

**JASPER'S CROSSING**  
**PLANNED DEVELOPMENT DISTRICT**  
**and**  
**CONCEPTUAL MASTER PLAN**

Jasper County, South Carolina

Prepared for:  
**Ice Plus Properties, L.L.C.**

Submitted to:  
**The City of Hardeeville**

August 12, 2008

## **TABLE OF CONTENTS**

### **SECTION I – INTRODUCTION AND NARRATIVE**

- A. The Property
- B. Planned Development District and Development Agreement Process
- C. Conceptual Master Plan
- D. Environmental Protection
- E. Water and Sewer Service
- F. Utility Service
- G. Roadways and Traffic
- H. Tree Preservation and Replacement
- I. Parking
- J. Stormwater Management

### **SECTION II – LAND USE DESIGNATION AND DEFINITIONS**

- A. Introduction and Narrative
- B. Allowed Land Uses
- C. Allowed Density and Transfer of Density between Planning Areas
- D. Definitions of Land Use Terms and Density Terms

### **SECTION III – MZDO CHANGES EXEMPTIONS**

#### **EXHIBITS**

- Exhibit A – Jasper’s Crossing Vicinity Map
- Exhibit B – Jasper’s Crossing Conceptual Master Plan
- Exhibit C – Jasper’s Crossing Boundary Plats and Legal Description
- Exhibit D – Beaufort Jasper Water and Sewer Authority Service Letter
- Exhibit E – South Carolina Electric & Gas Intent to Serve Letter

Exhibit F – Hargray Service Letter

Exhibit G – City of Hardeeville Municipal Zoning and Development Standards Ordinance

Exhibit H – Landscape Standards

Exhibit I – Master Sign Program

Exhibit J – U.S. Army Corps of Engineers Wetlands Permit

Exhibit K – Topography Survey

Exhibit L – Geotechnical Evaluation

Exhibit M – Threatened and Endangered Species Assessment

Exhibit N – Phase I Environmental Site Assessment Report

Exhibit O – Traffic Study

# **JASPER’S CROSSING**

## **PLANNED DEVELOPMENT DISTRICT AND CONCEPTUAL MASTER PLAN**

### **SECTION I:**

#### **INTRODUCTION AND NARRATIVE**

The Jasper’s Crossing Planned Development District (PDD), formerly known as the Dolnik Gateway Park, Ice Plus Properties and Jasper Commons, is located in Jasper County at the intersection of Interstate Highway 95 and U.S. Highway 278. The property comprising the PDD consists of one ownership. The owner of the Jasper’s Crossing PDD is Ice Plus Properties, L.L.C. (“Owner”), its successors and assigns.

Through the Intergovernmental Agreement between Jasper County, and the cities of Hardeeville and Ridgeland, adopted February 8, 2005, both Jasper County and the City of Hardeeville (“City”) have recommended that the Jasper’s Crossing be annexed into the City of Hardeeville. The applicant is therefore pursuing an annexation petition for the property and a PDD and Development Agreement with the City of Hardeeville.

#### **A. THE PROPERTY**

1. The Jasper’s Crossing PDD is bounded on the west by Interstate 95, on the north by the U.S. 278 and east by lands of the Beaufort Memorial Hospital and SC Highway 141. There are three out parcels adjacent to the property along U.S. Highway 278 including Joker Joes Truck Stop, the TriState Welcome Center site and a McDonalds Restaurant not owned by the applicant and are therefore not included with this PDD application. The property has approximately 1,250 feet of frontage on U.S. 278, 5,350 feet of frontage along Interstate 95 and potential linkage to the Morgan Tract PDD frontage road and SC Highway 141. Exhibit C depicts the boundary of the subject property. (Exhibit A Vicinity Map)
2. The PDD consists of approximately 227 acres including 166 acres of uplands and 61 acres of wetlands and existing lake. The wetlands shown on the Conceptual Master Plan (Exhibit B) have been flagged and surveyed by Coastal Surveying and approved by the U.S. Army Corps of Engineers for jurisdictional concurrence. The property does not have critical area or frontage on salt marsh nor creeks.
3. Exhibit K depicts topographic information for the Jasper’s Crossing. The topographic information has been compiled by Applied Technology and Management (ATM).

#### **B. PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT AGREEMENT 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 application will be accompanied by a Development Agreement the intent of which is to protect the rights and entitlements specified in the PDD for the property from the effect of subsequently enacted local

legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PDD. The Development Agreement will provide reasonable certainty as to the lawful requirements that must be met in protecting vested property rights while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State. The Development Agreement is being made and entered between the Owner and the City, under the terms of the Act, for the purpose of providing assurances to the Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan, for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the City of Hardeeville and Jasper County.

2. It is the intention of the Owner (or in concert with other developers or interested parties) to engage in joint planning and financing of public infrastructure for the mutual benefit of the City of Hardeeville and the Owner. The aforementioned are details to be included in the Conceptual Master Plan, Development Agreement or other significant document as mutually agreed to by the City of Hardeeville and the Owner.

### **C. CONCEPTUAL MASTER PLAN**

It is anticipated that the Jasper's Crossing will be developed over a period of ten to fifteen years or more, in accordance with the Conceptual Master Plan as set forth in this document and as the same may be supplemented by subsequent master and development plans submitted pursuant to the provisions of this PDD. The Conceptual Master Plan sets forth the general scope of the development including commercial allowances, 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 and further governed by the Development Agreement between the Owner and the City of Hardeeville.

The goal of the PDD is to produce a high quality development with a mix of uses that raises the quality of life and development standards in the area while anticipating the future needs for commerce, housing and services. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the mix of land uses, a pedestrian friendly environment, a strong community atmosphere, an environmentally sensitive plan and provide for the responsible planning and development of the property over time.

The Jasper's Crossing Conceptual Master Plan (Exhibit B) shows a general roadway layout and a mix of land uses showing areas designated for various commercial uses. 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 Standards Ordinance (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 Owner, development association(s), or other legally designated entity. Unless specifically detailed in the Development Agreement, property deeded to a governmental entity will not become the maintenance responsibility of that entity.

The Conceptual Master Plan and the provisions of this PDD will constitute the zoning for the Property and will supplant those sections of the Hardeeville zoning and the development codes and regulations where differences occur. The most current version of the MZDO is included as part of the

PDD document. The exceptions to these regulations are established in the PDD as detailed in Section III of this document.

The provisions of the Development Agreement and the Conceptual Master Plan shall apply to development in the Jasper's Crossing. In the event of a conflict, the hierarchy of documents is the 1) Development Agreement; 2) the PDD and Conceptual Master Plan; 3) Design Regulations as described at Section II.D.18 herein and the Master Sign Program attached as Exhibit I; and 4) the MZDO. In the event of an omission, the MZDO shall govern. To the extent of ambiguity, the parties shall attempt to review all documents and be consistent with the terms of the Development Agreement, this PDD and the MZDO.

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

1. Environmental protection is a priority for the applicant. As part of the development process, Jasper's Crossing developers will meet or exceed the stormwater management requirements of Hardeeville, except as modified by the provisions of this PDD, and the then existing requirements of South Carolina Department of Health's Office of Ocean and Coastal Resource Management (OCRM).
2. The Owner will prepare a stormwater management plan for each phase of the development 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 predevelopment conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address stormwater 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. A freshwater wetland delineation and verification is completed for the Jasper's Crossing. All freshwater wetlands have been identified and surveyed.
4. On-site wetland impacts resulting from the development of the Jasper's Crossing have been permitted jointly through the U.S. Army Corps of Engineers and the Office of Ocean and Coastal Resource Management a division of the South Carolina Department of Health and Environmental Control and are included as Exhibit J.

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

Water and sewer service will be provided to any development in the Jasper's Crossing by Beaufort Jasper Water and Sewer Authority or other governmental utility provider in accordance with BJWSA's agreement of consolidation and transfer with the City of Hardeeville. Preliminary discussions with Beaufort-Jasper Water and Sewer Authority (BJWSA) indicate a willingness to serve the property. Planning for the water and sewer infrastructure that will serve the Jasper's Crossing is underway. Planning for on-site water and sewer infrastructure will commence after the approval of Development Agreement and Planned Development District by the City. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

## F. UTILITY SERVICE

1. The Jasper's Crossing is in the service territory of South Carolina Electric & Gas (SCE&G) for electrical power. The Owner will coordinate with SCE&G regarding planning for the Jasper's Crossing (Exhibit E).
2. Hargray or other licensed provider will provide telephone service to the Jasper's Crossing. The Owner will coordinate with the provider regarding planning for the Jasper's Crossing. To the extent the provider is willing; all servicing will be via fiber optic cable or such other system that includes broad-band capability (Exhibit F).
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, during construction phases of the development.

## G. ROADWAYS AND TRAFFIC

1. **Design standards for roads within the Jasper's Crossing PDD**
  - a. **All roads within the Jasper's Crossing PDD shall be constructed in accordance with SCDOT standards and in accordance with the terms and conditions of the Developers Agreement between the City of Hardeeville and Ice Plus Properties, LLC (Owner).**
  - b. **The width of the right-of-way for the primary road indicated on the Conceptual Master Plan shall be 100 feet. However, the right-of-way width may be reduced at wetland crossings to minimize environmental impacts. The minimum width for all secondary road right-of-ways shall be 50 feet.**
  - c. **The Owner shall design and construct upon obtaining permits from applicable government authorities the primary road and its intersections provided the roads are capable of absorbing the traffic loading created by development on the property. (Exhibit O, Traffic Study)**
  - d. **The City may allow the use of alternate paving materials (concrete pavers) for the primary and secondary roads within the site for environmental and aesthetic reasons, provided the pavement section and specifications are approved by the City Engineer.**
2. **Access, Ownership, Phasing and Maintenance of the Roads Within the Jasper's Crossing PDD**
  - a. **Agreement between the Owner and the City of Hardeeville for access, ownership, phasing and maintenance of roads within the Jasper's Crossing PDD shall be set forth in the Developer Agreement between Ice Plus Properties, LLC and the City of Hardeeville. (Refer to section \_\_\_\_\_ of the Developer Agreement)**
3. **Landscaping of Primary Road.** Owner shall install landscaping for the Primary Road in a safe manner consistent with a detailed landscape and irrigation plan submitted and approved by the City of Hardeeville. Owner shall establish an Association which shall have the perpetual maintenance obligation for maintaining the landscaping located within such Primary Road.

4. **Maintenance of Primary Road.**

- (a) **By Association.** The Association shall maintain all aspects of all segments of the Primary Road constructed by the Owner, including drainage systems and landscaping within the right-of-way except as to such portions thereof may be transferred to the City of Hardeeville as set forth below..
- (b) **By City.** On the date that (to be mutually determined), the Owner, its successors or assigns, shall transfer title to the right-of-way for the constructed paved portions of the Primary Road and any adjacent sidewalks and pathways constructed by the Owner to the City, and the City shall take full maintenance responsibility with regard to the constructed paved portions of the Primary Road (including curbing) and any adjacent sidewalks and pathways constructed, which must be in reasonable condition at the time of transfer of responsibility, i.e. not in need of repair and with at least 50% of the useful life of the last applied pavement coating remaining. Any paved portions of the Primary Road (including curbing) and any adjacent sidewalks and pathways constructed by the Owner after the expiration of (to be mutually determined) shall become the maintenance responsibility of the City of Hardeeville. Acceptance of the Primary Road by the City shall be accelerated to one (1) year after the date of completion of construction of the Primary Road if the Primary Road becomes a road of regional significance as shown on the Southern Jasper Regional Transportation Plan (e.g. the Primary Road connecting Highway 278 with the extension of the Primary Road to SC 141 and the Morgan PDD frontage road. At such time, the condition of the road must be as set forth above and alternate provisions for construction access or additional warranties shall be made so construction vehicles do not damage the Primary Road beyond general wear and tear of such roads.
- (c) **Maintenance of Drainage System and Right of Way.** Notwithstanding the foregoing, the Association will have perpetual maintenance responsibility for unpaved portions of the right-of-way and the entire drainage system serving the Primary Road, and the Owner, its successors or assigns, shall reserve in the deeds of transfer to the City access easements in favor of themselves and/or the Association over the right-of-way for the Primary Road in order to perform such maintenance obligations.

- 5. **Access to Highway 278.** Ingress and egress for the Jasper's Crossing to U.S. Highway 278 will be provided by two full access points as generally shown on the Conceptual Master Plan map. The full access points may be signaled when actual traffic volumes or other contributing factors warrant their installation, subject to SCDOT placement.
- 6. **Access to Highway 141.** Two access points to SC 141 will require wetland crossings through the adjacent Beaufort Memorial Hospital Tract generally indicated on the Conceptual Master Plan. These access points to SC 141 are subject to SCDOT approval, permitting and obtaining required rights-of-way through the adjacent Tract. (Refer to DA Exhibit \_\_\_)
- 7. **Final Location and Modification of Access Points.** The final location of all access points described above will be determined at the time of a Master Plan submittal for these areas. These accesses may be relocated to accommodate traffic modeling information, site specific characteristics, and adjacent land uses as part of a traffic management plan, the future access management plan currently being developed by the City, and are approved as part of a Master Plan submittal. Additional access points may be allowed, provided they are consistent with the

future access management plan currently being developed by the City and are approved as part of a Master Plan submittal. A traffic impact assessment in the City approved format must be provided that demonstrates the additional access point(s) meet the applicable City of Hardeeville and SCDOT access management plans. If traffic signals are warranted, they shall be installed with funding, if available, as outlined in Exhibit E of the Development Agreement and are subject to SCDOT approval and permitting. Additional frontage and interconnecting roads will be used to the maximum practical extent to lessen the need for access points and travel on major roads. Planning, design and construction of these accesses will be accomplished in a manner consistent with SCDOT standards, traffic impact assessments and PDD standards. Typical roadway sections will be submitted for review at Master Plan approval stage.

8. **Wetland Crossings.** Accesses across wetlands have been approved by OCRM and the U.S. Army Corps of Engineers.
9. **Funding.** The Jasper's Crossing PDD may have roads designed and/or constructed with funding as outlined in this Agreement and Exhibit E of the Development Agreement. Road location indicated on the Conceptual Master Plan is 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.
10. **Roadway/Subdivision Linkage.** Roadway and sidewalk/pathway linkage of major land use areas, including internal linkage between commercial and recreational uses, shall be provided. A master sidewalk/pathway plan shall be submitted as part of the Master Plan submittal, which shall meet the standards of the MZDO
11. **Timing of Road Improvements.** Timing of road improvements within the Property, and responsibility therefore, is further described and set forth in Exhibit E of the Development Agreement.
12. **Utility Improvements in Right of Way.** To the extent that any third part is permitted by the City to utilize any public road right-of-way within the Property to install underground utilities or other public services within such road right-of-way, then the City shall require that such party perform such work in a good and workmanlike manner, in conformity with all City permits, and to restore any damage to the right-of-way, including the Primary Road and/or landscaping or other improvements in connection therewith promptly. All utility improvements within such road right-of way(s) shall be located underground, except such above ground improvements related thereto, such as lift stations, meter boxes, etc.

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

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 area of the Master Plan. Preserved wetlands and buffers can not be used to meet the requirement.

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 Exhibit H.

## 1. Preservation of Existing Trees

Harvesting of trees within the pine crop area of the PDD and replanting of hardwoods will be governed by the sections set forth above. The standards listed below will apply to specially designated areas of the PDD:

- a. Preserved Wetlands – The Jasper’s Crossing PDD 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 or limbing shall be allowed. In areas where PDD boundary and wetland buffers are predominantly pine crop, selective thinning of pines over 6” DBH will be allowed where such thinning improves the long term health of the remaining trees provided the trees to be removed have been reviewed by Town of Hardeeville staff and approved for removal. Hardwood planting in these areas will be allowed where it is needed to establish a more natural aesthetic.

## 2. Tree Surveying/Mapping

After any harvesting or clearing of pine crop areas which is 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. Any silviculture clearing in areas of unspecified development within the PDD will leave a minimum of 15 trees per acre.

For pine trees existing as part of the 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 six (6) inches DBH will be described by their actual location.

## **I. PARKING**

The total number of required parking spaces for all land uses allowed herein shall conform to Sections 4.6 of the Town of Hardeeville MZDO (Exhibit G). 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.

## **J. STORMWATER MANAGEMENT**

The Jasper's Crossing PDD 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 PDD shall be a 50 year storm event, except for artery road which must meet 100 year storm event design. 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 within adjacent freshwater wetlands.

## **SECTION II:**

### **LAND USE DESIGNATION AND DEFINITIONS**

#### **A. INTRODUCTION AND NARRATIVE**

The Jasper's Crossing PDD has a total acreage of +/- 227 acres including 163 acres of uplands and +/- 64 acres of freshwater wetlands and lake as indicated on the Conceptual Master Plan for the Jasper's Crossing Planned Development District prepared by Atlantic International.

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

1. Interstate Highway 95 Tract
2. Lake Tract
3. Future Development 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 Jasper's Crossing PDD 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 between land use areas and their subsequent location and size indicated within the planning area shall be subject to change at the time of Master Plan submittal; provided, however, that maximum densities and other conditions of this PDD and the Development Agreement between the Owner and the City will be strictly adhered to, unless adjustment is requested by the Owner and approved by the City. The boundaries of the PDD 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 and the Development Agreement.

#### **B. ALLOWED LAND USES**

The following land uses shall be permitted in the Jasper's Crossing PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the Jasper's Crossing PDD, 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 the designated Land Use Parcels as indicated. Final allowable land uses shall be adopted at Master Plan approval:

1. Interstate Highway 95 Parcel
  - Commercial
  - Hotel/Inn/Resort
  - Maintenance Area
  - Open Space
  - Silviculture
2. Lake Parcel
  - Community Recreation
  - Commercial
  - Hotel/Inn/Resort
  - Institutional Civic

- Maintenance Area
- Multi-family Residential
- Neighborhood Commercial
- Recreational Vehicle Parks
- Water / Amusement Park
- Open Space
- Silviculture

3. Future Development Parcel
  - Commercial
  - Community Recreation
  - Hotel/Inn/Resort
  - Maintenance Area
  - Multi-Family Residential
  - Recreational Vehicle Park
  - Open Space
  - Silviculture
  - Water / Amusement Park

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.

Design Regulations will be established for each area at the time of Master Plan approval in accordance with Section II.D.18 herein. Unless otherwise agreed at Master Plan approval or this PDD, the standard for uses from the MZDO shall apply.

### C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

1. The Conceptual Master Plan for the Jasper's Crossing PDD consists of approximately 58 acres within the I-95 Tract, 122 acres within the Lake Tract and 47 acres within the Future Development Tracts (including wetlands) as generally depicted on the Conceptual Master Plan, Exhibit B.
2. **Commercial Acreage.** Factors which contribute to successful development of commercial real estate are prevalent at the Jasper's Crossing PDD including proximity to I-95, Highway 278, future and existing residential developments, hospitals, County parks and the like. The Conceptual Master Plan is therefore incorporating up to 163 upland acres of Commercial Development. Within the Commercial development a maximum of 778,000 square feet of Commercial/Retail development shall be allowed and up to 500 hotel rooms.
3. **Multi-Family Dwelling Units.** Recognizing that a demand for residential housing units may exist, the Jasper's Crossing PDD shall allow for up to 300 multi-family dwelling units. The dwelling units (if developed) are anticipated to be on the Future Development Tract, however, the units shall also be allowed in the Lake Tract.

### 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 Jasper's Crossing Development Park Agreement with the City of Hardeeville, the definitions of the MZDO or outlined in the Development Agreement shall apply in the interpretation of this Conceptual Master Plan. 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 Jasper's Crossing PDD.

1. **Community Recreation:** This designation allows for the recreational complexes and amenities to serve the Jasper's Crossing PDD. Land uses may consist of public or private recreation complexes indoor and outdoor lighted and unlighted recreation facilities, establishments and services that include active and passive sports and entertainment, (for project or not) and, ancillary facilities such as restaurants serving such public recreational facilities. Private Community Recreation facilities shall not be counted against the overall allowed acreage for commercial uses within the Jasper's Crossing PDD. Permitted uses include:

a. Outdoor Recreational Facilities including but not limited to:

- 1) Swimming Pools, Pool Bath Houses and Gazebos
- 2) Lakes
- 3) Tennis Courts
- 4) Lawn Games such as bocce, croquet, and volleyball, etc.
- 5) Multi-use fields
- 6) Playgrounds
- 7) Neighborhood Parks
- 8) Community Parks
- 9) Leisure Trails and Boardwalks
- 10) Outdoor sound/music system in association with pedestrian promenades and walkways

b. Recreational Building including but not limited to uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space.

c. Accessory Buildings

d. Maintenance and Storage Facilities

e. Community Service Facilities including:

- 1) Public and/or Private clubhouses
- 2) Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses.
- 3) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

Performance Standards for this district will be determined at the time of Master Plan submittal.

2. **Dwelling Units:** An indication of the maximum density allowed per gross acre with the following exceptions and clarifications:

a. Maximum Dwelling Units per Net Acre for Multi-family Residential shall be 16 DU/AC Max, based on number of stories, 1-story (8 units), 2-story (12 units) and a project with a 3 or 4 story component in part or in whole is capped at 16 DU/AC Max. Parking facilities may be located under Multi-family dwelling units.

Performance Standards for this district will be determined at the time of Master Plan submittal.

- b. Mobile or manufactured homes or structures are not allowed within the Jasper's Crossing.
  - c. Recreational Vehicle Parks shall be counted against allowed multi-family density. Each RV pod shall equal one multi-family unit.
3. **Commercial:** The general commercial designation allows for the development of concentrated commercial and office nodes located on/or adjacent to primary vehicular routes to serve the Jasper's Crossing PDD and surrounding area.
- a. Permitted Uses:
    - 1) Uses allowed in General Commercial District in the City of Hardeeville MZDO, except truck terminals.
    - 2) Multi-family residential / Timesharing units
    - 3) Multi-family residential / Timesharing units above commercial
    - 4) Mixed or various uses permitted under this PDD
    - 5) Assembly and Worship
    - 6) Colleges and Professional Schools
    - 7) Schools, Neighborhood (elementary and middle school)
    - 8) Schools (community high school)
    - 9) Daycare, commercial
    - 10) Utilities
    - 11) Public Services
    - 12) Government Office
    - 13) Commercial lodging (hotel and motel)
    - 14) Commercial Retail
    - 15) Office
    - 16) Restaurant (including outdoor seating)
    - 17) Service Businesses
    - 18) Dry-cleaning and Laundry Services
    - 19) Parking Garages
    - 20) Gas-convenient stores and car wash facilities with no Repair Bays or Facilities
    - 21) Commercial Amusement (indoor/outdoor) such as water parks, indoor arcades and outdoor miniature golf
    - 22) Christmas Tree Sales
    - 23) Roadside Stands (on designated areas only)
    - 24) Commercial Outdoor Sales (related to existing retail)
    - 25) Public Interest and Special Events (permitted, located, and scheduled ahead of time)
    - 26) Nightclub and entertainment
    - 27) Movie Theaters
    - 28) Shopping Malls
    - 29) Grocery
    - 30) Mini-warehouse / office warehouse facilities limited to a maximum height of two stories.
    - 31) Outdoor go-cart racing facilities
    - 32) Commercial amusement / water parks and associated facilities.
  - b. Sidewalk displays are permitted directly in front of an establishment or at the community lake, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.

c. Commercial uses shall provide a minimum buffer of 50 feet from any adjacent residential use not separated by a road right-of-way.

d. 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) Truck terminals.

Maximum building height shall meet the requirements of the Hardeeville MZDO.

Performance Standards for this district will be determined at the time of Master Plan submittal.

4. **Hotel, Inn, Resort and Condo/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, 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 against the residential unit cap except for Fractional Ownership/Time Shares and Condo/Hotels, which count as 0.5 residential units for purposes of density, but count as a commercial unit (hotel/motel) for Developer Fees under the Development Agreement.

Maximum building height shall meet the requirements of the Hardeeville MZDO.

Performance Standards for this district will be determined at the time of Master Plan submittal.

5. **Institutional/Civic:** This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed-use throughout the Jasper's Crossing PDD. These land uses shall not count against the overall commercial acreage or residential density allowed for the Jasper's Crossing PDD.
- 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 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.

Performance Standards for this district will be determined at the time of Master Plan submittal.

6. **Maintenance Areas:** The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and golf courses within the Jasper's Crossing PDD. 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.

Performance Standards for this district will be determined at the time of Master Plan submittal.

7. **Multi-Family Residential:** This designation includes multi-family residential units, up to a maximum of 16 units per net acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 DU/AC Max., two-story projects are limited to 12 DU/AC Max., and any project with a three- or four-story component is capped at 16 DU/AC Max. Multi-family residential consists of attached or detached residential including both short term and long term rentals.

Multi-family units may be a cluster of stand-alone buildings or be constructed as the upper stories of commercial / retail buildings.

The Jasper's Crossing PDD shall allow the initial construction or conversion of the multi-family units as fractional ownership (Interval ownership / timesharing properties).

Maximum building height shall meet the requirements of the MZDO.

Performance Standards for this district will be determined at the time of Master Plan submittal.

8. **Open Space:**

- a. Total open space for the Jasper's Crossing PDD shall be calculated for the boundary of the PDD and not on a site-specific basis for each phase of the PDD, individual development or project. The Jasper's Crossing PDD shall provide at least 25% open space. Within the overall 25% open space requirement usable open space must be provided. Within Multi-family residential areas 20% of the area must be in active usable open spaces as defined below. Within Commercial areas 8.33% of the area must be in active, usable open space as defined below. General open space shall include the following:
  - 1) Landscaped areas including manicured village greens
  - 2) 50% of lagoons, ponds, impoundments and lakes (detention, retention, or recreational)
  - 3) 50% of freshwater wetlands
  - 4) 50% of Wetland buffers
  - 5) Forest, wildlife preserves/corridors, conservation areas and greenbelts
  - 6) Perimeter buffers and unpaved utility easements without vertical construction that have a recreational value.
  
- b. Active open space shall include the following:
  - 1) Boardwalks, village greens, parks and the like.
  - 2) Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields gardens, etc.
  - 3) Pedestrian/bicycle trails.

9. **Sales Center:** This designation allows for the model homes and office/administrative facilities associated with the primary sale of commercial land, rental space, multi-family housing and the like. The facility(ies) may be permanent in nature or sold in the future or the facility(ies) may relocate from time to time during the period of development to meet the needs of development phasing.

From time to time sales centers may be constructed and later sold as permanent facilities when no longer needed.

Performance Standards for this district will be determined at the time of Master Plan submittal.

#### 10. **Setbacks and Buffers:**

- a. Internal setbacks and buffers shall meet the minimum requirement established at the time of Master Plan approval.
  
- b. Perimeter setbacks and buffers shall be as follows:
  - 1) At Highway 278 the minimum setback and buffer shall be 50 feet. The Highway 278 Corridor Overlay District (HCO) standards relevant to activities allowed in the buffer zone shall be adhered to provided that signage shall be governed by the provisions of the Master Sign Program attached as Exhibit I. Landscaping, including water features, is permitted in buffer areas.
  
  - 2) Perimeter setbacks and buffer standards are indicated on the Conceptual Master Plan included herein as Exhibit B] and shall be as follows
    - (a) At Interstate Highway 95 setbacks and buffers shall be 50 feet
    - (b) At existing Joker Joes fuel stop setbacks and buffers shall be 20 feet

- (c) At the existing McDonalds Restaurant setbacks and buffers shall not apply with the exceptions of the Jasper's Crossing Parcel 10 which shall require a minimum 10 foot setback/buffer zone
  - (d) At all of the perimeter property lines setbacks and buffers shall be 25 feet.
- 3) Underground utilities and stormwater management facilities are allowed in the perimeter setback and buffer area
11. **Signage Control:** Signage for the Jasper's Crossing PDD shall be governed by the Master Sign Program to be included with the Master Plan Submittal.
12. **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 plant 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. Clearcutting in anticipation of development is prohibited. Selective clearing is allowed provided all appropriate permits are obtained.
13. **Wetlands:** This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas 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. Stormwater management and recreational lakes
  - f. Boardwalks, trails, bridges and other permitted structures
  - g. Game management.
14. **Utilities:** This designation allows for utility service to serve the planning tracts of the Jasper's Crossing PDD. 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.
- 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 (subject to separation and other requirements of the City of Hardeeville MZDO
  - 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:

- a. Arterial streets and primary access roads
- b. Water supply
- c. Wastewater Treatment and Effluent Disposal
- d. Power substations
- e. Central telephone facilities
- f. Stormwater Management Lagoons

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.

- 17. **Recreational Vehicle Parks:** These parks are permitted provided the Owner/Developer and the City agree to the design standards that must be submitted at the time of the Master Plan application. Recreational Vehicle Parks shall be buffered a minimum of 40 feet from any adjacent commercial land use.
- 18. **Water Park / Amusement Park:** A commercial operated enterprise that offers rides, games, water play areas such as water slides, wave pools, play areas, splash pads, restaurants and retail sales. All buildings for use by the paying public shall be counted against allowed commercial square footage such as ticket stands, restrooms facilities, changing areas, equipment rental, retail sales and restaurants. All other facilities associated with the water park such as pools, pool decals, slides, water features and the like shall not count against allowed commercial acreage.
- 19. Design Regulations for each Master Plan area, addressing the parameters in Section 7.4.E. of the MZDO, will be reviewed at the time of Master Plan approval. Unless otherwise agreed at Master Plan approval, the Development Agreement or this PDD, the standards for uses set forth in the MZDO shall apply.

### **SECTION III:**

#### **MZDO CHANGES/EXEMPTIONS**

In accordance with Section 2.4(G)(4)(a) of the MZDO, Planned Development District (PDD), the following clarifications or modifications to otherwise applicable standards of the MZDO are hereby made applicable to the Jasper’s Crossing PDD 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, 2008 not listed or deemed listed, shall apply.

#### **Article 2: Zoning District – Revise as follows:**

##### **Section 2.4. Special Purpose and Overlay Districts**

###### 2.4.G.4. District Design and Development Standards

###### 2.4.G.4.b. Delete and add the following:

“Perimeter setbacks and buffers shall be as indicated in Section II.D.10 of the PDD text and on the Conceptual Master Plan for Jasper’s Crossing (Exhibit B of the PDD).”

###### 2.4.G.4.c. Buffer Requirements

###### 2.4.G.4.c.i. Delete and add the following:

“Minimum perimeter buffers shall be as set forth on the Conceptual Master Plan (Exhibit B of the PDD) for Jasper’s Crossing and shall apply to the perimeter of the PDD only. Internal setbacks and buffers shall be established at the time of Master Plan submittal except as otherwise set forth herein.”

###### 2.4.G.4.c.ii. Delete and add the following:

“Buffers shall meet or exceed the standards established in the City of Hardeeville MZDO, Section 4.5 Landscaping and Tree Conservation, Table 4-5-1. Adjacent Use Buffer Requirements and shall apply to the perimeter of the Property only.”

###### 2.4.G.4.c.iii. Delete and add the following:

“Development shall be required to reside behind the Property setbacks and buffers and the only allowed uses within the buffers shall be pedestrian walks or paths, bicycle paths, sidewalks, detention areas, underground utilities, and vegetation. The buffer areas may be maintained regularly and this includes tree pruning and removal of unwanted underbrush, if any; new plantings shall receive regular maintenance.”

## **Article 4: General Development Standards**

4.2.A. Delete and add the following:

“Development standards for all land uses shall be established at the time of Master Plan application.”

4.2.B. Measurements and Exceptions

4.2.B.1. Items a., b., c., d., and e. shall not apply to the Property. Internal setback and buffer requirements for lots shall be established at the time of Master Plan approval.

4.2.B.1.f. Delete and add the following:

“f. Access to subdivision lots:  
i. access shall be provided to subdivided lots via roadways and access corridors within the Property.  
ii. Delete.”

4.2.B.1.g. Lot Shapes Delete and add the following:

“In so far as practical lots shall be platted to accommodate building layout taking into consideration future expansion, for required parking area and access.”

4.2.B.2.a.i. Setbacks Delete in its entirety and add the following:

“Setback requirements for lots shall be established at the time of Master Plan approval.”

4.3. Open Space

4.3.B. Delete in its entirety and add the following:

“Open space requirements shall be indicated in Section II.D.8 of the PDD text (Open space definition).”

4.5. Landscaping

4.5.A.3. Delete and add the following:

“Landscape Standards for the PDD shall be submitted as part of the Master Plan Phase. The Landscape Standards approved and adopted by the City of Hardeeville shall meet or exceed the MZDO Standards of this Section.”

## **Article 8: Signs**

Until an Owner Signage Program is approved, the Standards in Article 8 of the MZDO shall apply. Owner or its successors or assigns shall adopt a signage program for the Property in accordance with this PDD Standards

which shall be submitted to the City for approval at the time of the Master Plan submittal.