

**Kershaw County Planning and Zoning Department
515 Walnut Street, Room 160, Camden, SC 29020
803-425-7233**



**KERSHAW COUNTY LAND DEVELOPMENT APPLICATION
- MAJOR GROUP DEVELOPMENT -**

(and Minor Group Developments in the Lake Wateree Overlay District)

The submission of this application constitutes notice that the entity identified below intends to develop a Major Group Development as defined in Section 5:2.6-1 of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR), current version.

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

Architectural Company Name:		Project Architect:	
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 development? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what is the name and location of existing development?		
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: Multi-Family <input type="checkbox"/> Mfg. Home Park <input type="checkbox"/> Other:		
Total number of buildings:	Total square footage of buildings:	Total units (Multi-Family, Mfg. Home Park):
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

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

<input type="checkbox"/> 10 copies of Zoning and Land Development Site Plan prepared in accordance with Section 5:2.6-3 of the Zoning and Land Development Regulations
<input type="checkbox"/> 2 copies Engineering Plans in accordance with Section 5:2.6-2 of the Zoning and Land Development Regulations
<input type="checkbox"/> Traffic Management Plan, if triggered per ZLDR Section 5:2.8-1
<input type="checkbox"/> Deed and Plat
<input type="checkbox"/> Administrative (Plan Review) Fee
<input type="checkbox"/> Planning Commission (Plan Review) Fee

Signatures and Certifications

The applicant certifies he understands that site plan approval does not constitute approval for site development and construction activities. No site development or construction activities including land disturbance of any kind may commence until the building permit has been issued. The building permit will not be issued until the architectural and engineering plans have been approved. Additional review fees are required for architectural and engineering plans review, inspections, building permit, and sign permit.

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

Zoning and Land Development Site Plan Requirements

****General Site Plan Information, Landscaping, and Parking information to be drawn on the same sheet****

1. **General Site Plan Information (ZLDR Section 5:2.6-3)**
 - a. Tax Map Survey (TMS) number(s) for the subject parcel(s).
 - b. Contact information for the responsible party.
 - c. The site plan must be of sufficient scale to show the entire subject parcel, adjacent boundary lines of adjoining properties, and abutting roads.
 - d. TMS number, owner information, and land use (commercial, residential, vacant, etc.) of adjoining properties.
 - e. Right-of-way of abutting road(s).
 - f. Existing and proposed encroachments (curb cuts).
 - g. All existing and proposed structures, their size, height, elevation, and their setbacks from property lines.
 - h. Flood zone and wetlands verification and base flood elevation as applicable.
 - i. Total acreage in the tract proposed for group development and a statement of total contiguous acreage owned by the developer(s).
 - j. The location and size of all proposed utilities and storm drainage easements.
 - k. The location of topographical lines (closest available contour intervals - United States Geological Survey, USGS contours acceptable).
 - l. The intended use of each building and number of units (if multiple use) the building is designed to accommodate.
 - m. Vicinity map.
 - n. Date.

2. Landscaping

A landscape plan including all required buffers (Section 3:5.1), screening (Section 3:5.2), landscaping (Section 3:5.3), open space (Section 3:5.4), and tree protection (Section 5:3.4) provisions of the ZLDR. The landscape plan shall:

- a. Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.¹
- b. Indicate the location and dimensions of landscaped areas (including required buffers, screening, interior parking, and other landscaping), plant materials (planting schedule), decorative features, etc.
- c. Identify all existing healthy pine trees of twenty (20) inches or greater diameter at breast height (DBH) and all other tree species of eight (8) inches or greater DBH.

3. Parking (ZLDR Section 3:6)

The site plan must include an off-street parking facilities plan designed in accordance with the off-street parking regulations of the ZLDR. The plan must include:

- a. The required number of parking spaces per the zoning district regulations of the ZLDR.
- b. The required number of handicapped parking spaces and their locations.
- c. Parking slip and aisle dimensions.
- d. Off-street loading.
- e. Parking area landscaping per the landscaping provisions of the ZLDR.
- f. Site parking, aisles, vehicular and pedestrian ingress and egress, loading zones, etc. shall be laid out to facilitate safe and efficient internal traffic circulation.

¹Placement 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 the ZLDR.

Signage

The applicant is not required to submit sign permit applications at the time of group development application submittal. The developer may, however, opt to include the signage plan per the signage regulations of the ZLDR. Final certification (Certificate of Occupancy or Use Permit) shall not be granted until any required sign permits have been applied for and approved per the provisions of the ZLDR.

Engineering Plan Requirements (Per ZLDR Section 5:2.6-2)

Special emphasis will be placed on storm water quantity, quality, erosion prevention, and sediment control. Where applicable, the plans must include but may not be limited to the following:

- a. Vicinity map indicating a north arrow, scale, boundary lines of the site and other information necessary to locate the development site.
- b. Site plan of sufficient scale to show the entire subject parcel, adjacent boundary lines of adjoining properties, and abutting roads.
- c. Tax Map Survey (TMS) number(s) for the subject parcel(s).
- d. TMS number, owner information, and land use (commercial, residential, vacant, etc.) of adjoining properties.
- e. Title, name, address, telephone, and signature of the South Carolina Registered Engineer and/or Surveyor responsible for the plans with plan preparation date, including any applicable revision dates.
- f. Contact information of the developer and/or owner.
- g. Owner's certification that all work will be in compliance with the approved engineering plans and specifications.
- h. Certification by the person responsible for the land disturbing activity of the right of the County to conduct on-site inspections.
- i. Identification of all areas within the site which will be included in the land disturbing activities and calculation of the total disturbed area.
- j. Physical improvements on the site, including present development and proposed development.
- k. Construction sequence.
- l. Temporary and permanent seeding/vegetation schedule to include the SCDHEC fourteen (14) day stabilization clause.
- m. Anticipated starting and completion dates of the various stages of land disturbing activities and the expected date the final stabilization will be completed.
- n. Location, dimensions, elevations, details, and characteristics of all stormwater management facilities.

- o. Construction and design details for structural stormwater controls.
 - p. Identification of each drainage basin draining to the discharge point, including all off-site storm water passing through the site.
 - q. Locations and details for all pavement, structures, and utilities.
 - r. Profiles showing existing and proposed elevations for structures and/or utility piping greater than six inches (6") in diameter
 - s. Typical cross and profiles sections of all street pavements.
 - t. Location and size of all proposed utility and storm drainage easements.
 - u. Standard details for all applicable Kershaw County departments.
 - v. Details, notes, and references required by other local, State or Federal agencies.
 - w. Submittal of copies of all applications, supporting documents, approved plans, and/or permits required and issued by other local, State, and Federal agencies.
 - x. Note that prior to engineering final approval:
 - 1.) All site work shall be completed and an as-built survey and plan shall be provided to Kershaw County for review and approval (per ZLDR Section 5:3.7-21).
 - 2.) A permanent stand of vegetation shall be established over 70% of the disturbed area or, at the very least, a temporary stand of vegetation shall be established supported by a letter of guarantee from the owner and/or reputable landscaping firm regarding an adequate stand of permanent vegetation.
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