



# LAND MANAGEMENT ORDINANCE UPDATE

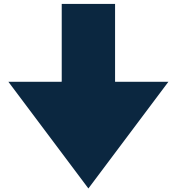


## Public Meeting



# PROCESS

We are here



**Project Initiation**

Summer

**Ordinance  
Revisions**

Summer-Late Fall

**Adoption**

Late Winter



# LAND MANAGEMENT ORDINANCE

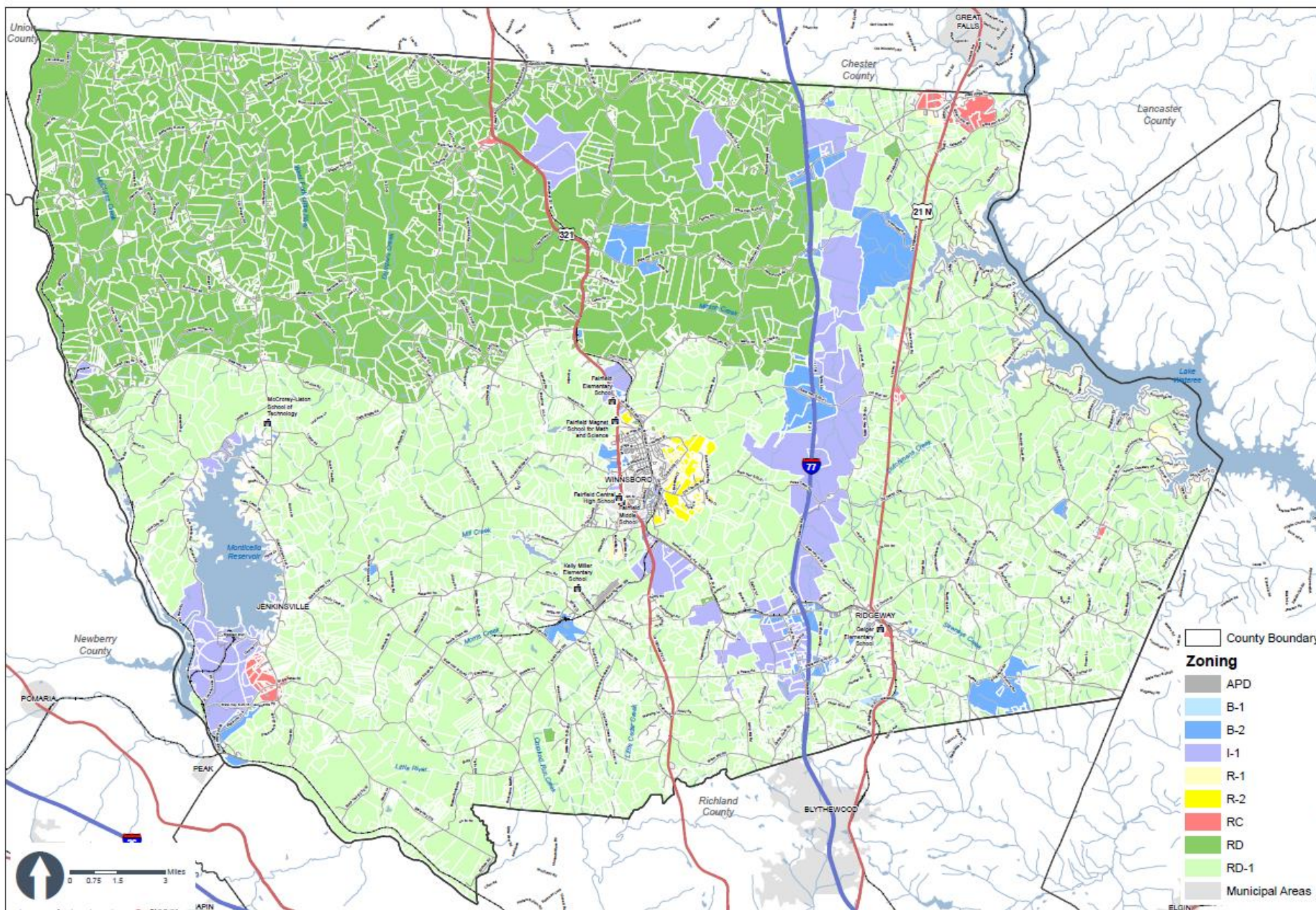
Retained in Spring 2023 to review and update the Land Management Ordinance (LMO)

Strategic and content-oriented evaluations and revisions

Simplification and reorganization, where available

Stakeholder meeting held on August 8, 2023





DISCLAIMER: This map was created using the best available data, and is provided "as-is", without warranty of any representation of accuracy, timeliness, reliability, or completeness. The information herein does not necessarily represent a legal survey. All decisions based on the information herein shall be made with the full understanding that this data is dynamic and in a constant state of maintenance.

Document Path: M:\Projects\2023\202305\_FairfieldCo\_Zoning\_Update\GIS\Maping\WORKING\FairfieldCounty\_ZONING\_06A\Archd\_2023\_08\_07.mxd

# Fairfield County

- zoning map -



# What will we review?

Incorporation of past amendments

Review/consolidation of zoning districts

Review/revise table of permitted uses

Review/revision of development standards

Review/revision of development review procedures and advice on best practices

Removal of redundant procedures and requirements

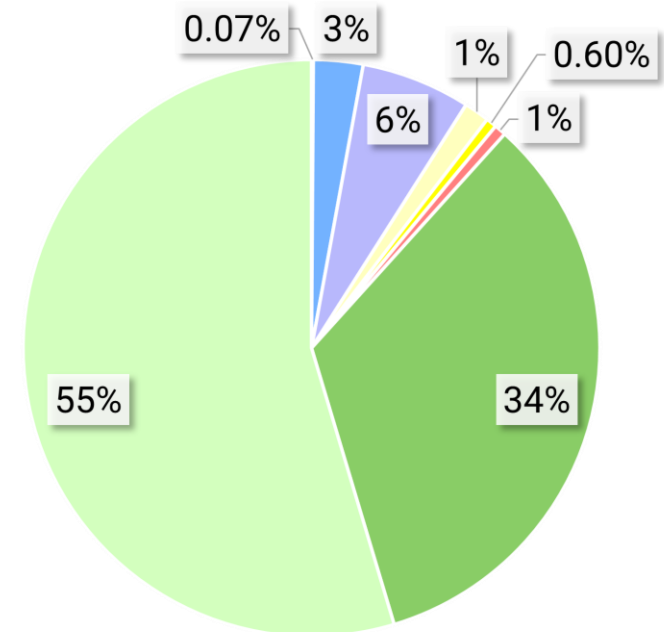


# Article 2: District Regulations

Establishes regulations for the County zoning districts including permitted and conditional uses, parking, and dimensional requirements

- Review of districts including permitted uses and standards
- Simply tables
- Add clarity on cluster subdivisions
- Move parking to Article 6
- Review Overlay Districts

Summary of Zoning Districts

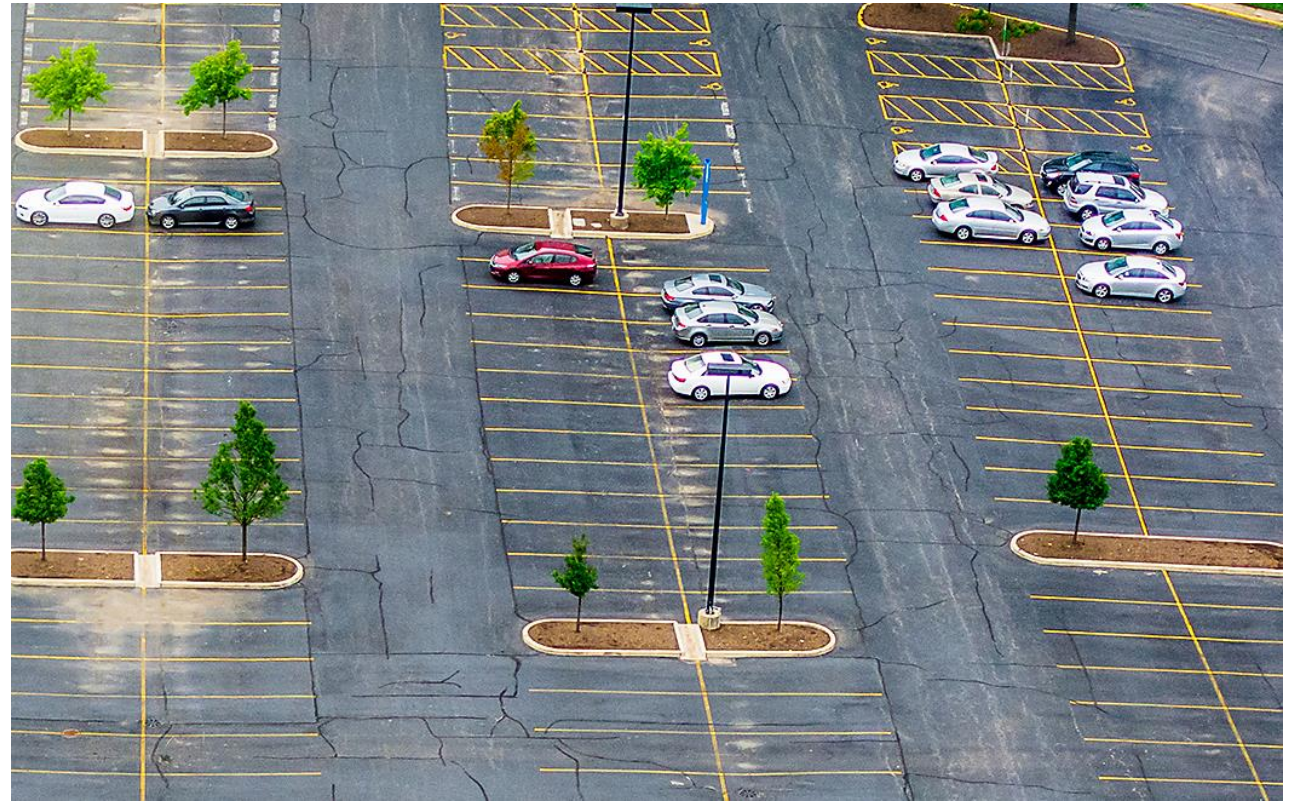


■ APD ■ B-1 ■ B-2 ■ I-1 ■ R-1 ■ R-2 ■ RC ■ RD ■ RD-1

# Article 6: Parking/Loading

Addresses off-street parking and loading

- Move parking requirements from Article 2
- Create table of off-street parking requirements
- Review minimum parking standards





# Article 7: Land Development Regulations

Addresses site design standards for conventional and conservation subdivisions

- Simplify text
- Update on best practices
- Update graphics
- Review procedures on public acceptance of roadways and other items

Conventional  
Development



Conservation  
Subdivision



# | Article 8: General and Ancillary Regulations

Regulations on non-conforming and existing structures

- Accessory setback review
- Simplify tables
- Rename article to non-conformities



# Article 11: Definitions

## Rename article Definitions for the LMO

- Update dictionary reference
- Ensure all land uses are defined
  - Brewery
  - Storage / Outdoor Storage
  - Short-term Rental
- Update definitions for clarity

# Article 3: Conditional Uses

Regulations on conditional use land uses

To be reviewed after the other Articles are completed

- Review supplemental standards and suggest revisions
- Review home occupation standards
- Move section on special events to another part of Code
- Review business license process

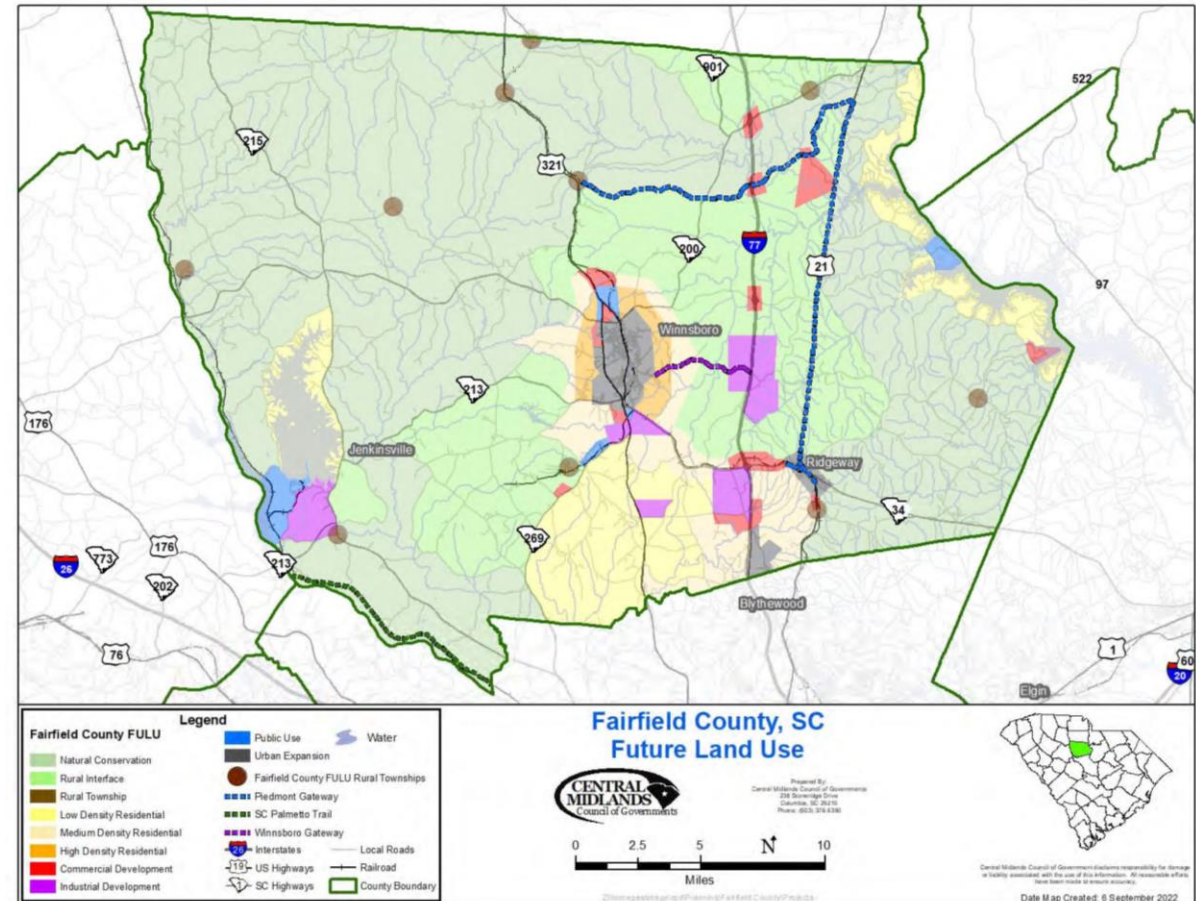


# New Comprehensive Plan

Fairfield County as a new draft 2023 Comprehensive Plan!

Stewart will review and incorporate recommendations into the Zoning Code

- Encourage development near major roads, commercial centers, and sewer infrastructure
- Review buffering around residential land uses to not create incompatible uses within close proximity
- Review land use categories and density
- Research an overlay district for the Scenic Byway and Gateway corridor
- Promote infill and redevelopment of existing properties
- Evaluate mixed use in certain zoning districts





# Next Steps

Stakeholder Meetings: August 8, 2023

## **Public Information Session #1: September 14, 2023**

- **View the boards**
- **Talk with staff at Fairfield County and Stewart**
- **Ask questions**
- **Share your opinion on zoning in Fairfield County**

Ordinance Drafting

Public Information Session #2

County staff review

Adoption meetings with County Board

# Questions?

For questions after tonight's meeting please contact:

Carter Maria Thompson, MBA

Planning & Zoning Director

[carter.thompson@fairfield.sc.gov](mailto:carter.thompson@fairfield.sc.gov)

Jake Petrosky, AICP

Practice Leader, Community Planning

Stewart

[jpetrosky@stewartinc.com](mailto:jpetrosky@stewartinc.com)

