

MEMORANDUM – CIVIL DUE DILIGENCE

To: Daniel Gerber
KCG Companies, LLC

From: John Carnes
Kimley-Horn of DC, LLC.

Date: 6/18/2025

Subject: Camelia Ridge
Darlington County, South Carolina
Due Diligence Report

This memorandum details a preliminary review of existing conditions, proposed conditions, zoning requirements, and applicable agency permitting information for Camelia Ridge Affordable Housing development. Please see appendices for additional resources.

Project Understanding

A multifamily affordable housing development is proposed on parcel 056-00-01-012 in the City of Hartsville in Darlington County, South Carolina, a lot currently used for agricultural purposes. It is Kimley-Horn's understanding that the proposed affordable housing development will consist of multifamily apartment buildings, site parking, road access, and other supplemental site features.

Executive Summary

Based on the desktop due diligence research, existing ALTA and Topographic Survey that were available at the time of creation of this report, there are moderate concerns for developing the site as multifamily affordable housing. The site is zoned in the Planned Development (PD) district, which requires rezoning approvals to develop. The site is already graded with the surrounding access roads and utility connections built with previous developments. Staff were not available for comment on fire access requirements for the site.

Existing Conditions

The parcel is located to the northeast of the intersection of Washington Ave and S Fourth Street. The site is bordered at its east and south sides by agricultural lots zoned in the Planned Development (PD) district and to the west and northwest by commercial developments. The Parcel to the north of the site has recently undergone development by the Darlington County Humane Society. The parcel of interest is in use as agricultural and is approximately 9.89 acres in area. The site drains to existing ditches along the northeast border of the site. The parcel is in a FEMA area of minimal flood hazard and does not have any existing wetlands.

Zoning Requirements

The site is located within the City of Hartsville and is zoned Planned Development (PD) and located in a Key Investment Area in the City of Hartsville 2025 Master Plan. The Planned Development districts are established for developing land under plans that require greater flexibility with zoning and site design regulations. The Planned development district is intended to promote flexibility, more efficient land use, and phasing of development and utility extension to encourage timely development. The Key Investment Areas are areas identified for opportunities to prioritize housing and other uses.

Minimum Building Setbacks: 35' front setback.
10' side and rear setback.

Minimum Parking Setbacks: 20' from primary street ROW, 5' from side street ROW.
0' from side and rear lot lines.

Parking Requirements: 1.5 spaces per dwelling unit

PARKING AND LANDSCAPING REQUIREMENTS

The parking required for R-2, the residential zoning type that permits multifamily residential buildings, is 1.5 spaces per dwelling unit. 90 degree parking requires 9' wide landscaping islands. All surface parking lots are required to be buffered from public roads with landscaping that is at a minimum 33% opaque within six months of planning. One canopy tree must be provided within the parking lot for each 10 spaces and each parking space must be within 30 feet of a canopy tree. Trees must be planted at least 4' away from the back of a curb or the edge of pavement.

The area to be landscaped along public road rights-of-way shall have an average width of ten feet, with a minimum width of eight feet. Other than access drives, no building, paving, or other impervious surface shall be located within this landscaped area. One tree grouping shall be planted between the public road and buildings/parking areas for each 50 ft of frontage along the public road.

FLOOD PLAIN INFORMATION

This site is in Zone X of the FEMA floodplain maps and is considered an area of minimal flood hazard. Please see Appendix C for further information.

EXISTING UTILITIES

Based on the survey performed in 2023 found in Appendix D, there are existing sanitary and storm sewer and water lines in and along E Washington St. It can be seen from street view that there are existing electrical lines along E Washington St.

STORMWATER REQUIREMENTS

All property owners and developers of property to be developed within the city of Hartsville shall provide as well as maintain and operate on-site stormwater systems and facilities sufficient to collect, convey, detain, control, and discharge stormwater in a safe manner consistent with all city development regulations and the laws of the state.

REQUIRED APPROVALS

Rezoning application

Prior to the submission of a formal rezoning application for a Planned Development district, the developer shall submit an outline of the proposed development, including a scaled drawing of the property, sketch plan, and written description of the proposed development for review at a pre-application meeting. Each application for a Planned Development (PD) district is required to include complete rezoning application, an approved plat or scaled drawing of the entire property, A site plan showing the proposed layout of the planned development, a statement about the development objectives, and a quantitative description of the project. The planned development shall be subject to all applicable City regulations and zoning requirements based on regulations in the zoning district most closely related to the proposed development, as determined by the planning director. A Planned Development application shall proceed through the same process as any other rezoning application, receiving a recommendation from the planning commission and final decision by city council.

Zoning Permit

A Zoning Permit is the next step in the development process, followed by applying for and receiving a Building Permit. Zoning permit applications are accepted at City Hall or online. A zoning and a building permit are required in advance of the initiation of construction, erection, moving, or alteration of any building or structure.

Building Permit

Residential building permits can be applied for online. A zoning and a building permit are required in advance of the initiation of construction, erection, moving, or alteration of any building or structure.

FEE SCHEDULE

See current fees sourced from the City of Hartsville's website. These are the listed fees on the website and are not guaranteed to be the fee charged for proposed site development.

- Zoning Permit - \$25
- Building Permit – affected by construction cost and other development considerations.
- Utility Connections
 - Water Tap Fee - \$6,328 for a 6" water meter
 - Sanitary Sewer Tap Fee - \$385 for 6" sanitary sewer line

Limitations

Kimley-Horn was retained to perform a limited site investigative report and performed only those tasks specifically stated in our scope of services. This report may be relied upon only by Kimley-Horn's Client. It is not intended for use by any other party.

The Client may use this report as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. Kimley-Horn endeavored to research site development

issues and constraints to the extent practical given the scope, budget, and schedule agreed to by the Client. This report is based on our knowledge as of June 13th, 2025 and is based on the desires of the Client, which have been specifically disclosed to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

Appendices

- Appendix A: Provided Site Concept Plans
- Appendix B: Darlington County Parcel Information
- Appendix C: FEMA Floodplain Map
- Appendix D: ALTA and Topographic Survey

APPENDIX A: PROVIDED SITE CONCEPT PLANS



1 PRESENTATION ENLARGED SITE PLAN
SCALE: 1" = 30'

PARKING (VEHICLE):

REQUIRED:	270 SPACES
@1.0 PER 1 BED = 1.0(54) =	54
@1.5 PER 2 BED = 1.5(72) =	108
@2.0 PER 3 BED = 2.0(54) =	108

PROVIDED: 287 SPACES

DEVELOPER 5/22/25

KCG DEVELOPMENT

9311 N MERIDIAN ST
INDIANAPOLIS, IN 46260
P 463.274.5866

APP101 - ENLARGED SITE PLAN

SANCTUARY AT SWIFT CREEK

HARTSVILLE, SC

SCHEMATIC DESIGN

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APPENDIX B: DARLINGTON COUNTY PARCEL INFORMATION

Darlington County, SC

Summary

Parcel Number 056-00-01-012
Tax District County (District 32-1A)
Location Address 939 S FOURTH ST
Class Code (NOTE: Not Zoning Info) AG-Farm use commercial
 MV-Market Value(Farm land as Descr true market value)
 Note multiple classes/buildings on this parcel.
Acres 9.70
Description 939 S FOURTH ST
Legal Information
Town Code / Neighborhood HA
Owner Occupied

[View Map](#)

Map



Owners

[EWING CLARENCE RANDALL JR](#)
 2547 MILLBROOK CT
 HARTSVILLE SC
 29550

Value Information

Land Market Value \$19,400
Improvement Market Value \$0
Total Market Value \$19,400
Taxable Value \$2,000
Total Assessment Market \$80

Online Taxes

[Click here to view online taxes](#)

Building Information

First Floor Square Footage	0	Garage Square Footage	0
Second Floor Square Footage	0	Year Built	1999

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
2/15/2011	\$19,128	1061 9870	208 121	BYRD PHELIX C
5/7/1992	Not Available	D20 62	Not Available	Not Available

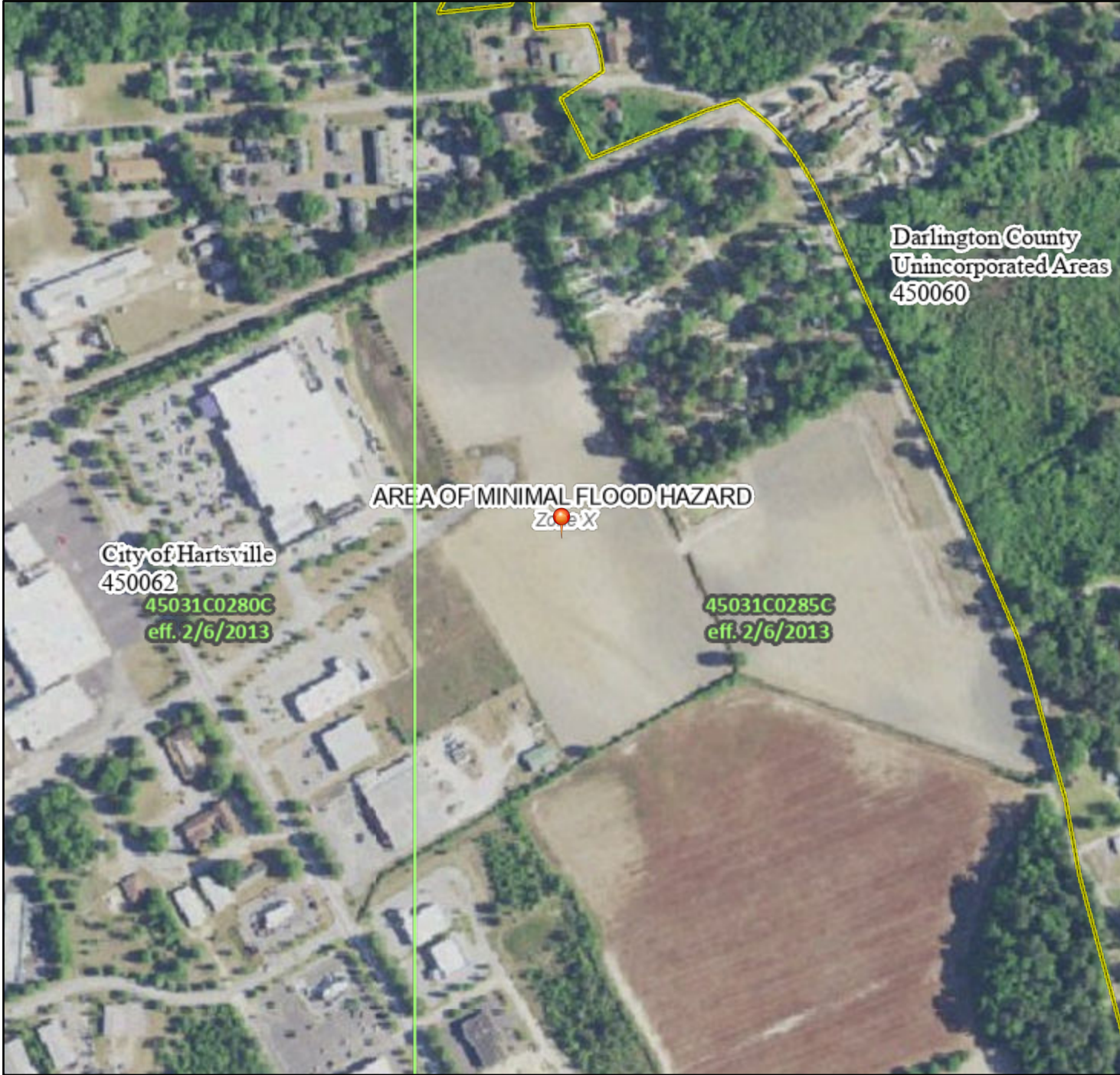
No data available for the following modules: Lot Size Information (Dimensions in Feet).

APPENDIX C: FEMA FLOODPLAIN MAP

National Flood Hazard Layer FIRMMette



80°3'59"W 34°22'10"N



1:6,000

80°3'21"W 34°21'40"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2025 at 12:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX D: ALTA AND TOPOGRAPHIC SURVEY

