

HARDEE STATION

PLANNED DEVELOPMENT
DISTRICT STANDARDS
AND
MASTER PLAN APPLICATION

Jasper County, South Carolina

Prepared For:

BOURNE BOULEVARD PARTNERS, LLC

Submitted to:

The City of Hardeeville

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HARDEE STATION
PLANNED DEVELOPMENT DISTRICT STANDARDS
AND MASTER PLAN APPLICATION

SECTION I:
INTRODUCTION AND NARRATIVE

The Hardee Station Planned Development District (“PDD”) shall be comprised of that certain real property located in Jasper County, South Carolina (the “Property”) as more particularly described in the attached **Exhibit A** and as depicted on the survey attached as **Exhibit B**. The Property is owned by Bourne Boulevard Partners, LLC (“Owner”). The benefits of these PDD Standards shall apply to Owner and its successors and assigns. The Owner is pursuing rezoning of the Property to a Planned Development District (“PDD”) through the City of Hardeeville (“City”).

A. THE PROPERTY

1. The Property is located in the City of Hardeeville in Jasper County and is bounded by U.S. Highway 17 to the west, U.S. Highway 278 to the south, Interstate 95 to the east, and a privately owned parcel to the north. The Property has approximately 2,670 feet of frontage along Interstate Highway 95, approximately 3,456 feet of frontage along U.S. Highway 17, and approximately 345 feet of frontage along U.S. Highway 278.
2. The Property consists of approximately 46.2 acres including approximately 33.9 of acres of uplands and approximately 12.3 acres of jurisdictional freshwater wetlands. The property does not have critical area or frontage on salt marsh or creeks. The wetlands delineation survey attached as **Exhibit C** shows the freshwater wetlands on the site. The wetland delineation was verified by the U.S. Army Corps of Engineers as evidenced by their letter included with Exhibit C. Flood zones for the property are indicated in the FEMA flood zone map attached as **Exhibit D**.
3. The survey attached as **Exhibit B** depicts the Property boundary. The land surrounding the Property is, as of this writing, predominantly commercial or undeveloped.

B. PLANNED DEVELOPMENT DISTRICT PROCESS

The Planned Development District (PDD) zoning category 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 Owner and the City for the purpose of providing assurances to the Owner that 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 the Property will be developed over a period of five to ten years or more, in accordance with the Conceptual Master Plan attached as **Exhibit E** and as the same may be supplemented by subsequent master and development plans submitted pursuant to the provisions of these PDD Standards. The Conceptual Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. 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 a high quality, commercial development that raises the quality of life and development standards in the area while anticipating the future needs for commerce and services. The tract of land provides an opportunity for commercial land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the commercial land uses and to provide for the responsible planning and development of the property over time.

The Conceptual Master Plan for the Property, prepared by Hussey, Gay, Bell & DeYoung, Inc. attached as **Exhibit E** shows a general roadway layout and shows areas designated for commercial use. Proposed land uses in the development are detailed under Section II-Land Use Designation and Definitions.

The Conceptual Master Plan seeks to maintain open space requirements set forth in the Hardeeville Municipal Zoning and Development Code (MZDO) dated March 20, 2003, as amended September 6, 2006, a copy of which is attached as **Exhibit I**. The open space and amenities will be owned and maintained by the Owner, property owners' association(s), or other legally designated entity. All property deeded to a governmental entity shall become the maintenance responsibility of that entity.

The Conceptual Master Plan and the provisions of these PDD Standards 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 presently 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 for the Property, if any, adopted by Owner; and 3) the MZDO. In the event of an omission, the MZDO shall govern. To the extent of ambiguity, the parties shall attempt to review same consistent with the terms of this PDD Standards and the MZDO.

D. ENVIRONMENTAL PROTECTION

1. Environmental protection is a priority for the applicant. As part of the development process, Property developers will meet or exceed the stormwater management requirements of Hardeeville, except as modified by the provisions of this PDD Standards, and the then existing requirements of South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (OCRM).
2. The Owner will prepare stormwater management plans for each master planned parcel 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 parcel. 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 Best Management Practices (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 eighteen (18) percent of the site has been determined to be jurisdictional freshwater wetlands. A copy of the wetlands delineation plan and verification letter from the US Army Corps of Engineers (USACOE) is included as **Exhibit C**. Verification/extension of the delineation is ongoing at this time.
4. On-site wetland impacts resulting from the development of the Property will be permitted jointly through the USACOE and the OCRM a division of the South Carolina Department of Health and Environmental Control (SCDHEC). All impact mitigation will meet or exceed state or federal standards then in effect.

F. WATER AND SEWER SERVICE

Water and sewer service will be provided to any development in the Property by Beaufort Jasper Water and Sewer Authority ("BJWSA") or other governmental utility provider in accordance with BJWSA's agreement of consolidation and transfer with the City of Hardeeville. Planning for the water and sewer systems will commence at the time of Development Agreement and Planned Development District Approval by the City. Preliminary discussions with BJWSA indicate a willingness to serve the property as evidenced by an Intent to Serve letter included as **Exhibit F**. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

G. UTILITY SERVICE

1. The Property is in the service territory of South Carolina Electric and Gas Company (“SCE&G”) for electrical power. Preliminary discussions with SCE&G indicate a willingness to serve the property as evidenced by an Intent to Serve letter included as **Exhibit G**. The Owner will coordinate with SCE&G regarding planning for the Property.
2. Hargray or another licensed provider will provide telephone service to the Property. The Owner will coordinate with the provider regarding planning for the Property. All servicing will be via fiber optics cable to include broadband capability. Preliminary discussions with Hargray indicate a willingness to serve the property as evidenced by an Intent to Serve letter included as **Exhibit H**.
3. Other utility services shall be provided by legally established entities at the discretion of the Owner, provided such are in accordance with the franchising ordinances/licensing with the City.
4. Utilities must be underground, except as reasonably necessary for above ground support facilities.

H. ROADWAYS AND TRAFFIC

1. There are three (3) public roads which are contiguous to the Property: U.S. Highway 17, U.S. Highway 278, and Interstate Highway 95, all of which are under the jurisdiction of South Carolina Department of Transportation (“SCDOT”) regarding access, construction, improvements and maintenance. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, SCDOT, and the City of Hardeeville. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e. right-in, right-out only).
2. Primary ingress and egress for the property will be provided by U.S. Highway 17 and U.S. Highway 278. Access to and from U.S. Highway 17 for the Property shall be as indicated by the three (3) full access points indicated on the Conceptual Master Plan, unless modifications are required to meet SCDOT requirements. Access to and from U.S. Highway 278 for the Property shall be as indicated by the one (1) limited access point indicated on the Conceptual Master Plan. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic in and out of a development (i.e. right-in-right-out only). Traffic signals shall be installed, if warranted and with approval of all necessary authorities, at the three (3) full access points.

3. These accesses described above are preliminary and may be relocated to accommodate traffic modeling information, site specific characteristics, and adjacent land uses as part of a traffic management plan. Typical roadway sections will be submitted for review at the Master Plan review and approval stage. Additional access may be provided by right-in/right-out accesses with no median breaks on U.S. Highway 17 and U.S. Highway 278 subject to the approval of the applicable State and Federal Agencies.
4. The Property shall have roads designed to the standards of SCDOT. Public roadway construction will be in accordance with SCDOT standards unless otherwise agreed at Master Plan Approval, and private roadways shall be in accordance with SCDOT standards (or other engineering standards reasonably acceptable to the City engineer). Roadway cross sections will be submitted for review at time of Master Plan approval.
5. Roads indicated on the Conceptual Master Plan are subject to modification at the time of each parcel's master plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters.
6. Notwithstanding the provisions of subsection 3 above, 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.

I. TREE PRESERVATION AND REPLACEMENT

1. Tree Coverage. The minimum allowable post development tree coverage for all development shall be 15 trees, two and one-half inches diameter breast height (DBH) or larger, per acre within the Property. Preserved wetlands and buffers can not be used to meet the requirement.
2. Replacement Trees. 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 between 2.5 inches and 7 inches in diameter of the same type being removed that will be preserved. These trees must be identified by a tree survey and may be located within the PDD. Notwithstanding anything to the contrary above, all development must comply at a minimum with the landscaping requirements of the MZDO.
3. Preservation of Existing Trees. The standards listed below will apply to specially designated areas of the PDD:
 - a. Preserved Wetlands– The Property contains freshwater wetlands, some of which will be designated for preservation as part of a wetland permitting and mitigation process. No clearing or tree cutting shall be allowed in these areas, other than minor and selective cutting or trimming for boardwalks or crossovers, and such

other activities as may be permitted by the state and federal jurisdictional agencies including wetland restoration and enhancement projects.

- b. PDD Boundary Buffers and Wetland Buffer – No trees exceeding six caliper inches (6" DBH) in diameter shall be cleared from these buffer areas, unless such cutting is necessitated by street and entrance way improvements or utility right-of-ways. Selective cutting of trees less than 6" DBH, under brushing and limbing shall be allowed. In areas where PDD boundary and wetland buffers are predominantly pine crop rows, selective thinning of pines over 6" DBH will be allowed where such thinning improves the long term health of the remaining trees. Hardwood planting in these areas will be allowed where it is needed to establish a more natural aesthetic.

4. Tree Surveying/Mapping After any harvesting or clearing of pine crop areas which may be allowed under silviculture the developer will submit a survey or exhibit depicting all trees eight (8) inches DBH or greater within proposed development phase areas being submitted for development approval, and twenty-five (25) feet beyond. For pine trees existing as part of the planted pine crop area of the PDD, an exhibit shall be a representation of the tree planting pattern. The exhibit will show trees according to row, tree spacing and typical size. The information will be field verified to ensure accuracy of these factors, but each tree in the remaining pine crop area need not be physically located by standard survey methods. Hardwood trees in excess of eight (8) inches DBH will be described by their actual location.

J. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to section 4.6 of the City of Hardeeville MZDO as amended September 6, 2006. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that the new standard meets the parking needs of the proposed land use and the City agrees at Master Plan approval.

K. STORMWATER MANAGEMENT

The Property shall conform to all of the Stormwater Management Provisions of the Hardeeville MZDO, and applicable state and federal requirements. The design storm used for all stormwater design within the Property shall be a 25 year storm event. Sufficient stormwater BMPs shall be employed in the development of the Property to ensure runoff leaving the site does not degrade water quality.

**SECTION II:
LAND USE DESIGNATION AND DEFINITIONS**

A. INTRODUCTION AND NARRATIVE

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

-Commercial Tract

The land use areas indicated on the Conceptual Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Conceptual Master Plan for the Property shall maintain flexibility as may be requested by the Owner to accommodate specific soil conditions, environmental concerns, physical constraints, 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 Master Planning of the specific tracts within the Property; provided, however, that maximum densities and other conditions of this PDD Standards and the Development Agreement between the Owner and the City for this Conceptual Master Plan will be strictly adhered to, unless adjustment is requested by the Owner and approved by the City. The boundaries of the Property may be modified to include adjacent acreage subject to the approval of the City of Hardeeville by appropriate petition/application to the City to amend the PDD.

B. ALLOWED LAND USES

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

The following land uses and definitions shall be permitted in each of the designated Land Use Tracts. Final allowable land uses shall be adopted at Master Plan approval:

- Commercial Tract
 - Big Box Retail
 - Business Park/Light Industrial
 - General Commercial
 - Hotel/Inn/Resort
 - Institutional/Civic
 - Mall
 - Open Space
 - Silviculture

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

Design Regulations will be established for each area at the time of Master Plan approval in accordance with Section II.D.19 herein. Unless otherwise agreed at Master Plan approval or in this PDD Standards, the standard for uses from the MZDO shall apply.

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

1. Preliminary planning for the Property contemplates only commercial land use (including wetlands) as generally depicted on the Conceptual Master Plan. The Conceptual Master Plan may be modified at Master Plan approval. Owner shall have the right to convert commercial acreage to a “Business Park Use”. “Business Park Use” shall be defined as any use allowed under the City of Hardeeville MZDO and as it was amended on September 6, 2006 for the zoning categories of Rural Commercial Districts, General Commercial Districts, Limited Industrial Districts, and Basic Industrial Districts acreage at a rate of one commercial acre for one acre provided an overall cap of 25 acres is not exceeded. There will be no overall cap on building square footage, provided compliance with maximum floor area ratios and pervious surface restrictions of the MZDO and PDD.
2. Condominium/Hotels shall not count as residential units for purposes of density. Condominium/Hotels are defined as primarily transient, short term lodging facilities which have units owned by individuals/entities and may be under some type of common management/leasing program.
3. Commercial acreage shall include the commercial uses of Business Center, Community Center, General Commercial, Light Industrial and Neighborhood Commercial as defined in the MZDO and shall have no cap placed on unit density (building square footage/acre), provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the MZDO and PDD are met. Hotel/Inn/Bed and Breakfast Properties, and assisted living, congregate care, and nursing home facilities shall not have a specified dwelling unit per acre maximum, provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the MZDO and PDD are met. All commercial development shall be subject to the provisions of the City of Hardeeville MZDO unless specifically exempted by this document.

D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this PDD Standards or in the proposed Property Development Agreement with the City of Hardeeville, the definitions of the MZDO or outlined in the Development Agreement shall apply in the interpretation of this PDD Standards. The locations of specific land uses are not described on the Conceptual Master

Plan because this is a mixed use development. However, the definitions below shall generally describe the allowed uses within the Property.

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, wetland buffers, and onsite wetlands.

2. Business Park/Light Industrial: This designation allows for a multi-use Business Park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. Permitted uses include:

- a. Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, office/warehouse operations, wholesale/retail businesses, commercial service businesses, research or experimental laboratories, public building, public utility facility, agricultural farm, horticultural nursery, radio and/or television station and/or transmission tower, commercial trade or vocational school, outdoor amusement parks, off street commercial parking or storage area for customer, client, or employee-owned vehicles and call centers.
- b. Build-to-property lines will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met. Performance Standards for this district will be determined at the time of Master Plan application and approval.

3. Commercial Development

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the Property and surrounding area.

a. Permitted Uses:

- (1) Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. Shopping Centers, Shopping Malls, Big Box stores, Retail stores, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, 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 facilities/office buildings and/or office for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.

- (2) Uses allowed in General Commercial District in the City of Hardeeville MZDO, excepting truck terminals.1
 - (3) Mixed of various uses permitted under this PDD Standards
 - (4) Assembly and Worship
 - (5) Colleges and Professional Schools
 - (6) Schools, Neighborhood (elementary and middle school)
 - (7) Schools (community high school)
 - (8) Daycare, commercial
 - (9) Utilities
 - (10) Public Services
 - (11) Government Office
 - (12) Commercial lodging (hotel and motel)
 - (13) Commercial Retail
 - (14) Office
 - (15) Restaurant (including outdoor seating)
 - (16) Service Businesses
 - (17) Dry-cleaning and Laundry Services
 - (18) Parking Garages
 - (19) Gas-convenient stores with no Repair Bays or Facilities
 - (20) Commercial Amusement (indoor)
 - (21) Christmas Tree Sales and other holiday item sales
 - (22) Roadside Stands (on designated areas only)
 - (23) Commercial Outdoor Sales (related to existing retail)
 - (24) Public Interest and Special Events (permitted, located, and scheduled ahead of time)
 - (25) Nightclub and entertainment
 - (26) Movie Theaters
 - (27) Grocery
 - (28) Mini-warehouse facilities will be limited to a maximum height of two stories.
 - (29) Outdoor Amusement Parks
- b. Sidewalk displays are permitted directly in front of an establishment, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
- c. Prohibited Uses. The following commercial uses are specifically prohibited:
- (1) Junkyards or auto salvage yards
 - (2) Gambling facilities not authorized by law
 - (3) Sexually-oriented businesses

4. Hotel, Motel, Inn, Resort and Condominium/Hotel

This designation is for hotels, inns, timeshare projects, resorts and spas that consist of building or buildings with guest rooms for sleeping, kitchens and or a dining room(s) to provide meals for guests, including public restaurants, bars, and entertainment areas. Hotels, Motels, Inns, and spas shall be considered a commercial land use. Conference and facilities may or may not accompany the hotel/inn and may be integral to the hotel/inn or detached. Resorts under this land use may include fractional ownership. Hotels, inns, and spas shall be considered a commercial land use and will not count as residential units.

5. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the Property. These land uses shall not count against the overall commercial acreage allowed for the Property.

- a. Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include dormitories or other similar living quarters for students, staff, faculty and professionals.
- b. Churches, synagogues, temple and other places of worship provided that such uses are housed in a permanent structure.
- c. Cemeteries provided that such use does not include a funeral home or crematorium.
- d. Medical and health facilities, assisted living facility, nursing home and congregate care facility.
- e. Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.

6. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and golf courses within the Property. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance.

Permitted uses include:

- a. Vehicle maintenance
- b. Storage of vehicles and parts, boats, recreational vehicles and resident storage
- c. Fuel storage
- d. Shops for woodwork, metalwork and painting.
- e. Greenhouses, plant propagation areas and holding yards
- f. Mulching facility and mulch storage.
- g. Storage of chemicals and bulk materials as permitted by law.
- h. Offices associated with community and maintenance.

7. Open Space

Total open space for the Property shall be calculated for the boundary of the Property and not on a site-specific basis for each parcel of the Property, individual development or project. The Property shall provide at least 15% open space. Open space shall be calculated based upon the total gross acreage. Open space may be located in restricted access, gated communities and shall consist of the following:

1. Landscaped areas including manicured village greens and within parking areas
2. 50% of lagoons, ponds, impoundments and lakes (detention, retention, or recreational).
3. 50% of freshwater wetlands
4. Wetland buffers
5. Forest, wildlife preserves/corridors, conservation areas and greenbelts
6. Community Garden Plots
8. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields gardens, etc.
9. Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.
10. Pedestrian/bicycle trails.
11. Perimeter buffers

8. Setbacks and Buffers

- a. There shall be no minimum setbacks applied to the Conceptual Master Plan. Setbacks and buffers shall meet the minimum requirement 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 setbacks shall apply according to law throughout the Property.
- b. Perimeter setbacks and buffer standards shall include:
 - (1) At adjacent property boundaries of Property, setbacks and buffers shall be a minimum of 5 feet except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. Underground utilities and stormwater management facilities (subject to the provisions of Section II.D.18 described below) are allowed in the perimeter setback and buffer area.

9. Signage Control

Signage for the Property shall conform to the MZDO unless otherwise approved at Master Planning.

10. 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 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.

11. Utilities

This designation allows for utility service to serve the Property. The following land uses shall be allowed only after written approval from the Owner/developer and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the MZDO requirements, and may be approved at Master Plan approval.

1. Potable water supply and distribution
2. Wastewater collection, treatment and disposal
3. Stormwater collection, treatment and detention
4. Irrigation
5. Communication towers
6. Satellite antennas
7. Cable television facilities
8. Telephone facilities
9. Power transmission and distribution
10. Fiber optic lines
11. 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.
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 Master Plan approval process. Infrastructure projects must receive a Hardeeville Development Permit prior to construction.

12. Design Regulations

Design Regulations shall be submitted at Master Plan stage, and may have standards deviating from the MZDO or this PDD Standards, provided that health, safety, ingress/egress, and fire protection concerns with the approval of the City at Master Planning

**SECTION III:
MZDO CHANGES/EXEMPTIONS**

In accordance with Section 1.8(E) of the MZDO, the following clarifications or modifications to otherwise applicable standards of the MZDO are hereby made applicable to the Property by reference to MZDO sections below. It is acknowledged that concerted efforts have been made to identify each provision of the MZDO sought to be waived or modified, and thus to the extent that a specific provision of the MZDO is not listed below but conflicts with the wording and intent of the PDD, that provision shall be deemed to have been included in the listing below. To the extent the provisions of the PDD are not clear, then the provisions of the MZDO dated March 20, 2003 and as amended September 6, 2006, as amended through the date of approval of this PDD Standards, not listed or deemed listed, shall apply.

General Architectural Review - Owner may, at Owner's option, form an Architectural Review Board (ARB) that, if formed, will establish and enforce architectural standards for the Property. The approval of the ARB, if one is formed, shall be a prerequisite for City approval of building and development permits within the Property.

General Additional Information at Master Plan - It is hereby acknowledged by City Council that, due to the size of this PDD Standards and the variety of uses contemplated for it, some information required for a typical PDD application is either unavailable or impractical to provide at this point. The Council specifically acknowledges the sufficiency of the PDD Standards as submitted. Additional or omitted information may be provided at the time of Master Plan submittal.

General Expiration of Permits – This Section is amended to provide that building and development permits shall be effective for two years from approval to initiation of construction, and an applicant may request an extension of a permit for one additional year, which extension shall not to be unreasonably denied by the City.

Section 2.4.E.4.c Setbacks - This Section is deleted. Setbacks and buffers are governed by PDD Standards Sections II.D.2.c, II.D.4.b, II.D.10.

Section 3.2.A.12 Hotels and Motels - This Section is hereby modified to eliminate the maximum building height limitation for hotels or motels. Hotels or motels that exceed fifty (50) feet in height or exceed a total fire flow demand of three thousand five hundred (3,500) gallons per minute (GPM) as referenced in the Insurance Service Organization (ISO) requirements for specialized equipment must have plans approved by the Fire Chief and appropriate Staff at the City of Hardeeville at Master Plan.

- Section 3.4** Temporary Uses - This Section is amended to provide for a Temporary Certificate of Zoning Compliance to be issued for a period of at least two (2) years for contractor's office and equipment sheds.
- Section 4.2.B.1** Lots - This Section is amended to provide that unless otherwise agreed at Master Plan approval, the provisions of Section 4.2.B.1 as amended by this PDD Standards shall apply. Notwithstanding the above, commercial lots may be accessed by a driveway on private property, provided the driveway has at least a 24-foot wide pavement and cross-easements duly recorded in favor of all lots needing such easement for access.
- Section 4.3.B** Open Space - This Section is hereby deleted and shall be governed by PDD Standards Section II.D.9.
- Section 4.5** Landscaping, Tree Protection, Tree Survey and Replacement of Trees. This Section is amended to provide that site clearing shall be allowed consistent with the approved Master Plan. The landscaping standards for the Property shall conform to the MZDO unless otherwise approved at Master Planning. Tree preservation shall be governed as modified by Section I.I Tree Preservation of the PDD Standards.
- Section 4.6.A** Off Street Parking and Loading Standards - This Section is amended to provide that deviations from the requirements of Section 4.6.A may be approved at Master Plan approval where adequate parking, shared or otherwise, is provided.
- Section 4.6.B** Parking Requirements According to Use - This Section is amended, with reference to Table 3-1, that no additional parking spaces shall be required for eating or drinking places that are on the same lot with and are integral to the operations of a hotel or motel.
- Section 4.6.F** Parking Space Area Requirements – Parking spaces shall be at least 9 feet x 18 feet. This Section is amended to allow an 18 foot long parking space where bumper overhang is allowed over turf (not sidewalk).
- Section 5.18** Stormwater Management. This Section is amended to provide that the rainfall frequency used to calculate stormwater runoff and design stormwater management facilities for the Property shall be the 25 year, 24 hour frequency.

**SECTION IV:
MASTER PLAN APPLICATION**

In accordance with Section 4.21.800 of the MZDO, Owner hereby submits the following documentation and information in application for Master Plan approval :

(The capital letters introducing each line below correlate to the sections within Section 4.21.800.)

- A. Master Plan - attached as Exhibit E to the PDD Standards
- B. Arrangement of Land Uses - as shown on the Master Plan attached as Exhibit E to the PDD Standards
- C. Boundary Survey - attached as Exhibit B to the PDD Standards
- D. Location of primary control points - as shown on the Boundary Survey attached as Exhibit B to the PDD Standards
- E. Name of Development - Hardee Station
Name of Applicant/Developer/Owner - Bourne Boulevard Partners, LLC
Address of Developer/Owner - Bourne Boulevard Partners, LLC
c/o Mr. Carlton Wiggins
P.O. Box 713
Statesboro, GA 30459-0713
- F. Land use of contiguous parcels:
East: Interstate 95
West: U.S. Highway 17
North: Privately owned undeveloped property
South: U.S. Highway 278 and privately owned commercial property
- G. Map or Site Plan - as shown on the Master Plan attached as Exhibit E to the PDD Standards and as described in the PDD Standards. A copy of a topographic survey of the Property is attached as Exhibit J to the PDD Standards
- I. Traffic Impact Analysis - attached as Exhibit K to the PDD Standards
- J. Preliminary Master Drainage Plan and Master Water and Sewer Plan - attached as Exhibit L to the PDD Standards
- K. Special District Boundary - Not Applicable
- L. Preliminary Comments from Agencies - as described in Exhibit C of the PDD Standards
- M. Narrative - Included in the PDD Standards

**Exhibit “A”
To PDD**

Hardee Station Legal Description

ALL that certain piece, parcel or tract of land, with improvements thereon, located in Jasper County, South Carolina, containing 46.20 acres, more or less, as more particularly shown and described on a plat entitled “Plat of a 46.2 Acre Portion of the Former Argent Lumber Company Tract, now Lands of Blend-All Hotel Development, Inc., et. al., Town of Hardeeville, Jasper County, South Carolina”, dated May 21, 2007, prepared and certified by James M. Sims, R.L.S. (S.C. #13169), and recorded in the Office of the Register of Deeds for Jasper County, South Carolina in Plat Book 30 at Page 93 (the “Plat”). For a more detailed description as to metes and bounds, reference may be had to the above described Plat of record.

This being the same property conveyed to Bourne Boulevard Partners, LLC by deed from Blend-All Hotel Development, Inc., Ronald Benderson, David H. Baldauf and Nathan Benderson as Trustees under a Trust Agreement dated September 22, 1993, known as The Randall Benderson 1993-1 Trust, and Donald E. Robinson, dated May 25, 2007, and recorded in Deed Book 558 at Page 196 in the Office of the Register of Deeds for Jasper County, South Carolina.

TM: 042-00-02-001
042-00-02-004

**Exhibit “B”
To PDD**

Hardee Station Boundary Plat

That certain plat entitled “Plat of a 46.20 Acre Portion of the Former Argent Lumber Company Tract, now Lands of Blend-All Hotel Development, Inc., et. al., Town of Hardeeville, Jasper County, South Carolina”, dated May 21, 2007, prepared and certified by James M. Sims, R.L.S. (S.C. #13169), and recorded in the Office of the Register of Deeds for Jasper County, South Carolina in Plat Book 30 at Page 93 a copy of which follows.

**Exhibit “C”
To PDD**

**Hardee Station
Freshwater Wetlands Delineation Survey
And
Verification Letter**

An original copy of the wetlands delineation survey for _____ acres of the Property entitled “_____”, dated _____ and prepared by _____ is on file with the City of Hardeeville. A reduced copy of the wetlands delineation survey for the Property follows along with a wetlands verification letter dated _____ for the Property issued by the U.S. Army Corps of Engineers.

**Exhibit “D”
To PDD**

Hardee Station FEMA Flood Zones

**Exhibit “E”
To PDD**

**Hardee Station
Conceptual Master Plan**

An original copy of the Conceptual Master Plan for the Property entitled “Hardee Station Planned Development” dated April 9, 2007, prepared by MaxwellReddick and Associates is on file with the City of Hardeeville, and a reduced copy follows.

**Exhibit “F”
To PDD**

**Hardee Station
BJWSA Intent to Serve Letter**

**Exhibit “G”
To PDD**

**Hardee Station
SCE&G Intent to Serve Letter**

**Exhibit “H”
To PDD**

**Hardee Station
Hargray Intent to Serve Letter**

**Exhibit “I”
To PDD**

**City Of Hardeeville
Municipal Zoning and Development Standards Ordinance**

The City of Hardeeville Municipal Zoning and Development Standards Ordinance dated March 20, 2003 as amended through September 6, 2006 is incorporated herein. Amendments to the MZDO adopted September 6, 2006 are attached.

**Exhibit “I”
To PDD**

Hardee Station Topographic Survey

**Exhibit “K”
To PDD**

**Hardee Station Traffic Impact and Access Study
prepared by SRS Engineering LLC**

**Exhibit “L”
To PDD**

**Hardee Station
Master Drainage Plan and Master Water and Sewer Plan**