

FOR INTERNAL USE ONLY

Case Number: _____ Fee Paid: _____
Date Submitted: _____ Received By: _____



**129 Screven St. Suite 222
Post Office Drawer 421270
Georgetown, S. C. 29440
Phone: 843-545-3158
Fax: 843-545-3299**

**APPLICATION FOR REZONING TO ANY PLANNED
DEVELOPMENT**

COMPLETED APPLICATIONS MUST BE SUBMITTED ALONG WITH THE
REQUIRED FEE, AT LEAST THIRTY (30) DAYS PRIOR TO A PLANNING
COMMISSION MEETING.

Name of Proposed Development: _____

**Note: All Planned Developments shall have a minimum of two acres and must be a
mixed used development (not applicable for FDD's).*

Property Information:

TMS Number: _____

Street Address: _____

City / State / Zip Code: _____

Lot / Block / Number: _____

Current Zoning Classification: _____

Existing Use: _____

Proposed Use: _____

Number of Acres: _____

Property Owner of Record:

Name: _____

Address: _____

City/ State/ Zip Code: _____

Telephone/Fax: _____

E-mail: _____

Signature of Owner / Date: _____

Contact Information: Name: _____ Phone _____

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Planning Commission of proposed new construction or improvements to the structures on my property.

Agent of Owner:

Name: _____

Address: _____

City / State / Zip Code: _____

Telephone/Fax: _____

E-mail: _____

Signature of Agent/ Date: _____

Signature of Owner /Date: _____

Conceptual Plan requirements include the following:

- One-24x36, one 11x17, along with a specified digital version (PDF) for initial review.
Nine (9) 24x36 sets will be required prior to distribution
- Scaled Site Plan:
 - Location map, owners names, location of structures, types of uses, total acreage, lot sizes, traffic patterns, screening and buffering borders, building heights, density, layout of sidewalks and parking areas, open spaces labeled and title block.
 - Environmental Plan:
 - Contours, drainage plan, flood prone areas, marsh area or wetlands and any other principle geographic features.
- Water and Sewer Plan:

- Shall meet the requirements of the Georgetown County Water and Sewer District extension policy.
- Utilities Plan:
 - Layout and easements for other utilities.
- Tree Plan and other information required by staff.

Upon approval of the conceptual plan by County Council, the zoning map will be changed accordingly.

Final Plan requirements include the following:

- Scaled Detailed Site Plan:
 - Includes everything submitted on the concept plan plus phase of development with timetable, ingress and egress lanes, setbacks, lot sizes, street names, type of pavement, exact dimensions of structures, public access and open space, density, final layout of sidewalks and pathways and title block.
- Environmental Plan:
 - Includes everything submitted on the concept plan plus dumpster location and erosion control methods.
- Water and Sewer Plan:
 - Includes everything submitted on the concept plan plus the sign-off on the plans.
- Utilities Plan:
 - Includes everything submitted on the concept plan.
- Exterior Appearance:
 - Need to submit elevations of the proposed buildings.
- Soil, trees, and other information required by staff.

Fee Schedule: Planned Developments.

PD and FDD	\$1,000.00 + \$10.00/acre Residential & \$25.00/acre Commercial
Major Changes	\$250.00 + \$10.00/acre Residential & \$25.00/acre Commercial &

Adjacent Property Owners Information required:

1. The person requesting the amendment to any Planned Development must submit to the planning office, at the time of application submittal, stamped envelopes addressed with name of each resident within **four hundred feet (400)** of the subject property. The following return address must appear on the envelope: **“Georgetown County Planning Commission, 129 Screven Street, Georgetown, SC 29440.”**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes were addressed to must also accompany the application.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed rezoning rests with the applicant.

Please submit this **completed application** and appropriate **fee** to **Georgetown County Planning Division at 129 Screven Street, Suite 222, Georgetown, S.C. 29440**. If you need any additional assistance, please call our office at 843-545-3158.

Site visits to the property, by County employees, are essential to process this application. The owner\applicant as listed above, hereby authorize County employees to visit and photograph this site as part of the application process.

A sign is going to be placed on your property informing residents of an upcoming meeting concerning this particular property. This sign belongs to Georgetown County and will be picked up from your property within five (5) days of the hearing.

All information contained in this application is public record and is available to the general public.