

CITY OF NORTH AUGUSTA, SOUTH CAROLINA

AVAILABLE

20.668 ACRES • ZONED PD • WATER / SEWER AVAILABLE

Information Packet



Call for More Information

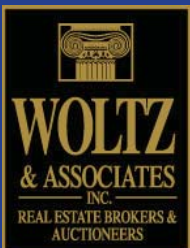
JIM WOLTZ

(540) 353-4582 (Mobile)

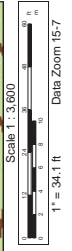
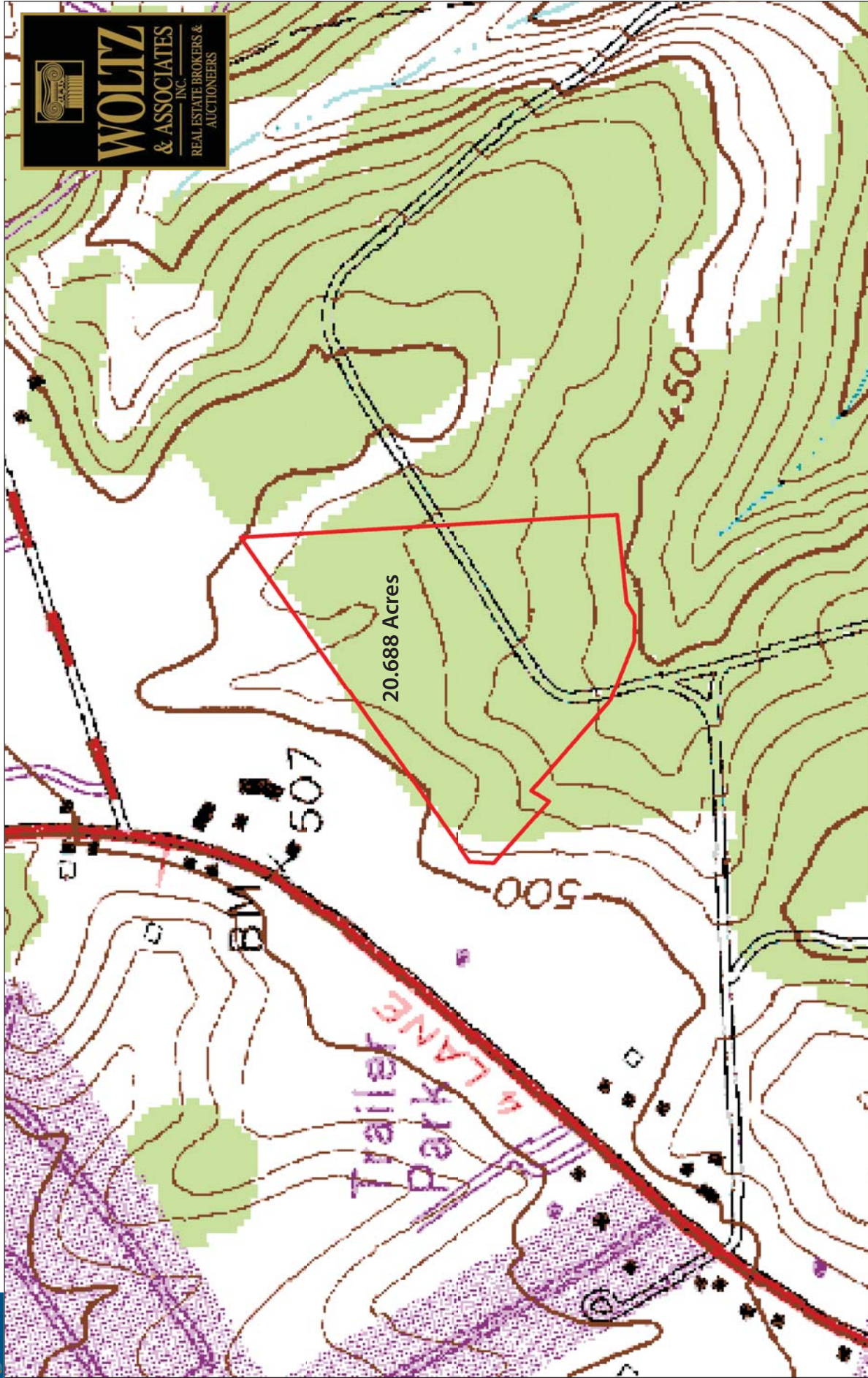
(800) 551-3588

woltz.com

Information deemed Reliable but not Guaranteed







Data use subject to license.
© DeLorme, XMap® 8.
www.delorme.com
County of Aiken, SC
Boundaries are Approximate



ZONING PD

3.6.1 PD, Planned Development District

3.6.1.1 Purpose – The purpose of the PD District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space. This district is intended for use in the undeveloped areas of the city where planned development offers a superior response to less coordinated single-lot development, as permitted elsewhere in this Chapter.

3.6.1.2 Area and Ownership – In order to qualify as a PD District a project request shall meet the following requirements:

3.6.1.2.1 The site shall be in single ownership or control, or if in several ownerships, the application for amendment to this Chapter shall be filed jointly by all of the owners.

3.6.1.2.2 The site shall contain not less than ten (10) acres.

3.6.1.2.3 The proposed development shall be consistent with the Comprehensive Plan.

3.6.1.2.4 The applicant shall demonstrate that the proposed development accomplishes the objectives of §1.2 of this Chapter to a greater extent than land developed under any other zoning district, including a base zoning district or a TND District.

ARTICLE 3 – ZONING DISTRICTS

3.6.1.3 Procedures – The creation of a PD District designation is a process involving both a rezoning and General Development Plan approval. (Rev. 8-16-10; Ord. 2010-12)

3.6.1.3.1 A PD District may be established on the Official Zoning Map in the manner prescribed in §3.2 only after a General Development Plan that complies with the provisions of §5.7 of the Chapter has been reviewed by the Planning Commission, submitted to the City Council with a Planning Commission recommendation and approved by the City Council. Approval by the City Council must be in the form of an ordinance that approves the General Development Plan and applies the PD zoning designation to the property. Parcels of land that were zoned PD prior to the effective date of this section and for which a General Development Plan has been approved may continue to be developed in accordance with the approved plan. A major modification to a previously approved PD General Development Plan will require compliance with the mixed use provisions of §3.6.1.4. Parcels of land that were zoned PD prior to the effective date of this section and for which a General Development Plan has not been approved will retain the PD district zoning designation. Such PD zoned property may not be developed until a General Development Plan for such PD zoned property has been submitted in compliance with §3.6.1.4 and approved pursuant to §5.7. Alternatively, such PD zoned property may be rezoned to a different zoning district in accordance with the provisions of §5.3 and developed pursuant to the applicable procedures and approvals for that district. (Rev. 8-16-10; Ord. 2010-12)

3.6.1.3.2 The General Development Plan and administrative review requirements of this section are required after a map amendment is approved. Such requirements and all additional requirements of this section and §3.2 shall be addressed prior to the issuance of a building or development permit. A properly approved detailed site plan or subdivision (preliminary and final) or both shall be required prior to a request for a building or development permit. The requirements are specified in Article 5, Approval Procedures.

3.6.1.4 Permitted Uses – A PD district is specifically intended for development projects of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed use development. Any use included in the ordinance approving the General Development Plan and rezoning the site to the PD District is permitted in such district. A list of uses, hereinafter the “PD Use List,” including the types of uses, type and number of residential dwelling units and planned square footage of nonresidential uses within a particular PD District, shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district. (Rev. 8-16-10; Ord. 2010-12)

3.6.1.5 Private Streets – Private streets may be permitted in an approved PD District provided such streets meet the design and construction standards of public streets (see Article 14, Streets).

3.6.1.6 Criteria and Development Standards

3.6.1.6.1 Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use

ARTICLE 3 – ZONING DISTRICTS

relationships. A variety in building types, heights, facades, setbacks and size of open spaces shall be encouraged.

3.6.1.6.2 Permitted uses within a PD District are not subject to the restrictions of §3.4 or the Use Matrix, Table 3-2. However, the ordinance rezoning the tract and approving the General Development Plan shall include the PD Use List, a list of uses from the Use Matrix that are the only uses permitted in the specific PD District. The definition of uses included in the Use Matrix shall be used to interpret the PD Use List, unless a different definition is provided in the PD Use List. (Rev. 8-16-10; Ord. 2010-12)

3.6.1.6.3 The land uses within a PD District shall not be subject to any of the dimensional or density provisions of §3.5. Dimensional standards shall conform to the following, unless a different standard is included in the PD District rezoning ordinance:

- a. Maximum height is forty-five (45) feet, except where otherwise permitted by the Comprehensive Plan.
- b. Maximum gross density is twenty-four (24) residential units per gross acre.
- c. The maximum floor area ratio for non-residential uses is two point four (2.4). A minimum of ten percent (10%) and a maximum of seventy percent (70%) of the total project floor area shall be reserved for non-residential uses. For purposes of this Chapter, semi-detached and two-family dwelling units are presumed to have two thousand (2,000) square feet of floor area unless the specific dimensions are known at the time that the PD District rezoning is approved.
- d. The maximum Impervious Surface Ratio is sixty percent (60%) of the total site area.

3.6.1.6.4 Open space, parks, and recreation shall comprise a minimum of twenty-five percent (25%) of the total site area. Portions of street rights of way that include street trees, sidewalks, and landscaped areas may be counted toward meeting open space requirements.

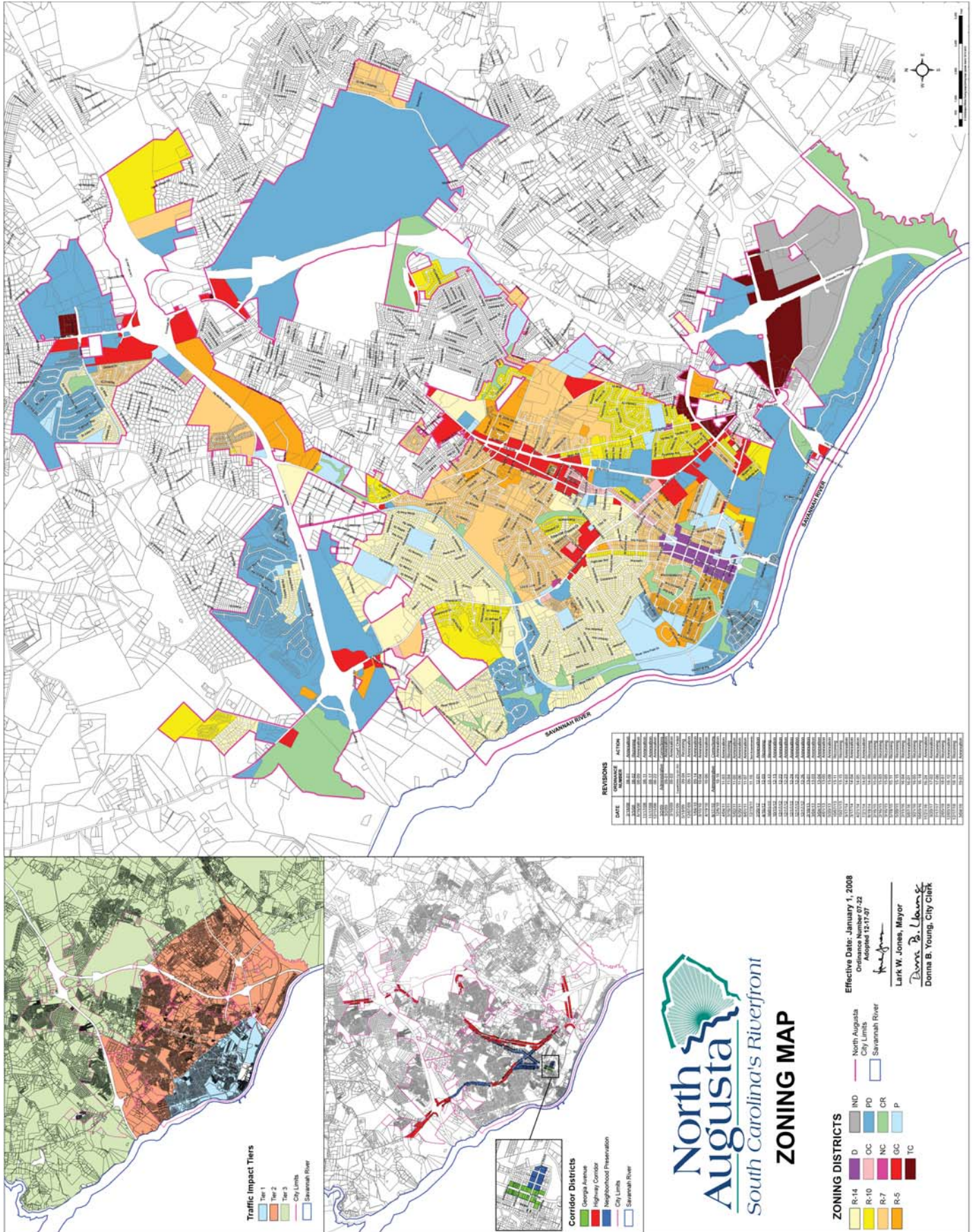
3.6.1.6.5 PD District zoning is intended to permit flexibility in the design, construction, and processing of mixed use developments of a quality that could not be achieved by complying with the design and development standards of another zoning district. Therefore, the design elements as set forth in Table 3-6 shall be adhered to in the design of a Planned Development and shall be used in the city's review of proposed PD District projects. (Rev. 8-16-10; Ord. 2010-12)

3.6.1.6.6 In addition to the requirements of Article 12, Parking, areas designated for parking shall be physically separated from public streets and shall be designed in a manner conducive to safe ingress and egress. Access points to internal public streets or internal circulation drives should be no more than three hundred (300) feet apart.

3.6.1.6.7 In addition to the requirements of Article 10, Landscaping, buffer yards or landscaping may be required by the Planning Commission between uses within any PD District or along the perimeter of a PD District.

3.6.1.6.8

Urban design standards applicable to all of the structures to be developed in the planned development area are required and shall be submitted by the applicant or developer in conjunction with the application for a general development plan approval. The design elements specified in Table 3-6 shall be incorporated into the required urban design standards.



FACTS ABOUT 20.668 Acres and PD Zoning

The 20.668-acre front along I-520 on its eastern boundary and the US-25 connector. The Planned Development Zoning is a unique zoning for this property and will allow for multiple uses for potential developers. These development projects include commercial uses, shopping centers, office parks and mixed-use developments.

A unified site design and an approved general development plan is required under this zoning ordinance. More specific requirements and guidelines and approval process can be found in the PD zoning which we have included in this packet.

