

Sec. 4-6.5 Planned District.

Sec. 4-6.51 Intent.

To promote an environment of stable and desirable character in harmony with the established or proposed land use pattern in surrounding areas.

Sec. 4-6.52 Planned District Classification.

- (1) The following properties shall comply with the provisions of Section 4-6.5:
  - (a) Any property that abuts a collector or arterial street as identified on the Street Classification Map of Chatham County (Section 4-6.2).
  - (b) Any property shown on the Chatham County Zoning Map as a Planned District. A petition to rezone property to a Planned District may be initiated by the property owner as a rezoning petition or by the MPC on its own motion or by the Chatham County Commission on its own motion.

When an area is zoned to a Planned District classification, the letter "P" shall be placed on the zoning map in front of the standard zoning classification for the area in question (e.g. an area zoned R-1 which is rezoned to a Planned District classification shall be indicated as a P-R-1).

- (c) Any property identified with the PUD (Planned Unit Development) zoning classification, either as a prefix (e.g. PUD-M) or alone (e.g. PUD).
- (2) When a General Development Plan is approved under the provisions of Sec. 4-6.54(1)(a), herein, the MPC File number (under which the General Development Plan and any special site development standards are established) shall be placed on the Chatham County zoning map and such standards, if any, shall be on file at the MPC and the Chatham County Building Safety and Regulatory Services.

Sec. 4-6.53 Planned District Submittals.

- (1) Except as provided herein, approval of a Master Plan shall be required for any proposed development that involves more than one lot, land use, or residential density. The Master Plan shall include:
  - (a) a Site Plan Application form
  - (b) property identification numbers for subject property

- (c) existing zoning classification
- (d) a vicinity map and north arrow
- (e) property lines
- (f) existing and proposed streets and rights-of-way
- (g) proposed land uses
- (h) net residential density (if applicable),
- (i) open space, wetlands, and recreational space

At the applicant's discretion, a General Development Plan for the entire development may be submitted in lieu of a Master Plan.

- (2) Approval of a General Development Plan shall be required for any proposed development within a Planned District. Where there is an approved Master Plan, General Development Plans may be submitted in phases. Development included in a General Development Plan may be constructed in phases. The General Development Plan shall include:

- (a) a site plan application form
- (b) property identification numbers for subject property
- (c) existing zoning on the subject property and on adjacent properties including properties directly across a street or right-of-way
- (d) existing and proposed street rights-of-way
- (e) intended use(s)
- (f) vicinity map and north arrow
- (g) property lines
- (h) surrounding land uses and buildings within 100 feet of the property lines
- (i) required and proposed parking calculations and parking lot layout including ADA (Americans with Disabilities Act) requirements
- (j) existing and proposed curb cuts
- (k) required and proposed buffers and setbacks

- (l) Tree and Landscape Quality Point calculations
  - (m) green space calculations
  - (n) stormwater detention areas and major drainageways
  - (o) utility and other easements
  - (p) existing and proposed building footprints and building heights
  - (q) approved Master Plan (if applicable)
  - (r) net residential density (if applicable)
  - (s) wetland areas (where applicable)
  - (t) dumpster location (where applicable)
  - (u) mailbox location for multifamily (if applicable)
  - (v) a Traffic Impact Analysis for any proposed development that abuts a roadway with a level of service that is less than C and/or where, in the opinion of the Chatham County Traffic Engineer, the proposed development will adversely impact the existing traffic volume or pattern.
  - (w) Specific Development Plan elements which may be included at the option of applicant
- (3) Approval of a Specific Development Plan shall be required for any proposed development within a Planned District or a Planned Unit Development. The Specific Development Plan shall include:
- (a) a Site Plan Application form
  - (b) property identification numbers for subject property
  - (c) existing zoning on the subject property and on adjacent properties including properties directly across a street or right-of-way
  - (d) existing and proposed street rights-of-way
  - (e) intended use(s)
  - (f) vicinity map and north arrow
  - (g) property lines

- (h) surrounding land uses and buildings within 100 feet of the property lines
- (i) required and proposed parking calculations and parking lot layout including ADA (Americans with Disabilities Act) requirements
- (j) existing and proposed curb cuts
- (k) required and proposed buffers and setbacks
- (l) Tree and Landscape Quality Point calculations
- (m) green space calculations
- (n) stormwater detention areas and major drainageways
- (o) utility and other easements
- (p) existing and proposed building footprints and building heights
- (q) approved Master Plan (if applicable)
- (r) net residential density (if applicable)
- (s) wetland areas (where applicable)
- (t) dumpster location (where applicable)
- (u) mailbox location for multifamily (if applicable)
- (v) a Traffic Impact Analysis for any proposed development that abuts a roadway with a level of service that is less than C and/or where, in the opinion of the Chatham County Traffic Engineer, the proposed development will adversely impact the existing traffic volume or pattern.
- (w) Site Improvements: detailed landscape plans with tree protection measures, layout of underground utility systems, design (including, height, materials, and colors) of the dumpster/compactor enclosure and fences, on-site and off-site traffic improvements as required by the MPC in order to maintain a level of service acceptable to the Chatham County Traffic Engineer.

Acceptance of the project by the County Engineer and the Water and Sewer provider shall be required prior to issuance of a Land Disturbing Permit.

- (x) Other Improvements: exterior Lighting Plan (including fixture design), building exterior elevations (including height, materials and colors).

Approval of these elements is required prior to issuance of a Building Permit.

- (y) Signage: existing and proposed signage locations, and sign dimensions, design, and colors pursuant to Section 7 of the Chatham County Zoning Ordinance. A sign plan must be approved by the MPC and the Chatham County Zoning Administrator.

#### 4-6.54 Procedures.

##### (1) Master Plan and General Development Plan

- (a) Review by Chatham County Commission: Where the MPC finds that there are unusual or extraordinary conditions associated with an application for rezoning and that Planned District classification is warranted, the MPC shall require that the applicant prepare a General Development Plan. After review of the General Development Plan, the MPC shall submit the Plan with its recommendation to the County Commission for consideration as part of the rezoning process. The County Commission may approve the plan as presented, amend the plan as part of the adopted rezoning, reject the plan and the rezoning petition, or return the plan to the MPC for further consideration and hold the rezoning application in abeyance.

The General Development Plan approved by the County Commission shall constitute the approved use for the site. Any subsequent desired change in land use for the property that is not consistent with the approved General Development Plan shall be resubmitted in the same manner as the original General Development Plan and shall require review and a recommendation by the MPC and review and approval by the County Commission.

Any special design standards or special conditions adopted by the County Commission at the time of rezoning shall be included in the General Development Plan and shall apply until a subsequent General Development Plan is submitted and approved by the County Commission in accordance with Section 11 -2.1, Application for Amendments.

- (b) Review by the MPC: In all circumstances other than that of unusual or extraordinary circumstances as set out in Section 4-6.54(1)(a) above, the MPC shall review Master Plans and/or General Development Plans according to the following:

- (1) The MPC shall approve Master Plans and/or General Development Plans upon a finding that the use is permitted by right or that the use has been approved by the Zoning Board of Appeals (pursuant to Sections 4.5.1 and 4.5.2 of this chapter) or by the MPC (pursuant to Section 4-6.6 of this chapter) and that the project conforms to the development standards of this chapter including variances approved the Zoning Board of Appeals or by the MPC.

The MPC may recommend modifications to Master Plans and/or General Development Plans in order to secure an orderly development pattern in accordance with the purposes of this chapter.

- (2) The MPC shall disapprove Master Plans and/or General Development Plans upon a finding that the use is not permitted by this chapter or that the project does not conform to the development standards of this chapter and no variances have been approved by the Zoning Board of Appeals or the MPC.

Decisions to disapprove shall include specific written findings detailing the reasons for disapproval.

- (3) Review by MPC Staff: The MPC staff may approve General Development Plans within Planned Districts, including Planned Unit Developments, where such plans conform in all respects to the development standards of this chapter and no variances are required, upon a determination by the Executive Director that there are no significant issues that warrant review by the MPC.
- (4) Final Submittal: A final Master Plan or General Development Plan shall be submitted to the MPC staff in digital form (DXF format or other format as approved by the MPC). Special conditions of approval and approved variances shall be included on the plan.

(2) Specific Development Plan.

- (a) Where a General Development Plan has been approved by the Chatham County Commission pursuant to Section 4-6.54(1)(a) of this chapter, a Specific Development Plan shall be submitted to the MPC for approval. Except when the MPC has required that the Specific Development Plan be reviewed by the MPC, upon a finding by the MPC staff that the plan is consistent with the General Development Plan as approved by the Chatham County Commission, the staff shall approve the Specific Development

Plan. When the staff finds that the Specific Development Plan differs materially from the approved General Development Plan, the Specific Development Plan shall be reviewed for approval by the MPC. If the MPC finds that the Specific Development Plan differs materially from the approved General Development Plan, the MPC shall refer the Plan to the Chatham County Commission for approval.

- (b) Where a General Development Plan has been approved by the MPC or MPC staff, a Specific Development Plan shall be submitted for MPC or MPC staff review. Upon a finding by the MPC staff that the Specific Development Plan is consistent with the approved General Development Plan, the staff shall approve such plan. When the staff finds that a Specific Development Plan differs materially from the approved General Development Plan, or when the MPC required that it review the Specific Development Plan as a condition of approval of the General Development Plan, the Specific Development Plan shall be reviewed by the MPC.
- (c) Final Submittal: A final Specific Development Plan shall be submitted to the MPC staff in digital form (DXF format or other format as approved by the MPC). Special conditions of approval and approved variances shall be included on the plan.

#### Section 4-6.55 Issuance of Permits.

- (1) No Land Disturbing Permit shall be issued until the elements of a Specific Development Plan outlined in Section 4-6.53(3) (w) Site Improvements have been submitted and approved, except Corps of Engineers permitted clearing of wetlands.
- (2) No Building Permit shall be issued until the elements of a Specific Development Plan outlined in Section 4-6.53(3)(w-x) Other Improvements have been submitted and approved.
- (3) No signs shall be constructed until a sign plan has been approved and a sign permit issued as outlined in Section 4-6.53(3)(y)

#### Sec. 4-6.56 Standards.

- (1) Exterior Lighting Plan: The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture.

- (2) Building Exterior Elevations: New and refurbished buildings shall be compatible with the adjacent or surrounding development in terms of building orientation, scale, and exterior construction materials, including texture and color. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property.
- (3) Dumpster/Compactor Enclosures: Dumpster pads shall be identified on the plan and shall be constructed of heavy-duty pavement to withstand the weight of trucks and shall incorporate bollards to prevent damage to enclosures. Enclosures shall be of the same material as the building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames.
- (4) On-site and Off-site Traffic Improvements: The developer shall construct improvements as required by the MPC or the Chatham County Traffic Engineer to maintain a level of service acceptable to the Chatham County Traffic Engineer on all public streets impacted by the development. Improvements may include, but not be limited to, acceleration and deceleration lanes, medians, frontage roads, turning lanes, traffic signals and temporary improvements to maintain traffic safety and movement.
- (5) Other Standards: Developments shall also comply with the standards outlined in other sections of this chapter and other Chatham County Ordinances.

#### Sec. 4-6.57 Variances.

Variances from the requirements of this chapter may be approved by the MPC at the request of the developer on a finding that such variances would:

- (1) Be in keeping with the overall character of the area.
- (2) Would not be contrary to the purpose and intent of this chapter.
- (3) Would not be detrimental to existing or proposed surrounding uses.
- (4) Would serve public purposes to a degree equal to or greater than the standards replaced.