.181 Alley A vehicular way used primarily for providing service access along the rear or side of properties which are also served by one of the other types of streets defined herein;
- 611.182 Collector Street A vehicular way designed primarily to connect arterials, or to connect local streets with arterials, or to provide access from residential areas to major destination points such as shopping or employment centers, and which may be expected to carry a significant volume of traffic having neither origin nor destination on the street.
- 611.183 Freeway, Arterial and Highways A street or highway which is used to move fast or heavy traffic between population centers, around population centers, or from one section of the area to another.
- 611.184 Cul-de-sac A minor street of short length having one end open to traffic and one end terminating in a vehicular turnaround.

611.185 Minor Street A street used primarily for access to abutting properties.

611.186 Marginal Access Street A street parallel and adjacent to a major thoroughfare, which provides access to abutting properties and protection for through traffic.

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

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

601.201 The division of land into parcels of five (5) acres or more where no new street is involved. Such plats are to be received as information by the Planning Commission which shall indicate that fact on the plats.

601.202 The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the minimum standards of this and other ordinances.

601.203 The combination or recombination of entire lots of record where no new street or change in existing street is involved.

601.204 The division of land by will or by inheritance under that statute of descent and distribution, or by gift conveyed by deed. This exemption shall be limited to the conveyance of land from one member to another member of the same immediate family (mother, father, children, grandchildren, brothers, or sisters).

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

601.22 **Yard** A space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings or structures are expressly permitted.

601.221 Yard, front A yard situated between the front building line and the front lot line extending the full width of the lot.

601.222 Yard, rear A yard situated between the rear building line and rear lot line and extending between side yard lines.

601.223 Yard, side A yard situated between the side building line and a side lot line and extending from the front yard to the rear lot line.

APPENDIX

STATE OF SOUTH CAROLINA)
)
COUNTY OF MARION)

CONVEYANCE

Whereas, pursuant to the provisions of and subject to the terms of the County Ordinance adopted _____, entitled "Marion County Land Development Ordinance," _____ does hereby wish to convey unto the County of Marion the following:

NOW, THEREFORE, Know All Men by These Presents, that for and in consideration of the sum of _____ dollars paid by the County of Marion, in the State of South Carolina, to _____, Grantor. The Grantor has and by these presents does hereby release, set over, and convey unto the County of Marion, its successors and assigns forever. All of its right, title, and interest in and to: (the easements, all streets, water system improvements, sewer system improvements, storm drainage improvements. and traffic control devices) in the subdivision known as _____, dated _____, which is attached hereto and made a part and parcel hereof.

In WITNESS WHEREOF, _____ has caused this instrument to be executed.

Dated this _____ day of _____, ____.

Signed, Sealed and Delivered in the presence of:

_____ by _____
Grantor

Sworn to and Subscribed
Before me this _____ day
of _____, _____.

Notary Public of South Carolina
My Commission Expires _____

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID

(Must Accompany the Final Plat)

I hereby certify that I am the owner of the property shown and described hereon as _____ Subdivision, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all public streets, as noted. I also certify that all current state and county taxes or other assessments relative to this property have been paid.

Date

Owner

Date

Owner

GRANTOR

COUNTY OF MARION

This is to certify that Marion County has accepted in part the roads, streets, and drainage system in _____ as shown and indicated on the Plat recorded in the Office of the Clerk of Court for Marion County in Plat Book _____ at Page(s) _____, and as provided for in the deed and/or Right-of-Way Agreement, a copy of which is attached hereto. More specifically those streets accepted are as follows:

As a general condition of acceptance for maintenance, the developer agrees to include as a condition of sale, protective restriction to insure that any damages to the drainage system, roadway, pavement, and appurtenances thereto shall be the legal and finding liability of the

purchaser and/or his agents, or the developer will remain responsible for all such damages to the aforementioned items until all lots shall be sold or development is completed whichever is later.

In addition to the above, Marion County will not be responsible for any driveway connection installed by the owners or contractors where materials are not of the South Carolina Department of Transportation Standard Specifications for highway construction approval, where improperly sized pipe is used, or where concrete or asphalt driveway swales are constructed without prior written approval.

Any such installations which have to be removed to correct drainage problems, are not to be the responsibility of Marion County for replacement of pavement. The Grantor further certifies that these streets are free from all encumbrances or liens.

SPECIAL CONDITIONS

WITNESS:

GRANTOR:

Date _____
Pubic Works Dir.

WITNESS:

GRANTEE:

BY:

Edwin P. Rogers, Jr.
County Administrator

Sworn to and Subscribed
before me this _____ day
of _____, _____.

L.S.
Notary Public of South Carolina
My Commission Expires _____.

**COUNTY OF MARION
CONTRACT
GUARANTEE OF REPAVING**

The undersigned Developer, _____,
hereby agrees to repave any street which fails to withstand the
traffic of heavy construction vehicles during the construction of
houses within the _____
Subdivision/Property, in the event that it is necessary for the
Developer to pave the subdivision streets prior to construction of
sixty-six percent (66%) of houses.

It is agreed that this contract shall automatically be
fulfilled and terminated when ninety percent (90%) of all houses
are built and lots sold, or after four (4) years of the date of
Final Plat Approval unless the County Public Works Director
determines that the street pavement has failed, in which event the
Developer shall be officially notified.

Dated This _____ day of _____, ____.

Developer

Subdivision Engineer

County Public Works Director

CERTIFICATES

Certificate of Accuracy.

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by Marion County and that the monuments have been placed as shown hereon, to the specifications of the Land Development Ordinance.

_____, 20____

Registered Engineer/Surveyor

Number

Certification of the Approval of Water and Sewerage Systems.

I hereby certify that the private water supply and/or sewerage disposal utility system or public systems installed, or proposed for installation, fully meet the requirements of the South Carolina Department of Health and Environmental Control and are hereby approved as shown.

_____, 20____

—
Representative

Authorized DHEC

Certification of the Approval of Streets and Drainage

I hereby certify: (1) that streets and drainage have been installed in an acceptable manner and according to the specifications or (2) that a financial guarantee in the amount of \$_____, has been posted with Marion County to assure completion of all required improvements in case of default.

_____, 20____

County Subdivision Inspector

Certificate of Approval for Recording.

I hereby certify that the subdivision plat shown here has been found to comply with the Land Development Ordinance for Marion County, South Carolina, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Clerk of Court for Marion County.

_____, 20____

County Planner
Marion County

