

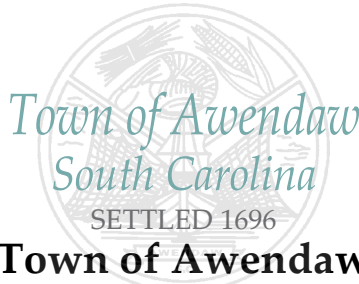
6971 Doar Road | P.O. Box 520 | Awendaw, SC 29429

843.928.3100 | [www.townofawendawsc.org](http://www.townofawendawsc.org)

[townadministrator@townofawendawsc.org](mailto:townadministrator@townofawendawsc.org)

Katharine Watkins | Town Administrator

Donna F. Steed | Clerk/Treasurer



**Town Council**

Paul Brown | Wendy Helms

Grace Gasper | Rodney Porcher

Kent Prause | John Timmons

**Town of Awendaw**  
**Special Planning Commission Meeting**  
**Tuesday, January 27, 2026**

6:00 PM, **VIRTUAL** ([Click Here for Link](#))

Join Zoom Meeting

<https://us02web.zoom.us/j/85481184769?pwd=3aktDmomoWco8yYhbaiibgl8QbaLKRU.1>

**Meeting ID: 854 8118 4769**

**Passcode: 640035**

**One tap mobile**

+16469313860,,85481184769#,\*640035# US

+13017158592,,85481184769#,\*640035# US (Washington DC)

**A. Prayer, Pledge of Allegiance & Reading of the Civility Pledge**

At 6:00 pm, Chairman John Osguthorpe, began the VIRTUAL Planning Commission Meeting. He also read the Serenity Prayer, recited the Pledge of Allegiance & read the Civility Pledge for all.

**[Time Stamp: 0:01:07.31]**

**B. Call to Order and Roll Call**

Chairman called the meeting to order and called roll by name. Chairman Osguthorpe, Mr. James Gardner, Ms. Kelly Cousino, Mr. Jeff Hardee, Mr. Jay Reigart, Town Administrator, Mrs. Katharine Watkins, Town Attorney, Mac McQuillin, Town Planner Mr. Daniel O'Hara, and Town Planning Clerk Takeya White were all present.

Chairman Osguthorpe asked the board if there were any conflict of interest or requests for recusal from the members of the Planning Commission. Hearing none, he requested a motion to open the public hearing.

**Motion: Motion to open public hearing.**

**Posed By: Mr. Jeff Hardee**

**Second: Mr. Jay Reigart**

**Vote: Unanimous Approval**

**C. Public Hearings – Road and easement name request approval pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004**

Chairman Osguthorpe prefaced the public hearing item around road names and deferred the rest of the hearing to the Town Planning Manager, Mr. Daniel O'Hara. Mr. O'Hara deferred to Town Planning

Clerk, Takeya White, as she prepared the public hearing staff report.

Mrs. White presented her staff report to the commission around the 3 road name requests, noted that the road names were properly vetted by 911 Consolidated, and the request is simply for approval of the names. After the staff report presentation, Chairman Osguthorpe opened the floor for applicant presentations. He also opened the floor for any additional comments. There were no public comments. Chairman Osguthorpe then closed the public hearing.

- a. **Settlers Bluff Way - TMS 661-00-00-290**
- b. **Roykeisha Drive – TMS 661-00-00-092**
- c. **Finnigans Way – TMS 681-00-00-020**

**D. Closing of Public Hearing [Time Stamp: 0:06:37.85]**

Mr. O'Hara called a point of correction and asked the chairman to entertain a motion to close the public hearing. Chairman Osguthorpe then requested a motion to close the public hearing.

**Motion: Motion to close public hearing.**  
**Posed By: Mr. James Gardner**  
**Second: Ms. Kelly Cousino**  
**Vote: Unanimous Approval**

Chairman Osguthorpe then moved on to agenda item E, asked the commissioners if they had any comments around the minutes and entertained a motion for approval.

Commissioner Cousino requested one correction, on page 2 of the minutes, the last paragraph before item D(a) Vested Rights Draft Ordinance, to change the language to read "Town," instead of "Planning Commission." Chairman Osguthorpe asked the board if any other member had comments pertaining to the minutes. Hearing none, he requested a motion to approve the January 12<sup>th</sup>, 2026 meeting minutes.

**E. Approval of Meeting Minutes – January 12, 2026 Minutes [Time Stamp: 0:08:36.04]**

**Motion: Motion to approve the January 12<sup>th</sup>, 2026 meeting minutes as written and corrected.**  
**Posed By: Ms. Kelly Cousino**  
**Second: Mr. Jay Reigart**  
**Vote: Unanimous Approval**

Chairman Osguthorpe then prefaced the public comment portion of the meeting and noted Mr. O'Hara would be the timekeeper and opened the floor for public comments.

**F. Public Comments –**

*The public comment period will be limited to a total of 25 minutes. Each speaker will have up to 2 minutes. No individual may speak more than once until all others wishing to comment have had an opportunity.*

Hearing no public comments, Chairman Osguthorpe requested a motion to close public comments then moved on to Old Business item (G)(a) and began discussion with the Commission. **[Time Stamp: 0:10:27.19]**

**Motion: Motion to close public comments.**

**Posed By: Mr. James Gardner**

**Second: Ms. Kelly Cousino**

**Vote: Unanimous Approval**

## **G. Old Business –**

Chairman Osguthorpe provided an overview of the Commission's current position in its ongoing discussion of Planned Developments, noting that this was the Commission's third review of the proposed PD regulations.

Commissioner Reigart stated that he had previously been asked to revise Item "K" related to the Stormwater Plan. He acknowledged that he had not yet completed those revisions but indicated that he would work on proposed language while the Commission continued its discussion and present it when that section was reached.

Chairman Osguthorpe then offered additional comments regarding Planned Developments within the Town of Awendaw and outlined the process the Planning Commission would use to review the proposed amendments, stating that the document would be reviewed page by page.

### **a. Planned Development Regulations**

The Planning Commission had an extensive discussion for an hour and 10 minutes about the proposed Planned Development Draft Ordinance and made the following decisions:

1. There were no changes to what was referred to as page #1 (noted as page 16 of 25 of the agenda packet) **(Page 1 of 7)**
2. Page 2, (also noted as page 17 of 25 of the agenda packet)

**Motion: To accept page #17 as amended. (Page 2 of 7)**

**Posed By: Ms. Kelly Cousino**

**Second: Dr. John Osguthorpe**

**Vote: Unanimous Approval**

3. Page 3, (also noted as page 18 of 25 of the agenda packet)

**Motion: To accept page #18 as amended. (Page 3 of 7)**

**Posed By: Ms. Kelly Cousino**

**Second: Dr. John Osguthorpe**

**Vote: Unanimous Approval**

4. Page 4, (also noted as page 19 of 25 of the agenda packet)

**Motion: To accept page #19 as modified. (Page 4 of 7)**

**Posed By: Mr. Jeff Hardee**

**Second: Ms. Kelly Cousino**

**Vote: Unanimous Approval**

5. Page 5, (also noted as page 20 of 25 of the agenda packet)

**Motion: To accept page #20 as written. (Page 5 of 7)**

**Posed By: Ms. Kelly Cousino**

**Second: Mr. Jay Reigart**

**Vote: Unanimous Approval**

6. Page 6, (also noted as page 21 of 25 of the agenda packet)

**Motion: To accept page #21 as amended. (Page 6 of 7)**

**Posed By: Ms. Kelly Cousino**

**Second: Dr. John Osguthorpe**

**Vote: Unanimous Approval**

7. Page 7, (also noted as page 22 of 25 of the agenda packet)

**Motion: To accept page #22 as amended. (Page 7 of 7)**

**Posed By: Mr. James Gardner**

**Second: Mr. Jeff Hardee**

**Vote: Unanimous Approval**

At the end of the discussion, Chairman Osguthorpe entertained a motion to send the full revised draft of the Planned Development Regulations to Town Council with a positive recommendation.

**Motion: To recommend approval of the amended Planned Development regulations as revised by the Planning Commission.**

**Posed By: Mr. Jay Reigart**

**Second: Mr. Jeff Hardee**

**Vote: Unanimous Approval**

Chairman Osguthorpe then moved on to agenda item H (a), "New Business," prefaced the application and entertained a motion.

#### **H. New Business –**

- a. Approval of Road and easement name request pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004**

**Motion: To Approve of the three requested Road and easement name changes pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004**

**Posed By: Mr. James Gardner**

**Second: Mr. Jeff Hardee**  
**Vote: Unanimous Approval**

**I. Closing Remarks –**

Chairman Osguthorpe spoke about the need to have at least 2 meetings in the month of February to take on ordinance reviews and to handle the regular applications

**J. Adjournment**

**Motion: To Adjourn**  
**Posed By: Mr. James Gardner**  
**Second: Ms. Kelly Cousino**  
**Vote: Unanimous Approval**

**The meeting adjourned at 7:40 PM**

**Next Meeting – TBD (February 17, 2026)**

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. • SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 931-8125.

*DRAFT Minutes Respectfully submitted on Thursday, February 17, 2026, by Takeya White*

*FINAL AMENDMENTS TO THE MINUTES, **NOTED IN GREEN**, SUBMITTED, THURSDAY, FEBRUARY 26TH, 2026*

**Note: These meeting minutes are not verbatim. To watch the full meeting video, please visit the town's YouTube channel: <https://www.youtube.com/@TownOfAwendaw>**

# **PLANNING COMMISSION ADDENDUM – JAN. 27<sup>TH</sup>, 2026**

## **Planned Development Zoning District Provisions**

**§153.045 – §153.050** - Town of Awendaw, South Carolina

**Document:** G(a) Planned Development Regulations – Revisions

**Original Revision Date:** January 27, 2026

**Addendum Date:** Wednesday, February 25, 2026

**Prepared By:** Mr. Dan O’Hara

## PLANNED DEVELOPMENT ZONING DISTRICT PROVISIONS

### § 153.045 STATEMENT OF INTENT.

Planned developments (PDs) are ~~developments having a mix of uses~~ **mixed use developments** that are planned and developed under unified control and following more flexible standards and procedures to achieve innovative site design, improved appearance, greater compatibility of uses, increased preservation of natural and scenic features, improved service by community facilities, better functioning of vehicular access and circulation and otherwise higher quality development than could be achieved through base zoning district regulations. The purpose of this subchapter is to provide a uniform mechanism for amending the official zoning map to establish any of the planned development zoning districts established by this subchapter. ~~The town wants to use these sparingly~~ **It is the intent of this Town that PD Districts shall be used sparingly, only when the criteria for no other Zone is suitable.**

(A) Support a higher quality of life and achieve a higher quality of development, environmental sensitivity, energy efficiency and provision of public services;

(B) Reduce the inflexibility of zoning district standards that sometimes results from the strict application of the base district regulations and development standards established in this subchapter;

(C) To achieve the objectives of the Comprehensive Plan by allowing flexibility in development that will exhibit innovative site planning for a mixture of residential **and non-residential**, ~~commercial and institutional~~ uses as reflected in the planned development map, which becomes the zoning district map for the property;

(D) Allow greater freedom and flexibility in selecting:

- (1) The form and design of development;
- (2) The ways by which pedestrians, cyclists and vehicular traffic circulate;
- (3) How the development will be located and designed to respect the natural features of the land and protect the environment;
- (4) How to design amenities ~~to be applied~~; and
- (5) The location and integration of open space and civic space into the development.

(E) Preserve natural and scenic features;

(F) Encourage a greater mix of land uses within the same development, including a mix of nonresidential development, residential development, lot sizes and densities and intensities;

(G) Allow more efficient use of land, with smaller networks of streets and utilities;

(H) Provide pedestrian connections within the site and to the public right-of-way;

(I) Encourage the provision of ~~centrally-located~~ open space **and community** amenities on the site;

(J) Promote development forms and patterns that respect the character of established surrounding neighborhoods and/or other types of land uses, and promote development form that respects and takes advantage of a site's natural and human-made features, such as roadways, parks, ponds, wetlands, floodplains, trees and historic resources; and

~~(K) Promote better site design principles to conserve natural areas, including preservation of tree canopy, reduced use of impervious surfaces and better managed urban runoff into the Intercoastal Waterway. The stormwater management plan shall include a topographical representation of the pre-development and post-development drainage characteristics. The post-development management plan shall incorporate best management practices which include multiple onsite drainage patterns including utilization of pre-existing natural systems within the site where possible. Consideration should be given to numerous smaller retention ponds and detention areas as opposed to larger, single or less numerous retention ponds. The management plan shall consider drainage impacts and potential issues or problems upstream and downstream of the site.~~

(Ord. 20-8, passed 12-7-2000; Ord. 23-05, passed 6-1-2023)

**§ 153.046 APPLICABILITY.**

The procedures and standards in this section apply to the review of applications to amend the official zoning map to establish a planned development (PD) zoning district. A PD district is established by an amendment to the official zoning map to PD zoning district that is defined by a PD plan ~~document and a PD plan~~ and a development agreement. Once the PD is approved, the applicant must receive approval for any site plans or subdivisions before development to ensure substantial compliance with the approved PD plan ~~document and a PD plan~~.

(A) *Administrative procedures.*

(1) Any request about the establishment of a planned development (PD) zoning district or changes to an existing PD district shall be considered an amendment to the Zoning Ordinance and be administered and processed accordingly per the provisions of this subchapter.

(2) All data about the PD shall be submitted to the Planning Commission for review, public hearing and recommendation, then forwarded to Town Council for final action. If approved by the Council, all information about the proposal shall be adopted as an amendment to the Zoning Ordinance, as the standards of development for that particular planned development district. ~~If the owner or developer is not in agreement with the Planning Commission's findings, they may request approval from the Town Council.~~ A building or zoning permit shall not be issued for construction until a final plat for the PD phase in which the permit is being requested has been submitted to and approved by the Zoning Administrator.

(B) *Standards for qualification as a planned development.* Development proposed for a planned development (PD) shall meet certain basic standards to qualify for consistency with the intent of a planned development.

(1) *Minimum size.* The minimum size for a PD district shall be ~~ten~~ fifteen acres of gross upland.

~~(2) *Minimum width.* The PD site must have a minimum width between any two opposite lines of 200 linear feet~~

(3) *Eligible street.* The PD shall exit onto any primary or secondary paved streets within the Town of Awendaw. ~~a major paved road or arterial and have a minimum frontage width on said arterial of 80 feet. A PD may not have the primary vehicular access point onto a local or unpaved street. Eligible streets for a PD primary frontage include, but may not be limited to~~

- ~~(a) Highway 17;~~
- ~~(b) Dear Road;~~
- ~~(c) Seewee Road;~~
- ~~(d) Bulls Island Road;~~

~~(e) Broomstraw Hill Road;~~

~~(f) 15 Mile Landing Road;~~

~~(g) Steed Creek Road;~~

~~(h) State Road S-10-98;~~

~~(i) l'on Swamp Road;~~

~~(j) White Road;~~

~~(k) Maxville Road;~~

~~(l) Porcher School Road;~~

~~(m) Alston Dingle Road;~~

~~(n) Louis McNeil Road;~~

~~(o) Thames Road;~~

~~(p) Jones Road;~~

~~(q) Union Road;~~

~~(r) Light Keepers Lane;~~

~~(s) Limehouse Road;~~

~~(t) Come About Way;~~

~~(u) (?) Bulls Bay~~

~~Boulevard;~~

~~(v) Guerin's Bridge Road;~~

~~(w) Theodore Brunson Road;~~

~~(x) FS Road 5158;~~

~~(y) Flatfield Farm Road;~~

~~(z) Pointing Brittany Lane;~~

~~(aa) Cedar Plantation Lane;~~

~~(bb) Clayfield Road; and~~

~~(cc) FS Road 260-B.~~

(4) *Mixed use standard.* A PD shall demonstrate a mixed-use concept. The developer shall be responsible for illustrating how that shall be accomplished in order to meet the standard requirement. No one use may be less than 20% of the total area.

(5) *Minimum centrally-located open space required.* A PD shall contain a minimum of 40% 20% open space of net gross upland (developable) centrally-located open space.

(a) *Minimum dimensions.* Each open space area must be at least 20 feet in width and at least 500 square feet in area.

(b) *Minimum composition.* Active and/or passive recreation areas must comprise at least 50% of required open space.

(c) Areas counted as open space. Open space may be comprised of any of the following:

1. Active recreational areas (e.g., ball fields, playgrounds);

2. Passive recreational areas (e.g., pedestrian and bicycle trails, picnic areas);
3. Required perimeter buffers, which may count as up to 25% of required open space;
4. Vegetated low impact development (LID) features, such as bioswales. There are no minimum dimensional requirements for LID features to count as open space; and

(6) *Impervious Surface limitations.* A PD shall be limited to 60% of **gross upland** for impervious lot coverage. An impervious surface is a surface that prevents or significantly impedes the infiltration of stormwater into the ground. This includes but is not limited to roofs, buildings, concrete, asphalt, pool decks, patios, compacted gravel, and pavers not meeting the definition of a pervious surface. Surfaces shall be considered impervious unless demonstrated otherwise.

(7) *Traffic impact analysis.* Any proposed PD shall prepare a traffic impact analysis.

(8) *Minimum number of vehicular access points to the public road.* ~~The minimum number of vehicular access points to the public road is one per 150 parcels.~~ A second **or more** access points may be required by the ~~Town~~ Planning Commission if it **finds** ~~feels~~ it will help alleviate a potential safety concern.

(9) *Residential building Land use types.* A PD district ~~may~~ **must** contain two of the following any mixture of residential building types including, but not limited to:

- (a) Housing type
- (b) Non-residential
- ~~(a) Single family detached large lot;~~
- ~~(b) Single family detached small lot;~~
- ~~(c) Duplex units;~~

(10) *Maximum residential density.* ~~Four~~ **One and a half (1.5)** dwelling units per acre ~~except within 300 feet of the OCRM critical line, where the maximum residential density shall be one unit per acre. With no less than 20% of the one use being proposed.~~

(11) *Term.* ~~A PD shall stay in effect for five years from the date of Council adoption of the PD document.~~ **A PD shall remain active following its approval as prescribed in the Vested Rights section of the Zoning Code. Following any expiration of a Vested Right, any Planned Development is subject to review by the Town Council as listed in this section.**

~~(101) *Minimum Intercoastal Waterway property impervious surface.* Any PD property that is located within the first 300 feet from the OCRM critical line shall incorporate no more than 20% impervious surface, including roads, buildings and parking lots and any other paved surfaces.~~

~~(112) *Traffic impact analysis.* Any PD proposing more than 80 dwelling units shall prepare a traffic impact analysis.~~

(12) *Tree Preservation.* Any PD shall include a survey with all significant trees identified as outlined in the Tree Preservation Section of the Code of Ordinance and these requirements cannot be waived.

~~(12) *Clear cutting.* Clear cutting of the existing pine tree canopy is strongly discouraged but may be permitted on a case-by-case basis if a 25-foot-wide undisturbed buffer (except for required ingress and egress) is employed; otherwise, clear cutting is not allowed as part of the PD.~~

~~(13) *Development impact fee.* The town requires that a development impact fee of \$3, per dwelling unit be paid to the town upon the issuance of a certificate of occupancy.~~

(13) *Lighting Requirements.* Any PD shall include a lighting plan and specifications. All lighting must have a color temperature of no greater than 3000 Kelvin, and be fully shielded, directing light downward to preserve night-sky visibility, reducing skyglow, and minimizing light trespass onto adjacent properties.

(14) *Waste Disposal.* Any PD shall propose a maintenance and inspection plan for any proposed individual onsite wastewater disposal systems (septic systems) that must be recorded with any CC&R of the property.

~~(15) *Development agreement.* The Town Council may require the execution of a development agreement to establish other development conditions not covered in a PD document.~~

~~(15) *Other provisions.* Any other provisions the Town Council determines are relevant and necessary to the development of the planned development.~~ The Town of Awendaw Zoning and Development regulations will apply to all areas of the Development not otherwise covered by this section.

(Ord. 20-8, passed 12-7-2000; Ord. 23-05, passed 6-1-2023)

### **§ 153.047 ZONING ORDINANCE STANDARDS.**

(A) Certain town-wide Zoning Ordinance standards may not be modified by the text of a planned development. These ordinances are important to promote the public health, safety and general welfare of the citizens of the town. The Town Council may, at its sole discretion, require more stringent adherence to these controls.

(B) The following may not be modified by a property owner or developer in the PD:

(1) Sections 153.080 through 153.130 (**Use Conditions**);

(2) Sections 153.275 through 153.283

**(Signs)**;

(3) Sections 153.210 and 153.211

**(Screens and Buffering)**;

(4) Sections 153.195 and 153.196 (**Tree Preservation**);

(5) Sections 153.255 through 153.263

**(Parking and Loading)**;

(6) Section 153.302 (**Streets**);

(7) Section 153.310; (**Financial Guarantees – Surety**), and

(8) Any other section having to do with life/safety (i.e., police, fire and building).

(Ord. 23-05, passed 6-1-2023)

### **§ 153.048 STATE PLANNING REQUIREMENTS.**

The project meets the requirements of S.C. Code § 6-29-720(C)(4) and § 6-29-740 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

(Ord. 23-05, passed 6-1-2023)

## § 153.049 REQUIRED ELEMENTS OF THE PLANNED DEVELOPMENT PLAN DOCUMENT.

The following are the required elements of the planned development document:

(A) The name of the planned development, not duplicating the name of any other planned development or subdivision, the final plat of which has been recorded in the town;

(B) A statement of the objective of the proposed development;

(C) The total acreage of the planned development broken down into total acreage, total highland acreage, total freshwater wetland acreage and total jurisdictional wetland or marsh area;

(D) A table of the proposed land uses including:

(1) A table of proposed maximum ~~and average residential~~ **land use** densities for each ~~residential~~ **land use required**;

(2) The maximum total acreage of: ~~each residential~~ **land use**; and

(a) **each type of residential use**;

(b) **each type of non-residential use**;

(c) **open space and buffers**

~~(3) The maximum allowable number of each type of residential dwelling unit requested.~~

(E) All dimensional and lot standards proposed, for each land use type designated;

(F) An analysis of the impact of the proposed development on existing public facilities and services (e.g., streets, water, sewer, stormwater and the like). Any proposed future improvements to these facilities and services to be made as part of the PD shall also be included;

(G) A traffic impact analysis (~~plus dwelling units~~) that assesses the buildout impact on existing streets. On-site and off-site improvements recommended by the traffic analysis shall be included in the PD document;

(H) A development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the total number of dwelling units and the total acreage of each residential use, the total gross floor area of any nonresidential use and the percentage and acreage of open space to be included in each phase;

(I) A statement indicating how all roads and alleys will be owned and maintained;

(J) A detailed narrative statement defining the proposed stormwater system design approach and system integration within the proposed plan. The statement should include conceptual stormwater system design configuration, including site specific natural and human-made features (e.g., wetlands, ditches, ponds, rivers and the like) incorporated within the stormwater management system; system components; component purpose/function; stormwater system ownership; and party(ies) responsible for maintenance. A compliance statement is required referencing applicable State Department of ~~Health and Environmental~~ **Services Control** (SCDHECS) and the County Stormwater Program criteria;

(K) A statement of inclusion and compliance with processes included in the town's municipal code that is not mentioned in the planned development guidelines;

(L) A statement of agreement to proceed with proposed development per the provisions of these zoning regulations, applicable provisions of the town's Comprehensive Plan and with such conditions as may be attached to any rezoning to the applicable PD district; and

(M) Letters of coordination from all agencies from which the applicant must:

- (1) Obtain permits; or
- (2) Obtain services and/or facilities; and

(3) Any other information that the Zoning Administrator determines is necessary to determine whether or not an application complies with the standards established in this section.

(Ord. 23-05, passed 6-1-2023)

### **§ 153.050 MASTER PLANNED DEVELOPMENT PLAN CONTENTS.**

The following shall be included in the proposed site master plan. Multiple site **PD plans** ~~master plans~~ may be submitted. ~~Master plans~~ **PD plans** shall be drawn to scale. **Approval of PD plans as part of adoption of a Planned Development is conceptual and does not bind the Town nor the applicant to what is shown until finalized plans have been approved.**

(A) The general location and amount of land proposed for each land use including single-family residential, industrial, institutional, office, commercial, common open space/recreation, street use and the like; plan shall be in full color;

(B) Conceptual lot/property lines;

(C) Pedestrian and motor traffic circulation;

(D) Location, acreage and type of all wetlands as they exist before development. The location and acreage of all wetlands to propose **for development** ~~developed upon~~;

(E) A tree survey. ~~Shall~~ **That** conforms with the standards of the ~~Zoning Ordinance~~ **Sections 153.195 and 153.196;**

(F) ~~Colored~~ architectural conceptual elevations for each type of residential and nonresidential unit;

(G) The general location, size and capacity of all existing and proposed water and ~~sewer lines~~ **septic systems;**

(H) Areas to be included in each phase of development, including the location of all common open space areas;

(I) The location of all construction entrances;

(J) A ~~colored~~ landscape ~~master~~ **PD** plan, including the location and composition of all screening and buffering materials as well as preserved trees as outlined in the ~~Code of Ordinances~~ **Sections 153.195 and 153.196;**

(K) Stormwater plan to provide a graphic representation of existing and proposed stormwater system components and use best management practices that maximize on-site infiltration in smaller, more numerous ponds versus a large central pond;

(L) A utility plan with the location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including the existing and proposed location of any easements or rights-of-way; and

(M) Any other information that the Zoning Administrator determines is necessary to determine whether the application complies with the standards established in this subchapter.

(Ord. 23-05, passed 6-1-2023)