



Planned Development Final Site Development Plan Review

The applicant shall submit final site development plans to the Planning Commission for review, which shall be similar in content and format to preliminary plats required for review by the Town of Pendleton Land Development Regulations and shall show additional information as described in the "Contents of the Final Site Development Plan" section. The Final Site Development Plan will be reviewed concurrently with the Descriptive Statement. Decisions made regarding the Final Site Development Plan or the Descriptive Statement shall apply to both documents and neither one shall be fully approved without the approval of the other.

SUBMITTAL

The applicant shall submit the following materials for Planning Commission review:

- _____ a) Twelve large copies (18" x 24" or 24" x 36") of the final site development plan for distribution to Town staff and agencies for review and comment. (Additional copies of the plan must be provided to the Planning Department upon request)
- _____ b) Ten small copies (8.5" x 11" up to 11" x 17") of the final site development plan.

REVIEW

Copies of the plan shall be distributed to all departments and agencies as deemed applicable by staff for review of the final site development plan. A copy will also be made available for the public to review at Town Hall. Comments shall be written in a staff report with staff recommendations of approval or denial. Staff shall mail or email the staff report to the Planning Commission and to the applicant one (1) week prior to the Planning Commission meeting. This step shall precede the Preliminary Plat Technical Review step in the Land Development Regulations.

TIMEFRAME

The Planning Commission shall act within forty-five (45) days after the initial consideration at a Planning Commission Meeting. The applicant may waive this requirement and consent to an extension of such period. Town Council shall act in an equivalent time frame to the Planning Commission.

PLANNING COMMISSION ACTION

The Planning Commission action shall consist of recommendations for approval or conditional approval to Town Council or denial. Conditional approval shall be accompanied by specific items/issues that the developer must change or fix to obtain approval. The decision and the reasons for the action shall be written in an official notice. One copy of the notice shall be sent to the applicant and other copies shall be retained by the Planning Commission for filing.

EFFECT OF PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

A recommendation for approval of the final site development plan and descriptive statement shall allow the applicant to proceed with the rezoning request to Town Council.

TOWN COUNCIL ACTION

If the final site development plan and descriptive statement are recommended for approval, or if conditions put on recommendation for approval by the Planning Commission have been met, the Town Council shall conduct a public hearing as required for zoning amendments and may approve, approve with modifications accepted by the applicant, or deny approval of the proposed amendment to the Official Zoning Map. Town Council may make approval conditional upon fulfillment of any of the following:

- (a) filed with the Zoning Administrator's Office and recorded with the Register of Deeds of Anderson County plats showing all proposed features of the planned development as approved by the Town Council which approval shall be certified by the Zoning Administrator's office;



PENDLETON

SOUTH CAROLINA
History, Hospitality & Happenings!

- (b) completed any necessary agreements with the Town that the Town may become a party to deed restrictions and other restrictive covenants related to the planned development, and recorded such agreement with the Zoning Administrator's Office and with the Register of Deeds of Anderson County;
- (c) recorded with the Register of Deeds of Anderson County and provide a recorded copy to the Town all required deed restriction or other restrictive covenants as required by the Town Council upon approval of the amendment establishing the planned development district;
- (d) recorded with the Zoning Administrator's office and with the Register of Deeds of Anderson County the Descriptive Statement as approved by Town Council setting forth and committing the developer to certain design standards, development phasing schedules, and other pertinent matters; and
- (e) completed the posting of a bond or giving of other surety in an amount and form approved by Town Council that adequate progress will be made in developing the project.

EFFECT OF TOWN COUNCIL APPROVAL

Approval of the final site development plan and descriptive statement constitutes the approval of an amendment to the Official Zoning Map rezoning the specified area to a PD district. Further, approval shall allow the developer to apply for a Preliminary Plat Review.

CONTENTS OF THE FINAL SITE DEVELOPMENT PLAN

This plan shall be similar in content and format to preliminary plats and shall show the following additional information:

- _____ a) the use and height, bulk, and location of commercial, residential and other buildings;
- _____ b) yard dimensions from the development boundaries and adjacent streets.
- _____ c) the density of land use proposed for various parts of the site;
- _____ d) the location and width of proposed streets, other public ways and private drives with provisions for parking vehicles;
- _____ e) dumpster locations or garbage pickup points;
- _____ f) buffering to adjacent properties; and
- _____ g) other information as may be deemed reasonably appropriate for Planning Commission review.