

Kershaw County Planning and Zoning Department

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



KERSHAW COUNTY LAND DEVELOPMENT APPLICATION - PLANNED DEVELOPMENT DISTRICT -

The submission of this application constitutes notice that the entity identified below intends to develop a Planned Development District (PDD) as defined in Sections 3:7.3 and 5:2.7 of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR), current version.

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|---|--|
| For Official Use Only Application Number: _____ Submittal Package Complete: _____ | |
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| | |
|---|-------|
| Project/Site Name (as approved by E-911 Addressing Dept): | Date: |
|---|-------|

Property Location

| | | |
|---|------------------------|--------------------|
| Site Location (street address, nearest intersection, etc.) If more than one parcel, list all: | Zoning Designation(s): | Tax Map Number(s): |
| | | |

As per the South Carolina Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes [] No []. If so, submit a copy with this application.

Project Information

| | | | |
|--|-------|--------|------|
| Applicant/Owner (company or individual): | | | |
| Project Contact (if applicant/owner is a company): | | | |
| Mailing Address: | City: | State: | Zip: |
| Phone: | Cell: | Fax: | |
| E-mail: | | | |

| | | | |
|---------------------------|-------|-------------------|------|
| Engineering Company Name: | | Project Engineer: | |
| Mailing Address: | City: | State: | Zip: |
| Phone: | Cell: | Fax: | |
| E-Mail: | | | |

| | | | |
|---------------------------------------|-------|--------|------|
| Property Owner(s) (if not applicant): | | | |
| Mailing Address: | City: | State: | Zip: |
| Phone: | Cell: | Fax: | |
| E-mail: | | | |

Site Information

| | | |
|---|-----------------------------------|--|
| Total Area: | Total Lots: | Is this project a phase of an existing subdivision? [<input type="checkbox"/>] Yes [<input type="checkbox"/>] No |
| If yes, what is the name and location of existing subdivision? | | |
| Current Phase Number: | Proposed Start Date (MM/DD/YYYY): | Estimated Completion Date (MM/DD/YYYY): |
| Type of development activity proposed for the overall site (check all that apply): [<input type="checkbox"/>] Commercial [<input type="checkbox"/>] Institutional [<input type="checkbox"/>] Residential Single Family [<input type="checkbox"/>] Residential Multi-Family [<input type="checkbox"/>] Other: | | |
| Is any part of the property located inside a Kershaw County MS4 or an urbanized area? [<input type="checkbox"/>] Yes [<input type="checkbox"/>] No | | |

Utilities Information

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|--|------------------------|
| Proposed Water Supply: Private Wells <input type="checkbox"/> Public Water <input type="checkbox"/> Public Water Provider: | |
| Proposed Sewer: Septic Tanks <input type="checkbox"/> Public Sewer <input type="checkbox"/> Public Sewer Provider: | |
| Proposed Electric Provider: | Proposed Gas Provider: |

Application Submittal Checklist

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|---|
| <input type="checkbox"/> 10 copies of the PDD Plan prepared in accordance with Section 3:7.3-5 and 5:2.7-1 of the Zoning and Land Development Regulations |
| <input type="checkbox"/> Administrative (Plan Review) Fee |
| <input type="checkbox"/> Planning Commission (Plan Review & Re-zoning) Fee |
| <input type="checkbox"/> Traffic Management Plan per ZLDR Section 5:2.8 |

Signatures and Certifications

The applicant certifies he understands that PDD Site Plan approval does not constitute approval for site development and construction activities. The County Council must first amend the ZLDR ordinance to rezone the subject property as a PDD. If rezoned, no site development or construction activities including land disturbance of any kind may commence until the Preliminary Plan, including the Preliminary Plat and Construction Plans, has been submitted and final approval has been issued by the Planning and Zoning Department. Preliminary Plan approval does not authorize the applicant to sell or otherwise transfer lots or parcels within the platted subdivision. Such authorization requires Final Plat Approval. Additional review fees are required for Preliminary Plan and Final Plat submittals.

| | |
|----------------------------------|----------------------------------|
| _____ | _____ |
| Typed or Printed Name of Project | Owner Signature of Project Owner |
| _____ | _____ |
| Date | Title/Position |

PDD Site Plan Requirements (per 3:7.3-5 and 5:2.7-1 of the ZLDR)

- A. The proposed title of the project, project designer, the developer(s), and their contact information.
- B. The boundaries of the property involved; the general location of all existing easements, property lines, existing streets, and buildings; and other existing physical features on the project site.
- C. The approximate location of existing and proposed sanitary and storm sewers, water mains, street lighting, and other service facilities in or near the project.
- D. The general location and dimensions of proposed streets.
- E. The conceptual land use plan:
 - 1. Area by land use (i.e. retail, single-family detached residential, multi-family, townhouses, office, park, green space etc.).
 - 2. Specific allowable uses for each area.
 - 3. A tabulation of the number of acres in each use area.
 - 4. Maximum densities expressed in dwelling units per gross acre for residential, and floor/area ratio for non-residential.
 - 5. Building setbacks.
 - 6. Maximum impervious surface ratio.
 - 7. Maximum building heights.
- F. The position of the proposed development in relation to its surroundings. Current land use and zoning of the subject site, adjacent property, and a site location (vicinity) map shall be provided.
- G. Alternate design standard plans, as applicable. Alternate design standards may include, but are not limited to:
 - 1. Parking and loading.
 - 2. Buffers, landscaping, and common open space.
 - 3. Street design.
 - 4. Signage plan.
- H. Date.