

# Kershaw County Planning and Zoning Department

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



## PHASED CLEARING

### Section 5:3.5, Unified Code of Zoning and Land Development Regulations

#### 5:3.5-1 Clearing Plan

After receiving sketch plan or site plan approval from the Planning Official or Planning and Zoning Commission, as appropriate, and prior to commencing site work on a land development that has been approved for the site construction phase, the applicant shall submit a clearing plan for approval. The clearing plan shall include the following:

##### A. Identify the project footprint.

1. Infrastructure:
  - a. Roads and drainage.
  - b. Stormwater facilities.
  - c. Utilities.
  - d. Other infrastructure.
2. Site improvements:
  - a. Parking lots.
  - b. Driveways and walkways.
  - c. Building and other structures.

##### B. Identify all protected areas.

1. Natural open space.
2. Buffers, yards, and other areas required to be landscaped.
3. Shoreline buffers.
4. Stream buffers.
5. Significant tree protection zones.
6. Identify location of any streets and associated facilities, utility mains and easements, and/or greenways and pedestrian paths approved by Kershaw County to encroach upon a protected area per the provisions of this Ordinance.

##### C. Identify all significant trees (20" or greater DBH pine trees, 8" or greater DBH all other species) located within:

1. Site improvement areas.
2. Protected areas.

#### 5:3.5-2 Site Clearing Pre-Development Phase

Once the site layout has been determined through the site analysis process and sketch plan or site plan approval has been granted, logging for marketable timber using State (SC Forestry Commission) BMPs as required by this Ordinance, may be undertaken in the project footprint area. All significant trees located within site improvement and protected areas are to be left uncut. No stump removal, grubbing, clearing, or grading shall be allowed at this time.

#### 5:3.5-3 Infrastructure Construction Phase

Once final approval for construction has been granted, the areas to receive site infrastructure such as roads and drainage, stormwater facilities, utilities, etc. may be cleared and graded in preparation for construction. The erosion prevention and sediment control plan and tree and root protection as provided for by the Ordinance shall be followed.

#### **5:3.5-4 Building Phase**

After issuance of the building permits or individual lot building permits in the case of a subdivision, the areas to receive the principal building and accessory structures may be cleared and graded for construction. Erosion prevention and sediment control BMPs and tree and root protection during construction as provided for by this Ordinance shall be followed. Placement and location of parking lots, perimeter buffer areas, common open space areas, walkways and drives, screening, and other areas shall be designed to utilize and preserve as many significant trees as possible. Significant trees in tree protection areas shall be preserved per the Tree Protection provisions of this Ordinance.

The Planning Official, County Engineer, and Public Works Director shall prepare phased clearing guidance documents to assist the applicant in adhering to these regulations.