ROAD ACCESS POLICY

This Road Access Policy is established by the Spartanburg County Planning Commission to guide the Planning and Development staff as they interpret and administer the Spartanburg County Subdivision Regulations relative to the manner and extent of subdividing of property that is allowed without creating the provision of new roads. It also helps ensure that a possible future road is located safely and correctly and all property owners will have the benefit of safe driveway access to their property. This policy will be implemented by the staff with any proposed variances to this Policy presented to the Planning Commission for review and a vote.

CRITERIA: On the following pages are the specific criteria of the Road Access Policy along with corresponding figures illustrating their meaning and application. These criteria are intended to apply cumulatively; that is, all criteria must be satisfied.

The references to the size of a flag lot does not include the area contained within the access portion of the lot.

The road frontage of each lot, including the frontage portion of each easement or flag lot, must meet the minimum road frontage criteria of the Subdivision Regulations.

DEFINITIONS:

Access – a way or means of approach to provide physical entrance to a property

Access Easement – a property right for vehicular access granted by one parcel owner to an adjacent property owner

Driveway – a vehicular access connecting a single parcel (and potentially a second parcel via an access easement) to a road

Flag Lot – a lot without fee simple title frontage on a right-of-way except for a narrow strip of land serving as a driveway

Landlocked Parcel – a parcel which does not have fee simple title frontage on a road right-of-way

Road – a vehicular access (which is recognized by the County as publicly or privately maintained) serving three or more parcels

Sight Distance – the minimum distance measured from a stopped vehicle at an intersection which allows the driver to safely see approaching traffic from both directions without obstruction. See Section 7.40, Access Management, in the Spartanburg County Subdivision Regulations.
ANY PART OF A PROPOSED SUBDIVISION THAT ACCESSES A STATE-MAINTAINED ROAD MUST COMPLY WITH THE PROVISIONS SET FORTH BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT). AN APPROVED ENCROACHMENT PERMIT FOR SUCH ACCESS MUST BE SUBMITTED TO THE COUNTY OF SPARTANBURG PRIOR TO THE APPROVAL OF A SUBDIVISION PLAT.

For information on SCDOT requirements, please refer to:

**Access and Roadside Management Standards**
published by the

**South Carolina Department of Transportation**
Traffic Engineering
955 Park Street, P. O. Box 191
Columbia, South Carolina 29202-0191

[www.scdot.org](http://www.scdot.org)

For information on encroachment permits, please contact:

**South Carolina Department of Transportation**
District Three Engineering
Spartanburg Maintenance Office
(864) 587-7425

ANY PART OF A PROPOSED SUBDIVISION THAT ACCESSES A COUNTY-MAINTAINED ROAD MUST COMPLY WITH THE PROVISIONS SET FORTH BY THE SPARTANBURG COUNTY DEPARTMENT OF PUBLIC WORKS. AN APPROVED ENCROACHMENT PERMIT FOR SUCH ACCESS MUST BE OBTAINED PRIOR TO THE APPROVAL OF A SUBDIVISION PLAT.

For information on encroachment permits, please contact:

**Spartanburg County Department of Public Works**
9039 Fairforest Road
Spartanburg, South Carolina 29301
(864) 595-5364
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IF AN ACCESS EASEMENT IS USED TO PROVIDE A DRIVEWAY FOR A LANDLOCKED PARCEL, THAT ACCESS EASEMENT MAY ONLY BE DESIGNATED OVER ONE PARCEL.

YES

NO

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IF AN ACCESS EASEMENT IS USED TO PROVIDE A DRIVEWAY FOR A LANDLOCKED PARCEL, THAT ACCESS EASEMENT MAY NOT SERVE ANOTHER LANDLOCKED PARCEL.
4. An access easement serving a landlocked parcel less than 2 acres shall be at least 25 feet wide along its entire length.

5. The driveway portion of a flag lot serving a parcel less than 2 acres shall be at least 25 feet wide along its entire length.
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AN ACCESS EASEMENT SERVING A 2 ACRE OR LARGER LANDLOCKED PARCEL SHALL BE AT LEAST 50 FEET WIDE ALONG ITS ENTIRE LENGTH.

![Diagram showing access easement](image)

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THE DRIVEWAY PORTION OF A 2 ACRE OR LARGER FLAG LOT SHALL BE AT LEAST 50 FEET WIDE ALONG ITS ENTIRE LENGTH.

![Diagram showing driveway width](image)
AN ACCESS EASEMENT SERVING A 2 ACRE OR LARGER LANDLOCKED PARCEL SHALL BE DIRECTLY ALIGNED WITH OR SEPARATED AT LEAST 150 FEET FROM ANY EXISTING OR PROPOSED "LOCAL" ROAD, AS MEASURED FROM CENTERLINE TO CENTERLINE. IF THE EXISTING OR PROPOSED ROAD IS A "COLLECTOR" ROAD THEN THE REQUIRED SEPARATION IS 175 FEET. FOR AN "ARTERIAL" ROAD THE MINIMUM DISTANCE IS 200 FEET. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED FROM THE DRIVEWAY ALONG THE INTERSECTING ROAD RIGHT-OF-WAY, AND THE ACCESS EASEMENT SHALL HAVE AN ANGLE OF INTERSECTION OF NOT LESS THAN 75 DEGREES.
THE DRIVEWAY PORTION OF A 2 ACRE OR LARGER FLAG PARCEL SHALL BE DIRECTLY ALIGNED WITH OR SEPARATED AT LEAST 150 FROM ANY EXISTING OR PROPOSED “LOCAL” ROAD, AS MEASURED FROM CENTERLINE TO CENTERLINE. IF THE EXISTING OR PROPOSED ROAD IS A “COLLECTOR” ROAD THEN THE REQUIRED SEPARATION IS 175 FEET. FOR AN “ARTERIAL” ROAD THE MINIMUM DISTANCE IS 200 FEET. ADEQUATE SIGHT DISTANCE SHALL BE PROVIDED FROM THE DRIVEWAY ALONG THE INTERSECTING ROAD RIGHT-OF-WAY, AND THE ACCESS PORTION OF THE FLAG PARCEL SHALL HAVE AN ANGLE OF INTERSECTION OF NOT LESS THAN 75 DEGREES.
AN ACCESS EASEMENT SERVING A LANDLOCKED PARCEL MAY NOT BE CONTIGUOUS TO AN ACCESS EASEMENT SERVING ANOTHER LANDLOCKED PARCEL UNLESS BOTH LANDLOCKED PARCELS ARE LESS THAN 2 ACRES EACH.
AN ACCESS EASEMENT SERVING A LANDLOCKED PARCEL MAY NOT BE CONTIGUOUS TO THE DRIVEWAY PORTION OF A FLAG LOT UNLESS BOTH PARCELS ARE LESS THAN 2 ACRES EACH. THE DRIVEWAY PORTION OF A FLAG LOT SO PAIRED MAY NOT SERVE AS AN ACCESS EASEMENT FOR ANOTHER PARCEL.

**YES**

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2  2.5 ACRES
   50'
1   50'
  50'

4  2.5 ACRES

R/W

Public Road
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**NO**

```
2  2.5 ACRES
   50'
1   50'
  50'

4  2.5 ACRES

R/W

Public Road
```

```
2  1.5 ACRES
   25'
1   25'
  50'

4  2.5 ACRES

R/W

Public Road
```

```
2  1.5 ACRES
   25'
1   25'
  25'

4  2.5 ACRES

R/W

Public Road
```

```
2  1.5 ACRES
   25'
1   25'
  25'

4  1.5 ACRES

R/W

Public Road
```

```
2  5
   25'
1   25'
  25'

4  4

R/W

Public Road
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THE DRIVEWAY PORTION OF A FLAG LOT MAY NOT BE CONTIGUOUS TO THE DRIVEWAY PORTION OF ANOTHER FLAG LOT UNLESS BOTH FLAG LOTS ARE LESS THAN 2 ACRES EACH. THE DRIVEWAY PORTION OF FLAG LOTS SO PAIRED MAY NOT SERVE AS ACCESS EASEMENTS FOR OTHER PARCELS.
SUCCESSIVE ACCESS EASEMENTS OR FLAG LOT DRIVEWAYS, WHETHER SINGLE OR PAIRED, ALONG A CONTINUOUS ROAD RIGHT-OF-WAY BOUNDARY SHALL BE SEPARATED BY AT LEAST ONE PARCEL WITH A MINIMUM OF 100 FEET OF FRONTAGE ALONG THE SAME ROAD RIGHT-OF-WAY BOUNDARY.
NO MORE THAN TWO THREE-TIERED GROUPS OF PARCELS SERVED BY ACCESS EASEMENTS OR FLAG LOT
DRIVEWAYS MAY BE ALLOWED AT THE SAME LOCATION, AS PART OF THE SAME OVERALL DEVELOPMENT PLAN.
SUCCESSIVE ACCESS EASEMENTS OR FLAG LOT DRIVEWAYS (MORE THAN TWO AT THE SAME LOCATION) MAY BE NO MORE THAN TWO TIERS BEHIND THE ROAD RIGHT-OF-WAY THAT IS BEING ACCESSED. PARCELS MEETING THIS POLICY WILL BE DESIGNED TO MINIMIZE THE NUMBER OF ACCESS POINTS TO THE MAIN ROAD.
NEITHER AN ACCESS EASEMENT NOR A DRIVEWAY PORTION OF A FLAG LOT SHALL EXCEED 1500 FEET IN TOTAL LENGTH, EXCEPT ON THE BASIS THAT THE ACCESSED PARCEL SHALL NOT BE FURTHER SUBDIVIDED. (STAFF, IN ITS DISCRETION, MAY REFER SUCH PLATS TO THE PLANNING COMMISSION FOR APPROVAL.)