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# SOUTHPOINT PLANNED DEVELOPMENT DISTRICT AND CONCEPTUAL MASTER PLAN

## SECTION I –

### INTRODUCTION AND NARRATIVE

Southpoint consists of three parcels totaling 356.39-acres. The project divides along a natural freshwater wetland and shared property line forming Southpoint East & Southpoint West. Southpoint East consists of 130.898-acres and is presently located within the City of Hardeeville municipal limits in Jasper County, SC. Southpoint West consists of 225.49-acres and is located within unincorporated Jasper County, SC. The Applicants are Firefly Investments, LLC and HHI 226, LLC. Firefly Investments, LLC owns the Southpoint East property and HHI 226, LLC owns the Southpoint West property. Firefly Investments, LLC is requesting to rezone the Southpoint East property from Highway Commercial (HC) to Planned Development District (PDD). HHI 226, LLC is petitioning the City of Hardeeville for annexation of their property into the City under the PDD zoning. The annexation offers the city some certainty regarding potential land uses and the allocation of municipal services. The PDD zoning allows for a mix of uses which are more appropriate and representational of current market demand. Upon approval, the benefits of these PDD Standards shall apply to the Applicant / Owner, and its successors and assigns.

#### A. THE PROPERTY

1. Southpoint is located in Jasper County and is bounded on the east by John Smith Road, on the north by US Highway 278 on the west by Interstate 95 and on the south by John Smith Road and the Morgan Tract PDD. Southpoint East has approximately 6,500' of frontage along the north side of John Smith Road between US Hwy 278 (east) and I-95 (west) and Southpoint West has approximately 5,500' of frontage along Interstate 95 and approximately 900' of frontage along US Hwy 278. Exhibit A & D depict the location and boundary of the subject property.
2. Southpoint East consists of approximately 130.898 acres with approximately 74.57 acres of uplands and approximately 56.33 acres of jurisdictional and non-jurisdictional wetlands based upon a wetland plat. The wetland plat was submitted to the USACE and the applicant is awaiting jurisdictional determination. The property does not have any critical area or frontage on salt marsh or creeks. The Corp jurisdictional determination application and wetland plat are included herein as Exhibit C. Southpoint West consists of approximately 225.49-acres with approximately 161.13-acres of uplands, approximately 49.89-acres of freshwater wetlands and approximately 16.13-acres of borrow pits.

3. Exhibit D depicts the property boundary.
4. Exhibit F depicts topographic information for Southpoint. Light Detection and Ranging (LiDaR) Topography was used for the purposes of the exhibit. According to the exhibit, elevations on the site range from elevation 15.0 to 20.0. Exhibit E depicts the FEMA Flood Zones for the Southpoint project area.

## **B. PLANNED DEVELOPMENT DISTRICT PROCESS**

1. The Planned Development District (PDD) was adopted by the City of Hardeeville to permit and encourage the effective, efficient, and economical development of large tracts of land that are in the best interests of the long-range development plans of the City. The PDD will provide reasonable certainty as to the lawful requirements that must be met in protecting vested property rights. The PDD is being made and entered between the Applicant / Owner and the City for the purpose of providing assurances to the Applicant /Owner that Applicant / Owner may proceed without encountering future changes in law which would materially affect the ability to develop under the Conceptual Master Plan.

## **C. CONCEPTUAL MASTER PLAN**

It is anticipated that Southpoint will be developed in multiple phases. Phase 1 will kick off the multi-family apartment project and the Ryan Homes townhome project located in Southpoint East on Residential Tract 1 and Residential Tracts 2 & 4, respectively. The multi-family apartment project will include +/-340 units developed around a centralized lake along with associated infrastructure and amenities. This Ryan Homes townhome neighborhood will include up to 300 attached single family residential homes along with associated infrastructure and amenities. Both projects will be developed over several years in accordance with the Conceptual Master Plan (Exhibit B) and a future IMP that will be submitted for each project. The same may be supplemented by subsequent master and development plans submitted pursuant to the provisions of this PDD. The remainder of the property is anticipated to develop over an approximately (10) ten-year period. The Conceptual Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other standards. In addition to the Conceptual Master Plan, development of the Property is controlled by other provisions of the PDD.

The goal of the PDD is to produce an upscale, cohesive development that raises the quality of life and development standards in the area while anticipating the City's future needs for recreational and work force accommodations, commerce and services. The PDD designation is necessary to accommodate the specific nature of development and provide for the responsible planning and development of the property over time.

The Southpoint Conceptual Master Plan displays the general roadway layout, designated residential, commercial areas, open space areas as well as amenity areas that will serve the property. The final locations of these site elements may vary at the time of development permit.

Proposed land uses in the development are detailed under Section 2—Land Use Designation and Definitions.

The Conceptual Master Plan seeks to maintain open space requirements set forth in the City of Hardeeville MZDO, dated March 20, 2008, as amended through the date of the approval of this PDD. The open space and amenities will be owned and maintained by the Applicant / Owner, or other legally designated entity. Property deeded to an entity becomes the maintenance responsibility of that entity.

The Conceptual Master Plan and the provisions of this PDD will constitute the zoning for the Property and a waiver from the current Hardeeville codes and regulations where differences occur. The Conceptual Master Plan may introduce land uses that do not exist in current zoning documents.

The provisions of the Conceptual Master Plan shall apply to development of the property. In the event of a conflict, the hierarchy of documents is the 1) the PDD and Conceptual Master Plan; 2) Architectural Review Guidelines or Covenants and Restrictions for the property, if any, adopted by the Applicant / Owner; and 3) the MZDO, dated March 20, 2008. In the event of an omission, the MZDO, dated March 20, 2008 shall govern.

#### **D. ENVIRONMENTAL PROTECTION**

1. Environmental protection is a priority for the Applicant / Owner. The Applicant / Owner intends to preserve and enhance the natural state of the property, as much as practical, during the development process.
2. As part of the development process, the developers of Southpoint will meet or exceed the stormwater management requirements of the City of Hardeeville, and the requirements of South Carolina Department of Health's Office of Ocean and Coastal Resource Management (OCRM). The Applicant / Owner will prepare stormwater management plans for each phase of the project as it is developed in accordance with a stormwater drainage master plan to be prepared by a professional engineering firm licensed by the State of South Carolina prior to the development of any phase. The stormwater drainage master plan will address the hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address storm water quality through the use of several types of BMP's (as established by the stormwater standards of the MZDO and then applicable state and federal governmental regulations) to enhance water quality and protect the surrounding freshwater wetlands
3. Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately forty-three (43) percent of the Southpoint East site consists of freshwater wetlands and approximately twenty-nine (29) percent of Southpoint West consists of

freshwater wetlands/ borrow pits. A copy of the Southpoint East wetland delineation plat along with the application/ request for USACE jurisdictional approval is included as Exhibit C.

4. If any on-site wetland impacts are necessary during the development of the project, they will be permitted through the U.S. Army Corps of Engineers and/or the Office of Ocean and Coastal Resource Management, a division of the South Carolina Department of Health and Environmental Control as required prior to development.

## **E. WATER AND SEWER SERVICE**

Water and sewer service will be provided to any development within the Southpoint PDD by Beaufort Jasper Water and Sewer. Preliminary planning for the water and sewer systems will be provided at the time of Initial Master Plan submittal to the City. Preliminary discussions with Beaufort-Jasper Water and Sewer Authority (BJWSA) indicate a willingness to serve the property. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority (refer to Exhibit G-BJWSA Intent to Serve).

## **F. UTILITY SERVICE**

1. Southpoint is in the service territory of South Carolina Dominion Energy for electrical power and gas services. The Applicant / Owner will coordinate with Dominion regarding planning for the Southpoint PDD (refer to Exhibit H-Dominion Intent to Serve).
2. Hargray or/or another licensed provider will provide telephone and communication services to Southpoint. The Applicant / Owner will coordinate with the provider regarding planning for Southpoint. All servicing is anticipated to be via fiber optics cable to include broadband capability (refer to Exhibit I-Hargray Intent to Serve)
3. Other Utility services shall be provided by legally established entities at the discretion of the Applicant / Owner, provided such are in accordance with the franchising ordinances/licensing with the City.
4. Utilities are anticipated to be underground, except as reasonably necessary for above ground support facilities.

## **G. ROADWAYS AND TRAFFIC**

1. The Southpoint PDD shall have roads designed to the standards of the City MZDO, dated March 20, 2008, or other engineering standards reasonably acceptable to the City Engineer. Internal roadways shall be paved with asphalt, with the exception of rear alley access roads and parking, which may consist of a gravel pavement section. Roadway

construction, within SCDOT right-of-way's, will be in accordance with SCDOT standards. Internal roadways shall be privately owned, except for the main spine/ connector road which may be owned by the City of Hardeeville. Roadway section details will be submitted for review at time of development permit approval. The applicant understands that Interconnectivity between adjacent land tracts is encouraged where feasible. Accordingly, they've provided several locations where roadways and pedestrian pathways can ultimately be extended into adjacent properties. Road crossings were carefully located to minimize impacts to wetlands. Roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised.

2. Access to Southpoint PDD is proposed at 8 different locations. (refer to the Conceptual Master Plan) Access Point 1 on US Highway 278 will serve as the interim access for Southpoint West via Henry Moss Blvd. This existing signalized intersection will ultimately be abandoned once SCDOT reconstructs the Exit 8 interchange as part of their I-95 widening project (2025 timeframe). SCDOT's Exit 8 redevelopment plans show that Access Point 2 will be the first signalized intersection along eastbound US Highway 278. Consequently, Access Point 2 will serve as the main entrance into Southpoint and forms the beginning of the future spine road/ frontage road network that will run along the south side of US Highway 278 from I-95 to Latitude Margaritaville. Access Point 3 is contemplated as a right-in/ right-out or right-in only access point designed to serve Commercial Tract 1, Southpoint East. This access drive will take pressure off the John Smith Road/ US Hwy 278 intersection. Access Point 4 is the first proposed access drive on John Smith which will serve as the main access to Commercial Tract 1, Southpoint East. Access Point 5 is a proposed full-access drive which will serve as the main ingress/ egress to Residential Tract 1, Southpoint East. Access Point 6 is the southern terminus of the main spine road/ connector road that winds through Southpoint and begins at Access Point 2. This main spine road/connector road will help distribute traffic and reduce traffic pressure on the John Smith Road/ US Highway 278 intersection. This proposed full-access drive which will also provide access to Commercial Tract 2, Southpoint East and the proposed multi-family project contemplated for Residential Tract 1, Southpoint East. The goal is that this connector road will continue east into the Morgan Tract PDD and establish an important frontage road network along the south side of US Hwy 278 taking traffic pressure off this roadway. Access Point 7 is a proposed full-access drive along John Smith Road which will align with Pine Arbor Road. The proposed Pine Arbor Road extension provides primary access to:

- The proposed Ryan Homes townhome community contemplated for Residential Tract 3 & 4, Southpoint East
- Residential Tract 3, Southpoint West

The proposed Pine Arbor Road extension provides secondary access to:

- Residential Tracts 1& 2, Southpoint West

- All Commercial Tracts in Southpoint West

Access Point 8 is a proposed full-access drive along John Smith Road which will serve as the main ingress/ egress to Commercial Tract 3, Southpoint East.

John Smith Road and US Highway 278 are maintained by the SCDOT. Final configuration of access improvements will be governed by the SCDOT. Final entrance configuration and improvements will be based upon SCDOT guidelines and shall adhere to required access easements at the time of development permit. Ramey Kemp prepared a Draft Traffic Impact Analysis for the Southpoint project. Their preliminary conclusion is that off-site road improvements will be necessary for the project (See Exhibit J ). These road improvements will be constructed in phases based on actual project build-out.

3. The Southpoint PDD shall provide roadway linkage of major land use areas -including internal linkage to commercial areas and recreational uses where possible. All roads shown on the Initial Master Plan are conceptual and subject to change during the final planning process. Certain areas within Southpoint, in whole or in part, may be developed as private roads with access restricted and/or gated appropriately at the Applicant's / Owner's discretion. Sidewalks and/ or recreational paths shall be provided in Southpoint in appropriate locations. The frequency and location of sidewalks and pathways shall be established based upon anticipated pedestrian usage within, and between land uses. The applicant's proposing to allocate a 15' wide recreational trail easement along John Smith Road to further the city's goal of one day facilitating pedestrian linkage from downtown/ US Highway 17 to US Highway 278/ Exit 8.
4. Notwithstanding the provisions of section G hereof, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. To protect and preserve significant trees, such design is hereby encouraged.

## **H. TREE PRESERVATION AND REPLACEMENT**

Trees shall be governed by this section of the PDD. The landscaping standards for the Property shall conform to the MZDO, dated March 20, 2008, unless otherwise approved at Development plan submittal. Site clearing shall be allowed consistent with the approved Master Plan. The minimum allowable post development tree coverage shall be 15 trees, consistent with the MZDO, dated March 20, 2008. Replacement trees shall be two and one-half inches Dbh (diameter breast height) or larger, per acre within the area of the Master Plan. Preserved wetlands and buffers can be used to meet the requirement. The minimum post development tree coverage requirement shall apply to the entire boundary of each IMP and shall be phase specific. In those cases where the minimum allowable tree coverage cannot be met by preservation within the area of the Master Plan, replacement trees shall be planted to meet the 15 tree per acre requirement. Replacement trees must be planted within the boundaries of the area of the Master Plan. Replacement trees may also be provided by identifying existing

hardwood trees 2.5 inches and greater diameter of the same type being removed that will be preserved. These trees must be identified by a tree survey and may be located anywhere within the PDD. In lieu of a tree survey, areas including pine trees existing as part of planted pine crop area shall be represented on an exhibit illustrating the area containing the planned pine tree pattern with row, tree spacing and typical size. The information will be field verified to ensure accuracy of the exhibit's factor, but each tree in the pine crop area will not be physically located by standard survey methods. Hardwood trees six (6) inches DBH, and above, excluding sweet gum trees and water oaks will be located.

## **I. PARKING**

The total number of required parking spaces for all land uses allowed herein shall conform to the MZDO, dated March 20, 2008. Modulation of those standards may be allowed at the time of Site Development Permit provided the Applicant / Owner furnishes actual documentation that the new standard meets the parking needs of the proposed land use and the City agrees at Development plan approval. In the absence of parking requirements for a specific use, the Applicant / Owner shall provide the City of Hardeeville staff with developer submitted parking data showing that the proposed parking is sufficient for the proposed use. On-street parallel, angled and/or perpendicular parking is allowed within the Southpoint PDD.

Parking spaces shall be at least 9 feet x 18 feet for vehicular parking. The parking space length shall be an 18-foot-long parking space where bumper overhang is allowed over turf (not sidewalk). No more than 10 contiguous parking spaces shall be allowed in a row of parking without separation by a landscape island. On-street parking shall be allowed within the Southpoint PDD.

## **J. STORMWATER MANAGEMENT**

The Southpoint PDD shall conform to the Stormwater Management Provisions of the Hardeeville MZDO, and applicable state and federal requirements. The design storms analyzed for all stormwater design within the PDD shall consist of the 2, 25, 50 and 100-year storms, as required by the MZDO. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality of the surrounding receiving waters.



## SECTION II:

### LAND USE DESIGNATION AND DEFINITIONS

#### A. INTRODUCTION AND NARRATIVE

The Conceptual Master– Plan consists of the following type of land use areas:

- Residential
- Commercial

The land use areas indicated on the Conceptual Master Plan are not intended to be rigid but shall remain flexible to take into account environmental concerns, physical consultants, pedestrian friendly requirements, market conditions and design parameters and as such, the exact location of boundary lines and buildings between land uses and their' subsequent location and size indicated within the planning area shall be subject to change at the time of site development design; provided, however, that maximum densities and other conditions of this PDD Standards between the Applicant / Owner and the City for this Conceptual Master– Plan will be strictly adhered to, unless adjustment is requested by the Applicants / Owners and approved by the City. Property along US Highway 278 shall comply with the city's Highway Corridor Overlay District (HCO) standards.

#### B. ALLOWED LAND USES

The following land uses shall be permitted in the Southpoint PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the Southpoint PDD, however by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

##### Residential Areas

Permitted Uses:

- *Single Family Detached*

Lot Standards:

- Minimum Lot Width 40'
- Minimum Lot area 4,000 sf
- Minimum Front Yard Setback 10'
- Minimum Side Yard Setback 5'
- Minimum Rear Yard Setback 15'
- Maximum Building Height 40'

- *Single Family Detached Build-For-Rent (BFR) Cottage Community*

Design Standards:

- Minimum Front Yard Setback 10' (from parking)

- Minimum Rear Yard 10'
- Minimum Building Spacing 7.5' (or Min. Building Code Requirement)
- Maximum Building Height 35'

- *Two-Family-Duplexes*

Lot Standards:

- Average Lot Width 70'
- Minimum Lot area 6,500 sf
- Minimum Front Yard Setback 10'
- Minimum Side Yard Setback 7.5'
- Minimum Rear Yard Setback 10'
- Maximum Building Height 40'

- *Single-Family Attached*

Lot Standards:

- Minimum Lot Width 20'
- Minimum Lot area 1,500 sf
- Minimum Front Yard Setback 10'
- Minimum Side Yard Setback 0' (7.5' end units)
- Minimum Rear Yard Setback 10'
- Maximum Building Height 40'
- Maximum Building Size 8 units together

- *Multi-family Apartments & Condominiums (including Timeshare-Resort)*

Design Standards:

- Minimum Lot Width 120'
- Front Setback 10' min, 30' maximum
- Rear Setback 20'
- Side Setback 10'
- Minimum Building Height 2 stories
- Maximum Building Height 4 stories

- Active Amenity Areas – including Club House/ swimming pool/ fitness center/ playground
- Additional Active & Passive Recreational / Amenity Use such as, but not limited to:

- Trails
- Dog park
- Multi-use fields
- Lawn games
- Boardwalk / dock with pier head or gazebo
- Kayaking, canoeing
- Live Music Events / Outdoor entertainment

- Amphitheater
  - Tennis and Pickleball Courts
  - Pavilion
  - Leisure/ nature trails, bike trails
  - fire-pits or fire rings, grilling areas
  - Common open space and other active and passive recreational uses
- Maintenance Areas

#### Prohibited Uses within the Residential Area Designation:

The following residential uses are specifically prohibited:

- (1) Mobile homes

#### **Commercial Tracts**

The General Commercial designation allows for the development of concentrated commercial development along the I-95, US Hwy 278 and designated portions along John Smith Road.

- Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, supermarkets, department stores, convenience stores, gas stations, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health utilities/office buildings and/or office for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.
- Uses allowed in the General Commercial District in the City of Hardeeville MZDO, dated March 20, 2008
- Uses allowed in the Highway Commercial District in the City of Hardeeville MZDO, dated March 20, 2008
- Assembly and Worship
- Multi-family Apartments/ Condominiums above Commercial/ Retail
- Daycare, commercial
- Public Services
- Government Office
- Commercial Retail
- Professional Office
- Restaurant (including outdoor seating)
- Drive-thru Restaurant
- Pharmacy with Drive-thru
- Service Businesses
- Dry-cleaning and Laundry Services
- Gas-convenient stores with no Repair Bays or Facilities

- Commercial Outdoor Sales (related to existing retail)
- Outdoor & Indoor Entertainment
- Public Interest and Special Events (permitted, located, and scheduled ahead of time)
- Grocery
- Mini-warehouse or storage facilities will be limited to a maximum height of two stories. (Outdoor storage for RVs is allowed with appropriate screening)

Signage Standards per Article 8, City of Hardeeville MZDO, dated March 20, 2008, updated April 27, 2010. In exchange for the 100' maximum high-rise sign presently allowed on the applicant's Highway Commercial zoned property, the applicant proposes the following:

- Maximum signage height reduced to 60'
- Identification and/or directory signage allowed along US Highway 278 for businesses/projects within the PDD
- Non-animated Digital off-site advertising allowed along I-95 frontage. Applicant will work with Staff on the appropriate level of brightness for the digital sign.
- 1000' minimum spacing along I-95 for all off-site advertising signage

Prohibited Uses within Commercial Designation:

The following commercial uses are specifically prohibited:

- |   |  |
|---|--|
| (1) Junkyards or auto salvage yards           | (8) Truck Stops  |
| (2) Gambling facilities not authorized by law | (9) Pawn Shops   |
| (3) Sexually-oriented businesses              | (10) RV Park   |
| (4) Auto & Boat Dealerships                   | (11) Manufacturing   |
| (5) Gun Clubs/ Skeet Ranges                   | (12) Office Warehouse/ Flex Individual tenant/<br>space greater than 15,000 sf |
| (6) Flea Markets                              |  |
| (7) Manufactured Home Dealers                 |  |

Design Regulations may be established for each area at the time of development permit in accordance with this PDD. Unless otherwise agreed at development permit approval or in this PDD Standards, the standard for uses from the MZDO, dated March 20, 2008, shall apply.

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

## C. ALLOWED DENSITY BETWEEN PLANNING AREAS AND LOT STANDARDS

1. Preliminary planning for the Property contemplates single family detached and attached residential development, multi-family residential, and commercial land uses for the entire property as depicted on the Conceptual Master Plan. The Conceptual Master Plan layout may be modified at the time of development permit application.

2. The total Project is allowed a maximum of 1,420 residential dwelling units in the Residential sections of the PDD. This residential density shall be distributed within the PDD as follows:

Southpoint East:

- 340 multi-family residential dwelling units
- 300 single-family residential dwelling units

Southpoint West:

- 500 multi-family residential dwelling units
- 280 single-family residential dwelling units

The total project is allowed a maximum 850,000 sf of commercial development in the Commercial sections of the PDD. This commercial density shall be distributed within the PDD as follows:

Southpoint East:

- 150,000 sf

Southpoint West:

- 700,000 sf

Note: Designated residential & commercial density may be transferred between development tracts within the Southpoint PDD.

The Conceptual Master Plan depicts the general location of the allowed residential units. The Owner/ Applicant shall be allowed to alter product mix among single family detached, single family attached, and duplex units based upon ongoing project planning and market conditions.

#### **D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS**

In the absence of a term definition in this Conceptual Master Plan or in the proposed Southpoint PDD with the City of Hardeeville, the definitions of the MZDO, dated March 20, 2008, shall apply in the interpretation of this Conceptual Master Plan. The locations of specific land uses are not rigid and may vary. However, the definitions below shall generally describe the allowed uses within the Southpoint PDD.

1. Acre
  - a. Gross Acre shall mean the entire acreage within the site boundaries.
  - b. Net Acre shall mean the acre which remains after deduction of easements for existing utilities and onsite wetlands.

## 2. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and amenities within the BMH Site PDD.

These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, recreation area maintenance or individual property regime maintenance.

Permitted uses include:

- a. Vehicle maintenance and wash down areas
- b. Storage of vehicles and parts, boats, recreational vehicles and resident storage
- c. Fuel storage as permitted by law
- d. Mulching facility and mulch, sand or gravel storage
- e. Storage of chemicals and bulk materials as permitted by law
- f. Offices associated with community and maintenance

## 3. Open Space

Overall open space for the PDD shall meet or exceed the City of Hardeeville MZDO, dated March 20, 2008. Total open space for the Property shall be calculated based on each land use within the boundary of the Property and not for the project as a whole. The land uses in Commercial Tracts shall be considered as commercial requiring 20% open space. The remainder of the PDD shall be considered as a residential land use requiring 30% open space, with a minimum of 10% active open space. Open space shall be calculated based upon the total gross acreage. Open Space credit for lagoons, ponds, lakes and natural freshwater wetlands may not exceed 50% of the total amount of the lagoons, ponds, lakes and natural freshwater wetlands for which title is held, that is, the development shall be entitled to the lesser of the potential open space credit or 50% of the actual wetlands owned. Open space shall consist of the following:

- a. Landscape surface areas (areas not covered by buildings, parking, impervious surface)
- b. Lagoons, ponds, impoundments and lakes (detention, retention, or recreational)
- c. Freshwater wetlands
- d. Wetland buffers
- e. Forest, wildlife preserves/corridors, conservation areas and greenbelts
- f. Community park or amenity areas
- g. Recreation areas including swimming pools, tennis courts, playgrounds, multi-purpose fields, lawn games, etc.
- h. Pedestrian/bicycle/paths/nature trails
- i. Perimeter buffers

#### 4. Setbacks and Buffers

- a. Buffers shall meet the minimum requirements established herein, and except as set forth in this PDD Standards, shall apply to the perimeter of the PDD only provided, however, that any required wetlands buffers shall apply according to law throughout the Property. All other internal setbacks and buffers shall be considered at the time of Initial Master Plan approval for the specific phase.
- c. Perimeter buffer standards shall include:
  - (1) At adjacent property boundaries of the PDD, buffers shall be 20 feet, at a minimum; except along I-95, US Hwy 278 and along John Smith Road where buffers shall be an average of 50 feet. Should property within the PDD be condemned, sold and/or donated for adjacent roadway widening and improvement purposes, the average perimeter buffer width shall be measured from the original property/right-of-way line. Underground utilities and stormwater management facilities are allowed in the perimeter buffer area.

#### 5. Silviculture

This designation allows for continuation of managed forestry. Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing wood fiber and timber. Generally accepted methods of forest management are permitted, including wildlife management, construction and use of forest roads, and practices to promote health and growth of trees. Silviculture uses may continue up to the time a subdivision plat is recorded and must be in accordance with standard forestry BMPs. The Applicant / Owner shall be permitted to plan and grow trees upon the Property which may be used for tree farming for harvesting of such trees for purposes of replanting same in locations which are on or off the Property and may engage in farming operations which are indigenous to the area.

#### 6. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction for freshwater wetlands. The following are permitted uses:

- a. Open space and buffers
- b. Conservation areas

- c. Activities in all wetland areas as permitted by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management.
- d. Disposal of reclaimed water as permitted by SCDHEC.
- e. Boardwalks, trails, bridges and other permitted structures.
- f. Game Management

## 7. Utilities

This designation allows for utility service to serve the planning areas of the Southpoint PDD. The following land uses shall be allowed only after written approval from the Applicant / Owner and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the MZDO, dated March 20, 2008, requirements, and may be approved at the time of site development application.

- a. Potable water supply and distribution
- b. Wastewater collection, treatment and disposal
- c. Stormwater collection, treatment and detention
- d. Irrigation
- e. Communication towers
- f. Satellite antennas
- g. Cable television facilities
- h. Telephone facilities
- i. Power transmission and distribution
- j. Fiber optic lines
- k. Other utility services i.e., Internet access and other telecommunication uses.

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

- 1. Arterial streets and primary access roads.
- 2. Water supply.
- 3. Wastewater Treatment and Effluent Disposal.
- 4. Power substations.
- 5. Central telephone facilities / Cell phone towers
- 6. Stormwater Management Lagoons.
- 7. Natural Gas Supply

In the case of this Conceptual Master Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the development plan approval process. Infrastructure projects must receive a Hardeeville Development Permit prior to construction.