

Application Submittal and Review

Planned Development General Development Plan

§4.12.13, North Augusta Development Code



Completeness Review

The approval process for a Planned Development General Development Plan application begins with a completeness review at initial submittal. Information required at initial submittal is listed on this checklist and in the North Augusta Development Code in §4.12.13. An application is determined to be complete if the application form, required fee(s) and all requested supporting documents listed herein have been submitted to and received by the City. A determination of completeness for a Planned Development General Development Plan application must be made within twenty (20) days of submission. The applicant will be notified when an application is determined complete or if additional information is required. A compliance review by City staff will begin after all required information has been submitted. Planned Development General Development are subject to consideration by the Planning Commission and action by the City Council.

Required for all Planned Development General Development Plan Applications:

a.	Planning and Development Application
b.	Required Fee.
c.	Executed Designation of Agent form, if the applicant is someone other than the property owner, i.e., developer, consulting engineer, consulting planner, etc.
d.	A dated survey of the site referenced to the state plane coordinate system based on the North American Datum of 1983 (NAD 83). (The reference to the state plane coordinate system may not be required in older, established areas of the City).
e.	Documentation identifying the applicant development organization and describing the unity of control and management of the planned development.
f.	Three (3) complete sets of plans for preliminary review.
g.	A written project description (narrative) of the Planned Development (§B.2.8).
h.	Electronic copy (PDF) of the complete plan set and narrative.
i.	Electronic copy (PDF) and of all other supporting documents larger than 11 x 17 and/or 10 pages.

Additional Information that May be Required Depending on Project Scope:

j.	Site Analysis and Development Recommendations Report (§B.3.4).
k.	Landscape plan (Article 7).
l.	Adequate Public Facilities Analysis (Article 11).
m.	Traffic Impact Analysis Report (Article 11).
n.	Water and Sewer Feasibility Study (Article 11) and preliminary master utility plans for vehicle and pedestrian circulation, water, sanitary sewer and stormwater.
o.	Signage plan (Article 9).
p.	Building elevations.

Compliance Review

After a Planned Development General Development Plan application has been determined to be complete, project plans are reviewed by City staff for compliance with applicable provisions of the North Augusta Development Code and other City regulations and policies. Time limits for compliance review vary by application type. The time limit for the compliance review for a Planned Development General Development Plan application is sixty (60) days. If additional information or revised plan submittals are necessary, the applicant will be notified as soon as possible. An application is determined to be in compliance when it meets all applicable City policies, regulations and provisions of the Development Code.