

§ 4-115 PD Planned Development District Uses.

Planned Development districts may permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

§ 4-116 PD Planned Development District Regulations.

The following regulations shall apply to all uses in PD districts, other provisions in this ordinance to the contrary notwithstanding:

Minimum district area:	2 acres
Minimum lot area for structure and maximum density:	Set in approved plan.
Minimum lot width, yards, setbacks:	Set in approved plan.
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae);
Off street parking and loading requirements:	Set in approved plan.
Screening:	Set in approved plan, but not less than landscaping required by supplemental regulations, Chapter 5.
Signs:	Set in approved plan, but not greater than signs allowed by supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.

§ 4-117 PD Planned Development District Application and Review Procedures.

The following procedures shall apply to establishment of a PD district, other provisions in this ordinance to the contrary notwithstanding:

a. Zoning amendment required:	PD districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.
b. District regulations:	The applicable regulations in § 4-114, Chapter 5, and those in the approved plan and descriptive statement shall constitute the PD district regulations.
c. Preapplication conference optional:	Applicant for PD zoning is encouraged to contact the Planning Commission prior to submission of application for information and review of regulations and procedures applicable to the proposed plan and descriptive statement.
d. Amendment application required:	Initiation of a PD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.
e. Development plans required:	A site development plan is required with application for PD amendment. The site development plan shall indicate proposed uses of all land areas and other information the Zoning Administrator deems reasonably necessary for review.

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PD Planned Development District Application and Review Procedures

<p>f. Descriptive statement required:</p>	<p>A descriptive statement is required with the application for PD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items:</p> <ol style="list-style-type: none">1. legal description of site boundaries, and total area of the site;2. area and location of each type of use;3. number and density of dwelling units by type;4. description of open space locations, uses and proposed dedication for public use;5. ownership and maintenance of streets, and proposed dedication to public;6. methods for dealing with parking and the impact of projected traffic on the uses on the site and adjacent districts and streets;7. steps proposed to comply with sediment control and storm drainage regulations;8. steps proposed to comply with landscaping regulations;9. details of association or organization involved in ownership and maintenance, including procedures and methods of operation;10. outline for development phasing with anticipated time frames;11. design standards, procedures and methods demonstrating that development will result in an integrated use district, functional and compatible with the area;12. proposed restrictive covenants to be recorded to assure future compliance with the standards in the plan; and13. such other information as may be appropriate for planning commission review.
<p>g. Planning Commission review:</p>	<p>Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review and recommendation to Town Council as required for zoning amendments.</p>

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PD Planned Development District Application and Review Procedures

<p>h. Town Council action:</p>	<p>Upon receipt of the Planning Commission recommendation, Town Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications accepted by applicant, or disapprove the proposed amendment.</p>
<p>i. Zoning and building permits:</p>	<p>Zoning and building permits shall not be issued until the zoning is approved by Town Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the Town Clerk and the Clerk of Court for Orangeburg County, and all required bonds are posted with the Town Clerk.</p>
<p>j. District map:</p>	<p>The site development plan approved by Town Council shall be the zoning district map for the PD and shall be the basis for issuance of zoning and building permits.</p>
<p>k. Changes to plan:</p>	<p>1. <u>Minor changes</u>. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within ten (10) days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.</p> <p>2. <u>Major changes</u>. Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD shall be submitted under normal zoning amendment procedures applicable to establishment of the PD.</p> <p>3. <u>Permits</u>. No zoning or building permits involving a minor or major change of the PD descriptive statement or map shall be issued until the written change is filed with the Town Clerk and recorded in the office of the Clerk of Court for Orangeburg County.</p>
<p>l. Failure to begin; failure to progress; failure to complete</p>	<p>If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the zoning ordinance, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within two years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.</p>