

PLANNED DEVELOPMENT DISTRICT (PDD)

721. Planned Development District (PDD).

Intent. Planned development districts are intended to allow flexibility in development and encourage the use of innovative site planning techniques resulting in developments with improved design, character, and quality which preserve natural and scenic open spaces. A PDD is characterized by a plan that may incorporate housing of different types and densities and compatible commercial, institutional, and industrial developments. Furthermore, a PDD allows for the establishment of dimensional and use requirements unique to the property to accommodate flexibility in the arrangement of uses within the project for the general purpose of promoting and protecting the public health, safety, and general welfare.

(Ord. No. 156-02, § 1, 12-17-02)

721.1 General Provisions:

- (A) Types of PDDs. Proposals to create a PDD will be classified as either “Major” or “Minor”.

A “major” PDD may have several land uses that vary in density and intensity and is characterized by detailed phased development plans. A “major” PDD” may be used for large tracts of land where master planning is beneficial to the property owner and the public.

A “minor” PDD is less than five acres and is generally established to permit uses in a particular location that if not properly regulated may result in adverse impacts on the surrounding properties. A “minor” PDD generally establishes additional buffering/screening requirements and limits proposed uses to insure that the future use of the site does not adversely impact the surrounding property.

(Ord. No. 156-02, § 1, 12-17-02)

- (B) Acreage requirement. Establishment of the “major” or “minor” PDD requires rezoning of the proposed site. Table 1 provides the acreage requirements for a PDD.

Table 1--Acreage Required

Development Level	Size
Minor	Minimum of 2 acres
Major	Over 5 acres

(Ord. No. 156-02, § 1, 12-17-02; Ord. No. 54-03, § 2, 6-19-03)

- (C) Density/use. The density and uses allowed within a PDD shall be as established within the written narrative. The narrative shall include a statement explaining the differences in land uses between the current and the proposed zoning.

The PDD narrative shall include a table summarizing the proposed gross and net densities of the proposed PDD. Additionally, the narrative shall include a comparative analysis of the proposed PDD's gross and net densities to the potential gross and net densities under existing zoning.

For the purposes of determining gross and net densities, the formula below shall be used:

Gross density = the total number of dwelling units ÷ the total project acreage

Net density = the total number of dwelling units ÷ the net (buildable) acreage

Buildable acreage is defined as: that portion of a tract or parcel of land which can be developed, not including existing platted rights-of-way and utility easements, natural water bodies (streams/lakes), and wetlands under the jurisdiction of the US Army Corps of Engineers unless such wetlands are to be filled upon issuance of a "fill" permit. Wetland buffers may be included as developable acreage, but may not be encroached upon unless specified by a permit and approved development plan.

- (D) Reserved.
- (E) Building height. Single-family structures, attached or detached, shall not exceed 35' unless otherwise approved by the Planning Commission for justifiable cause. Multi-family building heights shall not exceed 180' unless otherwise approved by the Planning Commission for justifiable cause. Increases in building heights shall be decided on a case-by-case basis, taking into consideration current zoning, existing surrounding structures, and the anticipated impact to the area. All other applicable requirements must be met--parking, airport height restrictions, lot coverage, etc.

721.2 Specific Requirements. In order to qualify for a PDD, the following criteria shall be met:

- (A) The area proposed for rezoning shall be in one ownership or if in several ownerships, the application for amendment to the Zoning Ordinance shall be filed jointly by all of the owners.
- (B) A written narrative and conceptual plan shall be submitted by the applicant or developer for review by the Planning Commission and approval by the County Council. See Sections 721.5 and 721.6 of these regulations for specific narrative and plan requirements.
- (C) A minimum 20-foot separation shall be maintained between multi-family buildings and a minimum ten-foot building separation shall be maintained between single-family detached structures. Accessory structure separations from principal structures associated with either multi-family or single-family structures shall be as determined by appropriate building codes.

(D) Sidewalks Required

Sidewalks shall be provided within PDDs along roadways in accordance with the current Land Development Regulations. Pedestrian pathways shall be provided in the development to connect amenity areas and open space areas to main pods of development. Sidewalks may be platted as easements or as parcels. Sidewalks shall be constructed to ADA requirements.

(Ord. No. 156-02, § 1, 12-17-02)

721.3 PDD Buffers and Open Space

(A) Perimeter Buffer

A 25' natural buffer shall be provided around the entire perimeter of the proposed PDD. Building encroachments shall be prohibited within such buffer; however, stormwater features, bicycle, pedestrian, and equestrian trails, landscape features, and development entrance rights-of-way may be permitted within such buffer. If encroachments are placed within the buffer, the remaining non-disturbed areas shall remain naturally vegetated if proposed infrastructure plans allow such.

The following standards shall apply to specific permitted encroachments within the PDD buffer:

1. Amenity Features -

Active amenity features that are located within the PDD buffer may be counted toward meeting the recreational open space requirements established in subsection (C), below, provided that:

- (a) The buffer may be platted as an independent parcel of property or is within a platted easement dedicated for open space purposes.
- (b) The amount of credit given for the active amenity feature located within the buffer is calculated based on the feature's size as determined by its width and linear feet.

2. Stormwater Features -

Stormwater features located within the PDD buffer are permitted provided that:

- (a) Applicable maintenance easements are established on the recorded plat to ensure access to the feature.
- (b) No less than 12.5 feet of buffer area is provided outside the drainage/maintenance easements associated with such features. Improvement of the required buffer shall meet the landscape material requirement of Section 527 of this ordinance. A privacy wall or a four-foot high berm with vegetation may be installed in lieu of the natural

vegetation of Section 527. If such option is used, the additional buffer area outside the drainage/maintenance easement shall be seven (7) feet.

(B) Buffers Between Dissimilar Uses.

Internal buffers of no less than 15' shall be installed between dissimilar uses and shall be vegetated in accordance with the plant material requirements enumerated in Section 527 of the zoning ordinance.

(C) PDD Open Space.

Generally: PDDs shall include dedicated acreage for open space in accordance with the formula established in subsection (1), below. Open space may include a combination of common and recreational (active or passive) elements as indicated in subsection (2) below, so long as a minimum of 25% of the recreational elements provided are made up of active features. The use of specific elements shall be at the discretion of the developer. Open space shall be provided in a manner that is sensitive to the design and anticipated use of the proposed development and should be designed to provide maximum benefit to the inhabitants of the development through its central location, when possible. Location of features along the exterior boundary of the PDD is discouraged.

1. Open space calculation formulas. Calculating upland open space requirements:

- (a) Upland PDD recreational open space: At a minimum, the amount of upland open space within a PDD shall be calculated according to the following formula:

$$A_1 = D \times 2.3 \times 0.01$$

Where:

A_1 = the required upland open space area;
D = the number of dwelling units in the PDD;
Average household density = 2.3 persons; and the
Number of acres required per person = 0.01 acres per person.

- (b) Common PDD open space:

$$A_1 = \frac{D \times 2.3 \times 0.01}{2}$$

where:

A_1 = the required common open space area;
D = Number of dwelling units in a PDD;
Average household density = 2.3 persons; and the
Number of acres required per person = 0.01 acres per person.

2. Potential common and recreational open space features.

Below are potential common and recreational features that may be included within a PDD to meet the open space acreage requirements of subsection (1), above. The Planning Commission shall have the authority to approve or require the use of additional features when deemed necessary. In no instance, shall a proposed open space feature be counted as both common and recreational. The proposed feature shall be one or the other.

(a) Potential common open space uses include, but are not limited to:

- (1) Entranceway treatments greater than 50 feet in width that provide development identification signage;
- (2) Mail centers;
- (3) Publicly accessible wetlands greater than one-half acre that are protected by a conservation easement, perpetually filled lakes/stormwater ponds capable of supporting aquatic life or golf courses located entirely within the boundary of the PDD.

A developer proposing to use lakes or stormwater ponds to meet the common space requirements must provide certification to the County Engineer that such lake or stormwater pond has been designated to be perpetually filled and capable of supporting aquatic life (generally a minimum perpetual water depth of 4½ feet from the bottom storage or outlet elevation is required).

(b) Potential recreational open space uses include, but are not limited to:

- (1) Active recreational areas including tot-lots, basketball courts, parks, playgrounds, picnic areas, tennis courts, swimming pools and associated amenity parking and similar uses;
- (2) Greenways, greenbelts, squares, and village greens. Greenways are linear greenbelts linking residential areas with other open space areas. These greenways may contain bicycle paths, footpaths, and bridle paths; and
- (3) Natural areas of undisturbed vegetation with maintenance limited to removal of litter, dead trees, plant material, and brush.
- (4) Recreation features such as beaches, benches, boat ramps, docks, gazebos, walking/nature trails, and similar features that surround wetlands greater than two acres and/or water bodies or systems greater than three acres provided applicable regulatory permits have been obtained. The acreage/square footage of the above noted features may be used to offset the amount of the required recreational open space. In no instance, shall the accompanying wetland or water body be used to offset the required recreational open space. The acreage of the wetland or water bodies, however, may qualify as common open space.

- (D) Documentation of PDD Open Space. The provision of open space shall be documented within the written narrative and shown on the conceptual plan. Expected narrative and conceptual plan contents to address this requirement are stated below.
1. Written narrative contents. The written narrative shall explain the intended use of any open space and provide detail as to how such spaces will be accessible, integrated to the overall development and maintained. A single statement indicating that open space will be provided is not acceptable.
 2. Conceptual plan content. The conceptual plan shall show all areas intended for open space with their acreage and intended access points. Additionally, a conceptual layout of the equipment or features that will be located in such areas shall be provided as either an attachment to the PDD application or on the conceptual plan.
- (E) Open Space Access. Open space shall be accessible to all inhabitants of the development. Access to such features shall be provided through a minimum 20-foot dedicated access points, and not via open storm drainage ditches, swales or easements between or across adjacent properties. Access, however, may be provided via a 20-foot wide easement over a piped storm drainage ditches, swales, or easements, subject to Horry County Engineering approval. Access easements to be shared with improvements adjacent to drainage must be approved by the County.
- (F) Open space requirement for commercial and industrial PDDs: Commercial and industrial PDDs shall provide a minimum of five (5%) percent of the total project area as upland open space.

721.4 PDD Administrative Procedures.

Generally. Any request pertaining to the establishment of a “Major” or “Minor” PDD shall be considered an amendment to the Zoning Ordinance, and shall be administered and processed in accordance with the regulations set forth in Article XV of this ordinance, entitled Amendments. Prior to processing a request to establish a PDD, all data set forth in section 721.6 shall be submitted to the Planning Department for review and forwarding to the Planning Commission for a recommendation. The Planning Commission’s recommendation shall be forwarded to County Council for final action. If approved by the County Council, all information pertaining to the proposal shall be adopted as an amendment to the Zoning Ordinance and mapped on the Official Zoning Maps for Horry County as a PDD.

- (A) A building permit shall not be issued until the requirements of subsection 721.7 have been fulfilled.
- (B) Development within a PDD shall occur in conformance with the standards contained in the approved written narrative and shown on the conceptual plan. In the event it is determined that development is not occurring in accordance with the approved standards, the Planning Commission, or its designated agent, may suspend further development until

such time that the PDD is amended. Amendments to the PDD shall either consist of major or minor amendments as defined in subsection 721.5 of these regulations.

- (C) County Council may require financial guarantees which shall guarantee completion of the improvements set forth in the proposed development plan. Such guarantees may include the submission of a performance bond in the amount determined by County Council.
- (D) For “Major” or “Minor” PDDs, the applicant may elect to develop the site in successive stages. A phasing plan and proposed phase completion schedule shall be submitted along with the application for rezoning showing such stages. The developer shall determine the proposed schedule and may amend it as necessary with the submission of a revised schedule to the planning department for review.

Minor changes to the schedule of 12 – 24 months shall be reviewed by staff, approved by the Planning Commission and acknowledged by County Council by resolution. Major scheduling changes of more than two (2) years must be submitted as amendments to the PDD.

Prior to commencing subsequent stages of development, the infrastructure improvements of the previous stage shall be substantially completed before the commencement of development of the next phase. The Planning Commission may require that development be done in stages if public facilities are not adequate to serve the entire development initially.

- (E) Deviations greater than 24 months from the initial approved phasing plan and/or proposed phase completion schedule.

All Planned Development Districts shall commence construction within 24 months of the date of approval. The developer shall notify staff regarding projects that have not begun construction within 24 months. Proof that activity has occurred may be provided to the Planning Staff through the following types of documents or similar documentation:

1. Evidence of work performed by professional land planners, architects, engineers, surveyors, and attorneys as evidenced by recorded plats and sealed engineering drawings;
2. A statement providing the total investment made in the property/land, including preliminarily reviewed plans or sealed drawings;
3. Expended funds for costs of on-site and off-site infrastructure improvements to service the property;
4. Documentation of any dedication of property made to public entities to be used as easements;
5. Whether infrastructure improvements, if any, have been installed and sized to accommodate the uses approved for development of the property; and
6. Documentation indicating the effect the rezoning has had on a mortgage or development loan.

Upon review of the aforementioned documentation, the planning staff shall forward the Planning Commission a recommended action on the PDD. The Planning Commission may grant an extension to the phase completion schedule based upon good cause, as demonstrated by documentation provided by the developer. If the developer does not submit a revised schedule, and subsequently submits plans for review, staff shall not process said plans until such time as the development schedule is satisfactorily revised and approved by the Planning Commission.

If the phase completion schedule or amended phase completion schedule are not complied with and extended for good cause, the County Council may take action as deemed necessary to best protect adjoining properties and the public health, safety, and welfare.

721.5 Changes and Modifications:

(A) Minor Changes: Minor changes in PDDs may be approved by the Zoning Administrator, provided that such changes:

1. Do not increase the density;
2. Do not change the outside (exterior) boundaries;
3. Do not change any use; however as an example, a change from multifamily residential to single-family residential shall be considered a minor change provided densities are not increased.
4. Do not materially change the location or amount of land devoted to specific land uses; and,
5. Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers.
6. Minor changes may include, but are not limited to: minor shifting of the location of buildings, parking, proposed streets, public or private ways, utility easements, parks, or other public open spaces, or other features of the plan.

All other changes or modifications not enumerated above shall constitute a major change and will require submittal of the PDD for review as outlined in subsection 721.5 of these regulations.

721.6 PDD Application Contents. Application to establish a PDD shall include the following:

1. Ten (10) copies of a conceptual site plan including the requirements shown in Table 2;
2. Ten (10) copies of an illustrative plan (or plans) including the requirements shown in Table 3; and
3. Ten (10) copies of "PDD Details" shown in Form 1 (Major PDD only. Upon request for Minor PDD).

(Ord. No. 156-02, § 1, 12-17-02)

721.7 Land Development within PDDs. Upon County Council approval to establish the PDD, applications for land development shall be permitted. Land development within the district shall conform to the approved conceptual plan and written narrative and shall be reviewed by the Planning Commission utilizing the procedures established in the Horry County Code of Ordinances, Chapter 18 (Subdivision Development Regulations).

721.8 Recording of the PDD plan and narrative upon County Council approval. Once a PDD is approved by County Council, the two (2) copies of the approved conceptual plan and written narrative shall be presented to the planning department, within ten days, for recording in the Office of the Register of Deeds.

(Ord. No. 186-99, § 1, 2-15-00; Ord. No. 28-00, §§ 1--4, 4-18-00; Ord. No. 121-00, § 1, 10-17-00)

Table 2.
Conceptual Site Plan Content

	Minor	Major
Plan contents (if required) -		
1. North Arrow.	X	X
2. Name of developer, owner, and proposed development.	X	X
3. Written and graphic scale (not less than 1" = 200').	X	X
4. Tax map number of parent tract.	X	X
5. Tax map number of adjacent parcels	X	X
6. Current zoning of parcel	X	X
7. Adjacent zoning	X	X
8. Location map drawn to scale (not less than 1" = 2000').	X	X
9. Location of and the types of uses in PDD.	Illustrative*	Conceptual** Illustrative*
10. Boundary survey of property.	Upon request	Upon request
11. Traffic circulation showing at least 2 points of ingress and egress (if required by the LDRs) for each residential section of the development. In instances when constraints such as site location, size or topography prohibit the provision of the required ingress/egress points the Planning Commission is authorized to recommend fewer access points.	X	X
12. Traffic circulation for non-residential uses	If Applicable	X
13. Internal buffers between incompatible land uses with improvement specifications shall be shown as required by 721.3.B.	If Applicable	X
14. Perimeter buffers to be used (must be equal to those required for the most similar standard zoning district) shall be shown as required by 721.3.A.	X May be waived	X
15. Common or recreational open space areas with acreage as determined in Section 721.3.C. through F.	If Applicable	X
16. Location of floodplains per FEMA Flood Insurance Rate (FIRM) maps	X	X
17. Location of potential jurisdictional wetlands and spoilage areas.	X	X
18. Phasing plan and completion schedule	X	X
19. Provision for recycling facility location and documentation for proposed collection of recyclables		X
20. Any additional information the Planning Commission may request.	X	X

*Illustrative plan refers to a land plan displaying locations of and land devoted to the types of uses to included in the PDD. Illustrative plans may be used as a graphic tool for the Planning Commission and County Council. Typical layouts must be included, showing various product types and phases of development. Given the detailed nature of illustrative plans, they are subject to change.

**Conceptual plans allow uses and densities to be depicted in bubble diagrams with depiction of internal roadways (inner-connectivity to be established), and conceptual locations of open space and anticipated future development. Conceptual plans may be submitted for projects greater than 100 acres. Minor modifications may be made to these plans as long as they do not materially alter the amount of land dedicated to a specific land use or the overall layout of the plan. Major changes to the conceptual plan must be approved by County Council as an amendment to the PDD.

Table 3:
Illustrative Plan Content

	Minor	Major
Plan contents -	X	X
North Arrow	X	X
Name of Developer, owner, and proposed development	X	X
Tax Map number and adjacent TMS	X	X
General road layout for all pods or phases	X	X
Amenity areas and/or active and common open space areas	X	X
Typical lot layouts per product type and phase (may be hand-drawn or computer generated)	X	X

*Illustrative plan refers to a land plan displaying locations of and land devoted to the types of uses to included in the PDD. Illustrative plans may be used as a graphic tool for the Planning Commission and County Council. Typical layouts must be included, showing various product types and phases of development. Given the detailed nature of illustrative plans, they are subject to change.

Form 1

PDD Details

Instructions.

10 copies of this form shall be submitted with the application to establish a PDD. If additional space is necessary to fully answer a question, supplemental answer sheets may be attached to this form. If additional space is necessary to answer questions that are in tables, the table for such question shall be reproduced and answered in the same manner as that shown below.

1. Please provide a statement of intent, describing the proposed project and including details as included below.
2. Proposed uses, acreage, and percentage mixture in project.

Proposed Use	# of units/sq.ft	Acreage	Gross Density	Percentage of Project
Total				

3. Proposed Dimensional Standards.

Proposed Use	Lot Area (in sq. ft.)	Density (units/lots per acre)	Setbacks (in feet)				Height (in feet)
			Front	Side	Rear	Corner Side	

4. Open Space provided to meet requirements of Section 721.3.

Open Space Description	Type of open space			Acreage Required	Acreage Provided	Phase	Ownership	
	Common	Active	Passive				Public	Private

5. Will adopted parking standards be used in this project? Yes No

If no, indicate proposed standards.

Proposed Use	Parking Required

Transportation Improvements

6. Will proposed roads be public or private? _____ Public _____ Private

7. How will proposed PDD affect existing infrastructure such as:

a. Roadway capacity. _____

b. Fire/EMS/Police. _____

8. How does the applicant propose to mitigate the effects on the existing infrastructure? _____

(Please note that for projects exceeding 25 acres, a development agreement as authorized by Chapter 15, Article 6 of the County Code may be required)

9. Will off-site improvements be made as a result of this project? _____ Yes _____
No

If yes, list improvements and date of proposed completion:

Improvement	Date of Completion
_____	_____
_____	_____
_____	_____

10. Will any project improvements be dedicated to Horry County? _____ Yes _____
No

If yes, list improvements:

11. What will be the average daily trips generated by proposed project at build-out for each use?

Proposed Use	Average Daily Trip (at build-out)

12. Attach the following:

- a. 8.5" x 11" location map showing proposed development in context of surrounding area
- b. 8.5" x 11" conceptual site plan