

 Florence County Planning Department 518 S. Irby Street Florence, SC 29501 843-676-8600		<h1>Planned Development Review Requirements</h1>		Form PDR-2024-05	
Part 1	General Info				
	Applicant Name:				Date:
	Development Name:		Project Engineer:		
Part 2	Application Requirements				
	<input type="checkbox"/>	Completed Rezoning Application Form with all required signatures.			
	<input type="checkbox"/>	Completed Road Naming Application Petition (If Development has Proposed Roads or Roads Renamed). (Sec. 27-23)			
	<input type="checkbox"/>	One hard copy of the sketch plan printed on 24x36 and one digital copy. (Sec. 30-44)			
	<input type="checkbox"/>	One detailed written narrative describing how the proposed development meets the requirements of Chapter 30 Division 2. (Sec. 30-44)			
	<input type="checkbox"/>	A signage plan that includes traffic signs, commercial signs, and subdivision signs. (Sec. 30-43 (7))			
	<input type="checkbox"/>	A maintenance plan shall be included as part of the PD application if the development contains private roads. (Sec.30-43 (6))			
Part 3	Sketch Plan Requirements				
	<input type="checkbox"/>	The plan shall be drawn at a scale not smaller than 100 feet to one inch. (28.6-47(C))			
	<input type="checkbox"/>	The minimum zoning area is at least 5 acres. (Sec. 30-43(2))			
	<input type="checkbox"/>	The plan shall include a vicinity map at a scale not smaller than one mile to one inch. (28.6-47(d))			
	<input type="checkbox"/>	The plan shall include the total acreage to be subdivided. (28.6-47(f)(1))			
	<input type="checkbox"/>	The plan shall include proposed street arrangements including right of way widths, cul-de-sac lengths, curve radii, etc.(Sec. 28.6-47(f)(2))			
	<input type="checkbox"/>	The plan shall include lot arrangements, including typical lot area, number of lots, and setbacks. (Sec. 28.6-47(f)(3-4))			
	<input type="checkbox"/>	The plan shall include City or County lines if applicable. (Sec. 28.6-47(f)(5))			
	<input type="checkbox"/>	The plan shall include existing and proposed uses of land throughout the subdivision. (Sec. 28.6-47(f)(6))			
	<input type="checkbox"/>	The plan shall include existing parcel boundaries and uses of land surrounding the proposed development. (Sec. 28.6-47(f)(7))			
	<input type="checkbox"/>	The plan shall include the approximate location of existing and proposed utilities, including stormwater management facilities. (Sec. 28.6-47(f)(8))			
	<input type="checkbox"/>	The plan shall include contour lines at vertical intervals of not more than one foot. These contour lines should extend beyond the boundaries of the parcel by a minimum of 100 feet on all sides, or as necessary to show adjacent topography. (Sec. 28.6-47(f)(9))			
	<input type="checkbox"/>	The plan shall include proposed name of subdivision with name and address of contact person. (Sec. 28.6-47(f)(10))			
	<input type="checkbox"/>	The plan shall include deed record names of adjoining property owners of subdivision. (Sec. 28.6-47(f)(11))			
	<input type="checkbox"/>	The plan shall include, in case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon. (Sec. 28.6-47(f)(12))			
	<input type="checkbox"/>	The plan shall include the location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood. (Sec. 28.6-47(f)(13))			
	<input type="checkbox"/>	The plan shall include the location of existing adjoining property lines and buildings on the property to be subdivided.(Sec. 28.6-47(f)(14))			
	<input type="checkbox"/>	The plan shall include the location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers. (Sec. 28.6-47(f)(15))			
	<input type="checkbox"/>	The plan shall display an overall site design that limits the use of one type of residential design to no more than 80% of the total residential structures. (Sec. 30-43(4))			
	<input type="checkbox"/>	Where the primary emphasis of a planned development is residential, no less that 5% of the buildable area of the development shall be reserved for commercial use, but no more than 5 acres shall be required. (Sec. 30-43(4))			
	<input type="checkbox"/>	Off-street parking and loading spaces shall comply with Sec. 30-28 and 30-29 for the various uses of the development. The requirements of Chapter 30 Article VI shall also apply. (Sec. 30-43(5))			
	<input type="checkbox"/>	Stormwater features located within the buffer shall be accompanied with applicable maintenance easements on the recorded plat. The required maintenance easement shall not encroach within more than half of the required buffer's depth. When buffer depth is reduced, the required plantings may be reduced by the same factor. (Sec. 30-43(8)(b))			
	<input type="checkbox"/>	Unless addressed in Chapter 30 Division 2, the development meets all the requirements of Chapter 28.6. (Sec. 30-43 (1))			
	<input type="checkbox"/>	A traffic study may be required for a Planned Development if it meets the criteria of Chapter 28.6-47 (g)			
	<input type="checkbox"/>	All interior buffers shall comply with Sec. 30-121. (Sec. 30-43(8)(2))			
	<input type="checkbox"/>	Public and private roads shall comply with Chapter 28.6-75			
	<input type="checkbox"/>	The plan shall display all open space required by completion of the formula within the written narrative portion of the application.(Sec.30-43(9))			

Written Narrative

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| <input type="checkbox"/> | The written narrative shall provide all proposed and prohibited uses with the development. (Sec. 30-42) |
| <input type="checkbox"/> | The written narrative shall provide a statement detailing the differences in land uses between the current use(s) and the proposed zoning. (Sec. 30-44) |
| <input type="checkbox"/> | <p>The written narrative shall include a table summarizing the proposed gross and net densities of the development. (Sec. 30-44)</p> <p>For the purposes of determining gross and net densities, the formula below shall be used:</p> <p>Gross density = the total number of dwelling units ÷ the total project acreage
 Net density = the total number of dwelling units ÷ the net (buildable) acreage</p> |
| <input type="checkbox"/> | The written narrative shall include a breakdown of buildable acreage versus gross acreage shall be provided with a minimum of twenty (20) percent from the overall project area to be subtracted for the provision of infrastructure and drainage. (Sec. 30-40) |
| <input type="checkbox"/> | <p>The narrative shall explain how the required open space is made up of a combination of common and recreation (active or passive) elements. No less than 25% of the recreational elements shall consist of active features. The following formulas should be used to calculate open space: (Sec. 30-43(9)(3)(a))</p> <p>Recreational Open Space:
 $A_1 = D \times 2.3 \times 0.01$
 Where:
 A_1 = the required upland open space area;
 D = the number of dwelling units in the PD;
 Average household density = 2.3 persons; and the
 Number of acres required per person = 0.01 acres per person</p> <p>Common PD open space:
 $A_1 = D \times 2.3 \times 0.01 / 2$
 Where:
 A_1 = the required common open space area;
 D = Number of dwelling units in a PD;
 Average household density = 2.3 persons; and the
 Number of acres required per person = 0.01 acres per person</p> |
| <input type="checkbox"/> | The narrative should explain how the open space is centrally located, whenever possible, to provide the maximum benefit to the development's occupants. (Sec. 30-43(9)(1)) |
| <input type="checkbox"/> | The narrative should explain how open space features along the exterior boundary of the development do not exceed more than 20% of the open space requirements. (Sec. 30-43(9)(2)) |