

GOOD HOPE
PLANNED DEVELOPMENT DISTRICT
CONCEPT PLAN

Town of Ridgeland
Jasper County, South Carolina

Prepared For:
Good Hope Corporation

Submitted to:
The Town of Ridgeland

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GOOD HOPE PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN

SECTION I:

INTRODUCTION AND NARRATIVE

The Good Hope Planned Development District Concept Plan (“PDD” or “Concept Plan”) comprises the (the “Good Hope Tract or Property”) which is predominantly located in the Town of Ridgeland, South Carolina. The majority of the Good Hope Tract is located within Jasper County, with a portion of the property to the east located in Beaufort County. The property comprising the Good Hope Tract consists of five separate parcels as generally shown in Exhibit B, including: Parcel A, commonly known as Good Hope Plantation, legally owned by Good Hope Corporation; Parcel B and Parcel D, legally owned by Coles Island, LLC; Parcel C, legally owned by Lawrence B. Van Ingen III, Anne H. Van Ingen, May VI. Courtemanche, Evelyn VI. Fell, Herbert P. Van Ingen, Helen Engelhardt, Executrix of the Estate of Serena McCallum, Harriet Love, William B. Van Ingen and Edie Crawford as legal co-owners (“Coles Island Co-Owners”); and Parcel E, legally owned by Gillean Corp.

Good Hope Corporation, Coles Island, LLC, Coles Island Co-Owners and the Gillean Corporation are pursuing approval of a PDD application through the Town of Ridgeland. The applicant representative for this PDD rezoning is Good Hope Corporation, 315 Good Hope Plantation Road, Ridgeland, South Carolina 29936. All five parcels comprising the Good Hope Tract have been previously annexed into the Town of Ridgeland under the Conservation Protection District Ordinance (“CPDO”).

A. THE PROPERTY

1. The Good Hope Tract is located in the Town of Ridgeland, Jasper County, with a portion of the property located in Beaufort County. The Property is bounded by the Genesis Landing Tract PDD and Hazzard Creek to the south, several individually owned parcels and Boyd Creek to the north; by several individually owned parcels and Genesis Landing Tract PDD to the west; by Cherry Hill Road and several individually owned parcels to the east; and by Boyd Creek and the Broad River to the east. Refer to Exhibit A for a Good Hope Tract Vicinity Map.

2. The Good Hope Tract consists of approximately 15,991 acres including approximately 3,397 acres of salt marsh and approximately 12,594 acres of combined upland and freshwater wetlands over the five participating parcels shown on Exhibit B. The Concept Plan Exhibit presented in Exhibit C depicts the approximate location of freshwater wetlands on the Property as per a mixture of field assessments and national wetland inventory. Wetlands delineation and verification by the U.S. Army Corps of Engineers shall occur prior to submission of a Development Plan for any portion of the Property.

Exhibit D depicts the Good Hope Tract parcel boundaries. The land surrounding the Good Hope Tract boundary is a mix of both existing and developing residential and silviculture uses, as well as open spaces.

B. PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT AGREEMENT PROCESS

1. The Planned Development District Ordinance (“PDDO”) was adopted by the Town of Ridgeland 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 Town. This PDD application will be an exhibit of the Good Hope Development Agreement (“DA”) and is intended to protect the rights and entitlements specified in the Development Agreement and PDD for the Property from the effect of subsequently enacted local ordinances or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the DA and/or PDD or in any way hinder, restrict, or prevent the development of the project. The Development Agreement will provide reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, and allow the Town to plan for future growth 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, entered and executed between Owners and the Town, under the terms of the South Carolina Local Government Development Agreement Act, for the purpose of providing assurances to the Owners that they may proceed without encountering future changes in law, except as allowed for in the Development Agreement, which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the Town of Ridgeland and Jasper County.

C. CONCEPT PLAN

1. It is anticipated that the Good Hope Tract will be developed over a period of 30 years or more, in general accordance with the provisions set forth in Section 3 of the DA. This Concept Plan will be supplemented by subsequent Master Plans and Development Plans submitted for individual development tracts, pursuant to the provisions of the PDDO, Development Agreement and the Town of Ridgeland Zoning Ordinance (“TRZO”). This Concept Plan sets forth the general scope of the development including density of development, phasing, development standards, open space and other issues. The development of the Property is controlled by the hierarchy of documents as set forth in Section 4.1 of the accompanying DA. To the extent that one or more of the Parties asserts an ambiguity, the Parties shall attempt in good faith to resolve the alleged ambiguity consistent with the terms and purposes of the Development Agreement and the other controlling documents as identified in Section 4.1 of the Development Agreement.

A goal of the future development is to produce a high quality and healthy environment for people by incorporating a mix of low density uses, while preserving fifty percent of the gross acreage as open space. Another goal is to donate land to the Town of Ridgeland that can be used for interpretive centers in an effort to promote the vast cultural history and natural resources of

the area. Still another goal of the development is to provide economic development opportunities through Highway Commercial and Village Commercial uses in designated areas, thereby providing goods and services to support the adjacent low density residential development and other nearby residential properties. The PDD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the Property over time.

The Good Hope Concept Plan Exhibit, prepared by Thomas & Hutton Engineering Co., (refer to Exhibit C) shows land use areas consisting of Highway Commercial, Village Commercial, Conservation Protection and Historic Preservation. These designations are general, and actual locations and designations may vary as master plans and development plans are established. Proposed land uses in the development are detailed under Section II - Land Use Designation and Definitions.

One of the goals of this Concept Plan is to maintain the requirements, to the fullest extent practical, set forth under the CPDO and encourage the use of best management practices (BMPs) associated with resource-based conservation, preservation and development plans. These BMPs will facilitate the protection of the natural and cultural resources associated with the Property and adjacent coastal environments. As a provision of the CPDO, the applicant is required to maintain not less than fifty percent of the gross acreage as Open Space, with allowed uses described herein. Open Spaces and amenities will be owned and maintained by the Owner, homeowner's association(s), or other legally designated entity in accordance with the Development Agreement.

The terms and provisions of the Concept Plan and the Development Agreement will constitute the zoning for the Property and a waiver from the current Town of Ridgeland codes and regulations where differences occur. The Concept Plan may introduce land uses that do not exist in current Ridgeland zoning documents. Exceptions to the TRZO are established in Section III of this document. Permitting procedures and stages for the Good Hope Tract shall be in accordance with the Zoning Regulations.

D. ENVIRONMENTAL PROTECTION

1. Environmental protection and Historic Preservation is a priority for the Applicant. As part of the development process, Good Hope development will meet or exceed the storm water management requirements of Ridgeland, except as modified by the Development Agreement or other provisions of the Zoning Regulations, and the requirements of South Carolina Department of Health and Environmental Control's ("DHEC") Office of Ocean and Coastal Resource Management ("OCRM") as applicable at the time of development permit submittal.

2. The Owners will prepare Storm Water Management Plans ("SWMP") for each Master Planned area to be submitted at Development Plan submittal. The SWMP will be prepared by a professional engineering firm licensed by the State of South Carolina and approved by the Town prior to the Development of any parcel. The SWMP will address the hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative

importance. The SWMP will address pre-development conditions and post-development storm water management for flood control and sediment reduction. This plan will also address storm water quality through the use of several types of BMPs (as established by the storm water standards of the TRZO and then applicable state and federal governmental regulations) to enhance water quality and protect the surrounding freshwater wetlands.

3. The Owners will work with Jasper County, the Town of Ridgeland, and the Federal Emergency Management Agency ("FEMA") to establish base flood elevations for any area of the Property in the 100 year flood plain, if not previously established.

4. Freshwater wetlands on the Property are typical of the South Carolina Low Country. Freshwater wetlands illustrated on exhibits herein are a mixture of field assessed wetlands of the national wetland inventory and the national wetland inventory.

5. In keeping with the Conservation Protection District zoning, freshwater wetland impacts may be kept to a minimum. On-site wetland impacts resulting from development practices within the Good Hope will be permitted jointly through the United States Army Corps of Engineers and the OCRM. All wetland impact mitigation will meet or exceed state or federal standards then in effect.

6. For portions of the Property adjacent to navigable waters of the United States, a one-hundred foot shoreline protection buffer will be placed along the shoreline of salt marshes from critical line, as determined and approved by OCRM, to maximize filtration of storm water runoff and an attempt to prevent negative impacts of developments to the waters. Uses and restrictions of the 100-foot protected buffer shall be governed by Section 11.4.5 of the CPDO.

7. In an effort to preserve the rural landscape along SC 462 (as illustrated on the Concept Plan Exhibit), coupled with the Applicants commitment to the protection of historic and natural resources, the Applicant shall provide a restricted covenant within twelve months of approval of the Development Agreement for the creation of a green belt along SC 462. The Green Belt shall extend from the current right-of-way of SC 462 for a distance of 250 feet on either side of the Highway that is contiguous Parcel A of the Good Hope Tract, except for the area designated as Highway Commercial. The restricted covenants shall include the prohibition of commercial and/or residential development and any new billboard signage within the Green Belt. Signage shall be permitted as regulated herein. Provisions of the restricted of the Green Belt shall be in accordance with the Development Agreement.

E. CULTURAL AND HISTORICAL RESOURCES

Significant cultural and historic resources are known and believed to be located within the Good Hope Tract boundary. In order to identify archeological sites and historic structures on the Property as defined by the South Carolina Department of History and Archives, a cultural and historical resources description of such shall be submitted prior to any development permit application for any portion of the Property. For all such sites and structures identified, Owners/Developers shall document the proposed approach for protecting them and any others that might be discovered during development. In an effort to preserve and protect historic areas

such as the site of the Civil War Battle of Honey Hill and to perpetually protect the significant ecological and natural resources such as Pine Barren Area of Good Hope, the Good Hope Corporation conveyed a 2,000-acre conservation easement to the Low Country Open land Trust, Inc. in April, 2008. The Applicant will continue to express and act in good will towards historical and cultural resources. Protection of cultural and historical resources shall be governed by the Development Agreement.

F. WATER AND SEWER SERVICE

Water and sewer service will be provided to the Good Hope Tract by the Town of Ridgeland or other provider approved by the Town of Ridgeland as governed in accordance with the Development Agreement. Planning between the Town of Ridgeland and the Owners/Developers concerning off-site water and sewer systems will continue after adoption of the Development Agreement by the Town and are subject to the provisions of the Development Agreement and the Zoning Regulations. On-Site water and sewer facilities shall be defined as set forth in the Development Agreement.

Septic tanks and individual potable water wells shall be allowed within the Good Hope Tract boundary, as provided in the Development Agreement when in compliance with environmental standards as regulated by DHEC and other applicable regulatory bodies.

G. UTILITY SERVICE

1. The Good Hope Tract is in the service territory of both South Carolina Electric and Gas ("SCE&G") and Palmetto Electric Cooperative for electrical power. It is expected that one of these providers will provide service for the Good Hope Tract. The Applicant has submitted a request for a letter of intent from SCE&G and Palmetto Electric regarding electric service for the Good Hope Tract.

2. EMBARQ, Inc., or other licensed provider will provide telephone service to the Good Hope Tract. The Applicant has submitted a request for a letter of intent from EMBARQ regarding telephone service for the Good Hope Tract.

3. Other Utility services other than water and sewer, which shall be provided as set forth in this PDD and the Development Agreement, shall be provided by legally established entities at the discretion of the Owner, provided such are in accordance with the franchising ordinances/licensing requirements of the Town.

4. Utilities must be underground, except as reasonably necessary for above-ground support facilities or otherwise approved by the Town. Wastewater effluent distribution mains may be above-ground or underground, as necessary for the appropriate function of the land application system.

H. ROADWAYS AND TRAFFIC

1. Good Hope Tract has access to S.C. 336 (Old House Road) and Cherry Hill Road to the west, Bees Creek Road to the north and S.C. 462 which nearly bisects the property. S.C. 336, Bees Creek Road, Cherry Hill Road and S.C. 462 are under the jurisdiction of the South Carolina Department of Transportation regarding access, construction, improvements and maintenance. Establishing safe and reasonable ingress and egress for the Property is a priority for the Owners, SCDOT and the Town of Ridgeland. Accesses may be full access, defined as access which allows any and all possible vehicular traffic movements into and out of the development, or limited access, defined as access which limits the movement of traffic into and out of a development (e.g., right-in-right-out only). Accesses will be granted upon review and as approved from the South Carolina Department of Transportation.

2. The Good Hope Tract may have public or private roads designed and constructed with funding as outlined in the Development Agreement. Roads indicated on the Concept Plan Exhibit are subject to modification and relocation at the time of each Parcel's Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters. Roadways commonly referred to as "spine roads" that provide roadway infrastructure for the common welfare of the Property, shall not be required to submit a Master Plan and may be submitted as Development Plans for review and approval by the Town of Ridgeland. Roadways within SCDOT rights-of-way will be constructed in accordance with SCDOT standards, or as otherwise agreed by the Town of Ridgeland, or as recommended through a traffic impact analysis, at the time of Development Plan submittal. Roadways internal to the Good Hope Tract that may be considered public roadways will be constructed in accordance with Town of Ridgeland standards, or as otherwise agreed by the Town of Ridgeland, or as recommended through a traffic impact analysis, at the time of Development Plan submittal. Given the unique nature of the Good Hope Tract and in keeping with the internal low density character, private roadways within the Good Hope Tract may be paved, dirt, gravel or other surface as mutually agreed by the Applicant and Town at the time of Development Plan Application. Private, paved roads shall meet the current Town design standards. All fees and costs associated with the design, permitting and construction of any roadway within the Good Hope Tract shall be governed by the accompanying Development Agreement.

3. Roadway crossings traversing jurisdictional wetlands shall be allowed if approved by OCRM and the U.S. Army Corps of Engineers.

4. Typical roadway sections will be submitted for review prior to final development permit approval and may be based upon geotechnical studies or other engineering standards reasonably acceptable to the Town Engineer. Road design may include curb and gutter or swale sections without curbs, subject to Town of Ridgeland approval at the Master Plan/Development Plan phase.

5. Portions of the Good Hope Tract may be developed with access through private roads, with access restricted and/or gated appropriately at Owners discretion. Sidewalks shall be provided in the Good Hope Tract at appropriate, practical and logical locations in an effort to

promote non-vehicular travel. The frequency and location of sidewalks and bicycle lanes shall be established based upon anticipated pedestrian and bicycle usage within, and between land uses in addition to the proposed traffic loads of adjacent roads.

6. Notwithstanding the other provisions of this section, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. In order to protect and preserve significant trees, such design is hereby encouraged.

I. TREE PRESERVATION AND REPLACEMENT

Tree Preservation and Replacement shall be in accordance with the Landscape Standards attached herein as Exhibit I.

J. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to the respective requirements of the most similar uses provided for in the TRZO, subject to the reduction in parking requirements provided for in section 4.7.7(A) as well as further modulation of those standards as may be allowed by the Town, provided that the applicant furnishes actual documentation that the new standard meets the parking needs of the proposed land use and the Town agrees at Development Plan approval.

K. STORMWATER MANAGEMENT

The Good Hope Tract shall conform to all of the Storm Water Management Provisions of the TRZO and applicable state and federal requirements, as governed by the Development Agreement and Zoning Regulations. The Owners will prepare SWMPs for each Master Planned area to be submitted at Development Plan submittal. The SWMP will be prepared by a professional engineering firm licensed by the State of South Carolina and approved by the Town prior to the Development of any parcel. Storm water BMPs will be employed in the development of the Good Hope Tract to ensure runoff leaving the site does not degrade water quality within the surrounding wetlands and receiving waterways. The Good Hope Tract shall be subject to any future storm water regulations in the same manner as are applied Town-wide. Drainage systems constructed within property boundaries shall be owned and maintained by one or more Associations established for various portions of the property.

SECTION II:

LAND USE DESIGNATION AND DEFINITIONS

A. INTRODUCTION AND NARRATIVE

The Good Hope Tract has a total acreage of approximately 15,991 acres including approximately 3,397 acres of salt marsh and approximately 12,594 acres of combined upland and freshwater wetlands (Gross Acreage) as indicated on the Concept Plan Exhibit.

The land uses on the Concept Plan Exhibit are not intended to be rigid exact boundary lines for future land use and improvements. This Concept Plan for the Good Hope Tract inherently maintains flexibility as may be requested by the Owner to accommodate specific soils conditions, environmental concerns, physical constraints, 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 as indicated within the planning area shall be subject to change until such time a Master Plan is submitted for approval; provided, however, that densities and other conditions will be strictly adhered to, unless adjustment is requested by the Owner and approved by the Town in accordance with the Development Agreement and Zoning Regulations. The boundaries of the Good Hope Tract may be modified to include adjacent acreage, subject to approval of the Town of Ridgeland by appropriate application to the Town.

B. ALLOWED LAND USES

The following existing uses on the Property shall continue to be allowed uses: conservation easements; silviculture (which may include Sustainable Forestry Initiative practices and as governed by the Development Agreement); aquaculture; agriculture; hunting activities; and controlled prescribed burning done in accordance with current permitting requirements of all applicable regulatory bodies.

The purpose of this portion of the Concept Plan is to state which land uses shall be allowed within the Good Hope Tract, but does not obligate the Developer to provide the uses or facilities stated herein.

The following land uses, as designated, shall be permitted in all parcels within the Good Hope Tract, unless as limited herein and defined in Section II herein.

1) Highway Commercial (Limited to Parcel A only)

- I. Community Recreation
- II. General Commercial
- III. Hotel/Inn/Resort
- IV. Residential
- V. Institutional / Civic
- VI. Model Home/Sales Center
- VII. Neighborhood Commercial
- VIII. Open Space

- IX. Roads
- X. Silviculture
- XI. Recreational Vehicle/Boat Storage
- XII. Utilities

2) Historic Preservation

- I. Community Parks
- II. Community Recreation
- III. Maintenance Areas
- IV. Open Space
- V. Residential (where specifically allowed by appropriate Federal and State authorities)
- VI. Roads
- VII. Utilities
- VIII. Silviculture

3) Conservation Protection

- I. Community Recreation
- II. Community River Access
- III. Institutional/Civic
- IV. Maintenance Area
- V. Model Home/Sales Center
- VI. Open Space
- VII. Recreational Vehicle/Boat Storage
- VIII. Residential
- IX. Roads
- X. Silviculture
- XI. Uses as described in section 11.4.3 of Article XI, Conservation Protection District Ordinance (No. 07-37), as originally adopted by the Town of Ridgeland.
- XII. Utilities

4) Village Commercial

- I. Community Recreation
- II. Community River Access
- III. Institutional/Civic
- IV. Maintenance Areas
- V. Mixed Use
- VI. Neighborhood Commercial
- VII. Open Space
- VIII. Recreational Vehicle/Boat Storage
- IX. Residential
- X. Roads
- XI. Silviculture

- XII. Traditional Neighborhood Development
- XIII. Uses as described in section 11.4.3 of Article XI, Conservation Protection District Ordinance, as originally adopted by the Town of Ridgeland.
- XIV. Utilities

The respective Owners of adjacent upland parcels are encouraged to coordinate land use, shared public infrastructure, and establish road and pedestrian/bicycle trail interconnectivity to the degree possible and practical.

Any easement within the property shall be subject to the same land use restrictions as any of the adjacent land uses. Any additional restrictions shall be limited to those contained with the legal definition of the easement granted.

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

1. As stated in Section II.A, the Good Hope Tract consists of approximately 12,594 gross acres of uplands and freshwater wetlands. Of that acreage, the ± 630 acres lies within the Highway Commercial planning area, $\pm 2,075$ acres lies within the Historic Preservation planning area, ± 252 acres lies within the Village Commercial planning area and approximately $\pm 9,637$ acres lies within the Conservation Protection planning area as generally indicated on the Concept Plan Exhibit.

2. Conservation Protection planning area base density, conversions, transfers and increases shall be in accordance with the terms and provisions set forth in Section 9 of the Good Hope Development Agreement.

3. Village Commercial planning area base density, conversions, transfers and increases shall be in accordance with the terms and provisions set forth in Section 9 of the Good Hope Development Agreement.

4. Highway Commercial planning area base density, conversions, transfers and increases shall be in accordance with the terms and provisions set forth in Section 9 of the Good Hope Development Agreement.

5. Historic Preservation planning area residential density, conversions, transfers and increases shall be in accordance with the terms and provisions set forth in Section 9 of the Good Hope Development Agreement.

6. Residential density shall be transferrable between Parcels and land use planning areas in accordance with the terms of the Development Agreement.

7. Transfer of density units between Good Hope Tract Parcels shall be allowed as governed herein and in accordance with the terms and provisions set forth in Section 9 of the Good Hope Development Agreement.

8. Residential density may be increased beyond that provided for in the CPDO in accordance with the terms and provisions set forth in Section 9 of the Good Hope Development Agreement.

9. Overall residential density shall include all Residential uses as described herein by definition and can include both Attached and Detached Single-Family Residential, including town homes and Multi-Family Residential, including apartments and condominiums. Detached guesthouses, "Mother-in-Law" Apartments, carriage houses and Garage Apartments (for rent or not) on the same lot with a single family unit will be allowed as one structure per lot and the second structure will not be counted against the density cap. In tracts of 8 acres or more owned by one individual or one entity (Family Compound), three additional guesthouses (each a "Guesthouse") will be allowed, provided that the Guesthouses be cumulatively counted as one single family dwelling unit against the total allowed density set forth herein and the Development Agreement. Maximum Multi-Family and Single Family Attached residential density units shall not be greater than 40% of the residential density, as set forth herein.

10. Neighborhood Commercial and Mixed-Use shall not have square footage caps per Parcel, as indicated herein or as mutually agreed by Parcel Owners, successors or assigns and the Town of Ridgeland in the future by amendment of the PDD. Commercial development square footage will be subject to design standards set forth in the Zoning Regulations (i.e. TRZO), or as mutually agreed at the time of Master Plan Application. Commercial acreage may be transferred between parcels provided the overall Commercial density complies with the Development Agreement and the Zoning Regulations.

11. Hotel / Inn / Bed & Breakfast Properties, and assisted living, congregate care, and nursing home facilities shall not have a specified dwelling unit per acre maximum, provided compliance with storm water, parking, buffering, landscaping and other site design requirements of the Zoning Regulations are met.

D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this Concept Plan or in the Development Agreement, the definitions of the TRZO shall apply in the interpretation of this Concept Plan. The locations of specific land uses indicated on the Concept Plan may vary at the time of permit applications when more specific designs are available, as long as the densities set herein and the general concept of environmentally sensitive residential, commercial and mixed-use developments suggested by the master plans are followed and respected.

1. Acre and Dwelling Units
 - a. Total Acre shall mean the entire acreage within the site boundaries.
 - b. Gross Acre shall mean the combined acreage of wetlands and freshwater wetlands with salt marsh acreage excluded.

- c. Single Family, Attached Residential shall mean dwelling units that share common vertical walls as property boundaries with laterally adjacent properties.
- d. Multi-Family Residential shall mean dwelling units that share common walls, ceilings and floors with the units that are laterally and vertically adjacent.

2. Community Recreation:

This designation allows for the recreational complexes and amenities to serve the Good Hope Tract. Land uses may consist of private and semi-private recreation, 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 retail shops and restaurants serving such public recreational facilities. Community Recreation shall not be counted against the overall allowed acreage for commercial uses within the Good Hope Tract. Permitted uses include:

- a. Outdoor Recreational Facilities including but not limited to:
 - i. Public &/or Private Golf courses and ancillary facilities associated therewith
 - ii. Golf cart storage barn and maintenance facilities
 - iii. Swimming Pools, Pool Bath Houses and Gazebos.
 - iv. Lakes
 - v. Tennis Courts
 - vi. Lawn Games such as bocci, croquet, and volleyball, etc.
 - vii. Multi-use fields
 - viii. Playgrounds
 - ix. Neighborhood Parks
 - x. Community Parks
 - xi. Leisure Trails and Bike Trails
 - xii. Garden Plots
 - xiii. Other Recreational Uses.
- b. Recreational Building including but not limited to such uses as indoor recreation, meetings, assembly, banquet, fitness and hobby space.
- c. Accessory buildings.
- d. Community Offices/Administration Buildings shall not be counted against commercial acreage.
- e. Maintenance and Storage Facilities supporting adjacent recreational uses.
- f. Community Service facilities including:

- i. Public or Private clubhouses
- ii. Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses.
- iii. Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

3. Community River Access

This designation allows for community access to the rivers, marshes and creeks within and adjacent to the Good Hope Tract. Community River Access locations shall remain flexible to accommodate surveyed river and creek locations, specific soil conditions, environmental concerns and other physical constraints. The exact location of the Community River Access sites will be determined at the time of Master Plan submittal and as permitted through DHEC.

I. Individual Docks

- 1) Docks associated with residential dwellings.
- 2) Individual docks shall comply with all state and federal standards, which are in effect at the time of such permitting, and regulations shall be determined, by the direct application to appropriate agencies.

II. Community Docks & Marinas

- 1) Piers and pier heads
- 2) Floating docks
- 3) Boat launch includes hoist, ramp, travel lift and fork lift
- 4) Wet or dry boat storage
- 5) All ancillary uses including ships store, dining facilities and boat repair.
- 6) Community and marina docks shall comply with all state and federal standards, which are in effect at the time of such permitting, and regulations shall be determined, by the direct application to appropriate agencies.

III. Canoe and Kayak Access

- 1) Pier, pier head and floating dock for launch of canoes and kayaks.
- 2) No fueling facilities.
- 3) Canoe and Kayak Access shall comply with all state and federal standards which are in effect at the time of such permitting, and regulations shall be determined by the direct application to appropriate agencies.

4. General Commercial. The Highway Commercial designation allows for the development of concentrated commercial and office nodes. General Commercial uses shall count against total Highway Commercial density (acreage) as set forth herein.

a. Permitted Uses:

- i. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g., shopping centers, supermarkets, department stores, convenience stores, gas stations, 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.
- ii. Uses permitted under the General Commercial District (GCD) zoning classification described in the TRZO
- iii. Uses permitted under the Highway Commercial District (HCD) zoning classification described in the TRZO
- iv. Mixes of various uses permitted under this Concept Plan
- v. Colleges and Professional Schools
- vi. Schools, Neighborhood (elementary and middle school)
- vii. Schools (community high school)
- viii. Daycare, commercial
- ix. Utilities
- x. Public Services
- xi. Government Office
- xii. Commercial lodging (hotel and motel)
- xiii. Commercial Retail
- xiv. Institutional/Civic
- xv. Office
- xvi. Restaurant (including outdoor seating)
- xvii. Service Businesses
- xviii. Dry-cleaning and Laundry Services
- xix. Parking Garages
- xx. Gas-convenient stores with no Repair Bays or Facilities
- xxi. Commercial Amusement (indoor)
- xxii. Christmas Tree Sales
- xxiii. Roadside Stands (on designated areas only)
- xxiv. Commercial Outdoor Sales (related to existing retail)
- xxv. Public Interest and Special Events (permitted, located, and scheduled ahead of time)
- xxvi. Nightclub and entertainment
- xxvii. Movie Theaters
- xxviii. Grocery
- xxix. Mini-warehouse facilities will be limited to a maximum height of two stories.
- xxx. Business Park
- xxxi. Neighborhood Commercial

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:

- i. Junkyards or auto salvage yards
- ii. Gambling facilities not authorized by law
- iii. Adult-oriented businesses
- iv. Mining/resource extraction, except subject activities in conjunction with the creation of recreational, lakes, canals and storm water management systems.

5. Hotel/Inn/Resort

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. One room of occupancy shall 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.

Performance Standards for this district will be determined at the time of Master Plan Application. Maximum building height shall meet the requirements of the TRZO for group dwellings and multiple family dwellings.

6. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use in Conservation Protection, Highway Commercial or Village Commercial areas.

- 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.
- f. All uses permitted in the Institutional District (ISD) zoning classifications described in the TRZO.

g. Utilities

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

7. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment to maintain the common properties and golf courses, if any, with which they are associated within the Good Hope Tract. 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:

1. Vehicle maintenance
2. Storage of vehicles and parts, boats, recreational vehicles and resident storage
3. Fuel storage
4. Shops for woodwork, metalwork and painting.
5. Greenhouses, plant propagation areas and holding yards
6. Mulching & composting facility and related storage.
7. Storage of chemicals and bulk materials as permitted by law.
8. Offices associated with community and maintenance.
9. Construction staging areas

8. Mixed Use

This designation primarily allows for a mix of all uses described in this Concept Plan, including Traditional Neighborhood Design as defined herein. The mixed use areas will provide essential services to residents and guests of the Good Hope Tract. The primary intent of this land use category is to enhance quality of life by substantially reducing vehicular traffic, offering convenient and healthy transportation alternatives through focused pedestrian, bicycle and potentially public transit access between uses and thereby fostering an enhanced association among residents and workers resulting from close geographical proximity. Other purposes include providing appropriate transitions between uses to encourage interaction between the activities, retaining open space by encouraging higher-density development clusters, ensuring high quality architectural design and materials, promoting innovative site design, permitting flexible development on individual lots, and promoting a pedestrian-friendly living and working environment. The mixed use community will be established by a reasonable pedestrian travel distance.

Applicable Design Standards shall be submitted and mutually agreed by the Owner, its successors or assigns and the Town of Ridgeland.

9. Model Home/Sales Center

1. This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential lots and homes. The facility(s) may be permanent in nature with the model homes being sold as single-family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.
2. From time to time model homes may be constructed and later sold as permanent residences when no longer needed as models.
3. Real estate sales, closings and other similar transactions may be conducted inside model homes / sales centers.

10. Neighborhood Commercial. This designation allows for the development of multiple neighborhood-oriented limited use commercial, residential, civic, institutional and office nodes including villages, community centers, gardens, and neighborhood shopping centers to provide essential services to residents, invitees and guests to the Good Hope Tract, relieving a degree of traffic and congestion which may surround other large commercial developments in the general area. Neighborhood Commercial Development shall count against the total Village Commercial density (square footage) as set forth herein.

a. Permitted Uses:

- i. Retail businesses, personal service businesses, small scale shopping centers, grocery stores, restaurants, convenience stores, gas stations, attached residential units, clustered commercial establishments, offices and civic/institutional uses, unless specifically prohibited under Prohibited Uses below
- ii. Single Family Residential
- iii. Multifamily Residential
- iv. Mixed Use
- v. Traditional Neighborhood Development
- vi. Hotel / Inn / Resort
- vii. Medical offices (not including facilities for patient care exceeding 48 hours)
- viii. Bed & Breakfast
- ix. Outdoor Entertainment.

Maximum building height shall meet the requirements of the TRZO for group dwellings and multiple family dwellings.

b. Prohibited Uses:

The following commercial uses are specifically prohibited:

- i. Junkyards or auto salvage yards
- ii. Mobile homes/mobile home parks
- iii. Automobile and other vehicle repair shops
- iv. Telecommunication towers, to the extent such prohibition is not restricted by state or federal law
- v. Mining/resource extraction, except subject activities in conjunction with the creation of recreational, lakes, canals and storm water management systems.
- vi. Jails, prisons, work release, or other similar facilities
- vii. Gambling facilities not authorized by law
- viii. Outdoor Amusement Parks
- ix. Outdoor go cart racing facilities
 - x. Outdoor roller coasters and other carnival like facilities
- xi. Adult-oriented businesses
- xii. Other Nuisances under section 4.12 of the TRZO

11. Open Space

Consistent with the terms of the Development Agreement, each Master Plan submitted by the Owners and Developers under the Zoning Regulations, shall provide proof that the 50% Open Space requirement as described in the CPDO is achieved within the Good Hope Tract boundary. The land reserved for Open Space may, at the Applicant's discretion, be located in restricted access, gated communities. The following uses are permitted in Open Space areas:

- i. Conservation Easements
- ii. Wildlife and forest preserve, conservation areas and hunting areas
- iii. Landscaped areas included in developed areas, such as manicured village greens
- iv. Recreation areas, including Community Recreation uses as defined herein, ball fields, playgrounds, gardens, multi use paths and nature trails
- v. Parks
- vi. Freshwater wetlands and associated wetland buffers
- vii. Perimeter buffers and unpaved utility easements without vertical construction
- viii. Lagoons, ponds, impoundments and lakes (detention, retention and recreational)
- ix. Green belts
 - x. Public or private golf courses, including ancillary facilities such as golf learning center, practice facilities and support facilities
- xi. Publicly dedicated lands/Conservation Easement areas
- xii. Preserved areas containing cultural and historic resources
- xiii. Treated wastewater application areas, effluent spray fields
- xiv. Shoreline protection buffers
- xv. Wildlife habitat preserved
- xvi. Safe harbor species protections zones pursuant to state and federal law

- xvii. All uses permitted under Article IX – Open Space / Natural Resource Conservation District zoning classification as described in the TRZO

Permitted uses for this district also include those uses permitted under the Open Space/Natural Resources Conservation District (“OSD”) zoning classification described in the TRZO. Open Spaces located within the Good Hope Tract Boundary that are not within Town limits will be recognized, acknowledged and counted towards Open Space calculations and totals under the terms contained in the Development Agreement.

12. Recreational Vehicle Parks

These parks are permitted provided the Owner/Developer and the Town agree to the design standards that must be submitted at the time of application. Recreational Vehicle Parks shall be buffered a minimum of 20 feet from any adjacent residential land use.

13. Residential

- a. Residential density shall be in accordance with Section II.C herein.
- b. Residential density may be increased, through conversion or provisional Open Space, as provided in the Development Agreement.
- c. Except in Traditional Neighborhood Development (“TND”) areas, for detached single family residential and duplexes (i) the minimum lot width shall be 40 feet with a minimum lot depth of 100 feet, (ii) the average lot size may vary as to specific, individual subdivision plats (iii) the minimum side setbacks shall be 6 feet on each side. Side setbacks can be reduced at the discretion of the Town. The primary standard, to be utilized in allowing the variance shall be the maintenance of the Town’s Insurance Services Organization fire safety rating. As for dwelling units, a minimum front-yard setback of 10 feet shall be imposed on lots with front-loaded garages, a minimum setback of 10 feet from the back lot line and a minimum setback of 5 feet from a pool or deck.
- d. For attached single family residential, townhomes, or condominiums (i) there shall be no minimum lot size or setbacks, and (ii) side setbacks for all non-common lot line sides shall be in accordance with Town Fire Safety Standards, except as specified herein.
- e. Multi-family residential units are allowable up to a maximum of 24 units per upland acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 units per upland acre, two story projects are limited to 16 units per upland acre, and any project with a three story component is capped at 24 units per upland acre. Multifamily residential consists of attached or detached residential

including both short term and long term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.

- f. The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that the Property can be developed at the identified maximum. Lot sizes range from the square footage of the foundation of cottage-type product to larger single family lots.
- g. Multi-family units do not have a lot size designation.
- h. Mobile homes are not allowed within the Good Hope Tract.
- i. Recreational Vehicle Parks are governed by the provisions of Section 12 herein, and shall be considered a multi-family use. Modular or panelized homes shall not be considered mobile homes and will be considered single family homes which are permitted under this Concept Plan.
- j. Single-family residential consists of attached and detached residential, including both short and long term rentals. Product mix may include full size lots, attached zero lot line product, townhouses, patio home sites and cottages. Similar width lots may be grouped in individual neighborhoods. Residential improvements shall be limited to a maximum of three (3) stories in height above parking or base flood elevation, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the TRZO.

Performance Standards for this district will be determined at the time of Master Plan Application, provided, however, Owners shall have the right to develop residential density units in conformance with the Single Family Residential ("SFR") described in the TRZO.

14. Setbacks and Buffers

The Good Hope Tract setbacks and buffers shall meet the minimum requirements established herein; provided, however, that any required wetlands setbacks shall apply according to law throughout the Property.

Perimeter setbacks and buffer standards shall include:

At adjacent property boundaries of Good Hope Tract, setbacks (which shall contain buffers) shall be a minimum of 25 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. Landscaped berms, access encroachments, pathways, underground utilities and storm water management facilities are

allowed in the perimeter setback and buffer area. Undisturbed natural vegetation shall satisfy buffer requirements.

On Parcels within the Good Hope Tract that are adjacent to South Carolina Highway 336 and other roadway other than S.C. 462, setbacks (which shall contain buffers) shall be in accordance with the table below, unless otherwise state herein (i.e. SC 462 Green Belt). In such roadway setbacks and buffers, allowed uses shall include, but are not limited to, underground utilities, access encroachments, pathways, landscape berms and storm water management facilities. Undisturbed natural vegetation shall satisfy all buffer requirements.

<u>Adjacent Land Use:</u>	<u>*Minimum Required Setback:</u>
Residential	25 feet
Highway Commercial	35 feet
Village Commercial	15 feet
Mixed-Use	0 feet
TND	0 feet
*Buffer is included in setback.	

Internal setbacks (which shall contain buffers) between nonconforming uses of the Good Hope Tract will be illustrated at the time of Master Plan submittal, shall be in accordance with the following standards provided that the uses are not separated by a road right-of-way, and/or wetland of an equal width (including wetland buffer):

<u>Land Use:</u>	<u>*Minimum Required Setback:</u>
Highway Commercial/Conservation Protection	25' both tracts (50' total)
Highway Commercial/Village Commercial	15' both tracts (30' total)
Highway Commercial/Historic Preservation	50' both tracts (100' total)
Village Commercial/Conservation Protection	15' both tracts (30' total)
Village Commercial/Historic Preservation	30' both tracts (60' total)
Historic Preservation/Conservation Protection	15' both tracts (30' total)

*Buffer is included in setback.

Mixed-Use, TND and all other land use areas not included in the tables within this section shall be exempt from all internal and roadway setbacks and buffer standards. For Mixed-Use and TND land use, setbacks and buffer standards are typically dependent on the exact type of development product.

For portions of the property adjacent to navigable waters of the United States, a one-hundred foot shoreline protection buffer shall be placed along the shoreline of salt marshes from critical line, as determined and approved by OCRM, to maximize filtration of storm water runoff and an attempt to prevent negative impacts of developments to the waters. Uses and restrictions of the 100-foot protected buffer shall be governed by Section 11.4.4 of the Article XI, Conservation Protection District Ordinance (No. 07-37), as originally adopted by the Town of Ridgeland.

15. Silviculture

This designation allows for continuation of managed forestry and allows for Sustainable Forestry Initiative practices. 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, controlled prescribed burns and practices to promote health and growth of trees, as governed by the Development Agreement. Silviculture uses may continue up to the time a subdivision plat is recorded for a portion of the Property and must be in accordance with standard forestry BMPs. Silviculture activities may continue to occur on all other unplatted portions of the Property. 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.

16. Traditional Neighborhood Development

Traditional Neighborhood Development within the Good Hope Tract will be typified by the culture, value and traditions exemplified in the Historic Districts traditional cities in the Southeast. This development is to be a traditional neighborhood, which is generally characterized by a pedestrian-friendly environment of grid streets, neighborhood parks, sidewalks, front porches, alleys, on-street parking, mixed uses and a tight scale to unify the district. It is anticipated TND may predominantly occur within Highway Commercial and Village Commercial areas, but may occur in other areas of the Good Hope Tract.

The traditional neighborhood will be a mixed-use residential/commercial development consisting of single-family residential, multi-family residential, commercial, recreational, and open space. There shall be allowances for mixed-use capabilities (live/work units) as well as an allowance for accessory buildings to have residential capacity (such as garage apartments). Other distinctive features of traditional neighborhoods within this district will be detailed at the Master Plan stage.

Design Standards shall be submitted at Master Plan stage. These standards may deviate from the TRZO or this Concept Plan, with the approval of the Town, provided that health, safety, ingress/egress, and fire protection concerns are addressed to the satisfaction of the Town.

17. Utilities

This designation allows for utility service to serve the Parcels of the Good Hope Tract. The following land uses shall be allowed only after written approval, consistent with the terms set forth in the Development Agreement, from the Owner/Developer and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the TRZO requirements, and may be approved at Master Plan approval.

- a. Potable water supply and distribution
- b. Wastewater collection, treatment and disposal

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

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

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

In the case of this Concept Plan, the community-wide infrastructure may serve more than one Parcel of the Good Hope Tract. Infrastructure serving individual development parcels (on-site and off-site) will be approved as part of the Development Plan approval process and shall not be subject to the Master Plan process.

18. Wetlands

This designation allows the following uses within wetlands. Wetlands shall be those areas on the Property containing jurisdictional freshwater wetlands as determined by the U.S. Army Corps of Engineers. The following are permitted uses:

- a. Open space and buffers
- b. Education/Interpretive Centers
- c. Conservation areas
- d. Historic Preservation
- e. 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.
- f. Disposal of reclaimed water as permitted by SCDHEC.
- g. Storm water management and recreational lakes.
- h. Boardwalks, trails, bridges and other permitted structures.
- i. Game Management
- j. Wildlife and forest preserve
- k. Hunting areas

- l. Wildlife habitat preserved
- m. Safe harbor species protections zones pursuant to state and federal law

SECTION III:

2005 RIDGELAND ZONING ORDINANCE AND LAND USE REGULATIONS (“TRZO”) – CHANGES AND EXEMPTIONS

In accordance with Section 10.10.4.6 of the PDDO, the following clarifications or modifications to otherwise applicable standards of the TRZO are hereby made applicable to the Good Hope Tract by reference to TRZO sections below. It is acknowledged that concerted efforts have been made to identify each provision of the TRZO sought to be waived or modified, and thus to the extent that a specific provision of the TRZO is not listed below but conflicts with the wording and intent of the Concept Plan, that provision shall be deemed to have been included in the listing below. To the extent the provisions of the Concept Plan are not clear, the provisions of the TRZO dated October, 2005, as amended through the date of approval of this Concept Plan, not listed or deemed listed, shall apply.

Section 1.6 Definitions and Rules of Construction – Definitions are set forth in the Development Agreement and this Concept Plan. Such definitions supersede the definitions in Section 1.6. In the event a definition is omitted in the Development Agreement and/or Concept Plan, the TRZO definition shall govern.

Section 2.2 Architectural Review Board (“ARB”) – The architectural review provisions of the TRZO shall still apply, but the Town and Owner may agree to limit review by the Town’s ARB to review of design guidelines and to allow an Owner’s designated architectural review board to implement such guidelines. In such event, if an Owner’s designated architectural review board is not enforcing such design guidelines, the Town may issue a notice of non-conformance from which date the Owner’s designated architectural review board would have thirty (30) days to become compliant. If the Owner’s designated architectural review board is not compliant within thirty (30) days, the Town may in its discretion revoke such authority and resume full architectural review.

Sections 3.2.4 and 3.2.5 The Town may in its discretion agree to accept a bond or legal surety in lieu of a letter of credit.

Section 3.3.5 This section has been amended to extend the time for work authorized by a certificate of zoning compliance to begin up to one (1) year and hereby authorizes applicant to request a one (1) year extension to a certificate of zoning compliance for a period of one (1) additional year.

Section 3.7 Amendments – Any amendments to the TRZO, occurring after the Town’s adoption of this Concept Plan as a zoning ordinance, shall not be applicable to the Good Hope Tract except to the extent permitted in the Development Agreement.

Section 4.7.3(A) Clearing of all trees will be allowed in areas where silviculture activities are being performed, and where public roads, water, sewer and other public infrastructure is being constructed.

Section 4.7.3(B) This section is amended to allow the uses as set forth in Section II D (18) of this Concept Pan in wetlands. Development in flood hazard areas, as defined by FEMA, shall be allowed, provided development complies with all applicable FEMA standards. Unique natural areas, since undefined in the TRZO, have been removed from this section. Tree preservation and removal shall be governed as modified by this Concept Plan and the Development Agreement.

Section 4.7.4(A) Amended to allow lots to be directly accessible by public or private roads.

Section 4.7.4(C) Minimum lot size requirements shall be governed by the requirements listed in the relevant zoning district within the Good Hope Tract. If specific requirements are not listed in the Concept Plan, lot size requirements default to those listed in the relevant zoning district in the TRZO or Subdivision Regulations, as applicable or as mutually agreed between Town and Owner at the time of Master Plan application.

Section 4.7.6(H) This section shall not apply to the Good Hope Tract unless agreed to in writing by Owner and the Town of Ridgeland at the Master Plan stage.

Section 4.7.6(I) Internal local roads shall be designed for the twenty-five year, localized storm event. Major roadways or spine collector roads serving several communities shall have cross culverts designed to not affect the upstream water surface elevation for the 100 year storm event (zero head loss design). Storm water collector systems (i.e. roadside curb inlets and conveyance) for major roadways or spine collector roads shall be designed such to allow one half lane of spread within the roadway for the twenty-five year, localized storm event.

Section 4.7.6(L) Streetlights. Given the low density nature of the Good Hope Tract, it may not be cost effective to install streetlights every 300' along all roads. Deviations from the three hundred (300) foot minimum spacing requirement may be approved by the Town at Master Plan stage.

Section 4.7.7 Parking Requirements. Deviations to this section may be approved at Master Plan approval where adequate parking, shared or otherwise, is provided.

Section 4.7.7(C) Parking Spaces. Deviations may be approved at Master Plan approval.

Section 4.9.1 Buffers. The related sections are deleted and shall not apply to the Good Hope Tract. Buffers are governed by the Good Hope Tract.

Section 4.11 Development and Flood Hazard Areas. Section paragraph to be replaced with the following:

Development within a flood hazard area, as defined by the Federal Emergency Management Agency ("FEMA"), shall comply with all applicable FEMA standards and regulations.

SECTION IV:

TOWN OF RIDGELAND SUBDIVISION REGULATIONS – CHANGES AND EXEMPTIONS

Article 2 – Definitions are set forth in the Development Agreement, the Concept Plan and TRZO. Inconsistent definitions supersede the definitions in Article 2.

Article 3 – Development Plan submittal shall be in accordance with the PDDO.

Article 4 – Development Plan submittal shall be in accordance with the provisions of the PDDO.

Article 4-3.3 Certificate of Accuracy – "I hereby certify..." shall be replaced with "To the best of my knowledge, opinion and belief..." for all certification statements.

Article 5-2.1 – Continuation of existing street pattern is dependent of development type and shall be assessed on a case by case basis at the Master Plan stage, subject to Town of Ridgeland approval.

Article 5-2.2 - Cul-de-sacs length shall be determined at the Master Plan stage, subject to Town of Ridgeland approval.

Article 5-2.5 – Intersection geometry and minimum design standards shall be determined at the Master Plan stage, subject to Town of Ridgeland approval.

Article 5-2.6 - Reverse curves shall be in accordance with applicable American Association of State Highway and Transportation Officials ("AASHTO") standards, latest edition.

Article 5-2.11 – Right-of-Way and Pavement Widths shall vary due to type of development (i.e. TND, etc.) and shall be determined at the Master Plan stage, subject to Town of Ridgeland approval.

Article 5-2.12 – Curbed streets shall have a minimum grade of 0.5%. Uncurbed streets (with swales) shall have a minimum grade of 0.0%, although 0.5% is recommended.

Article 5-2.13 – Horizontal curves shall conform to AASHTO standards, latest edition.

Article 5-2.14 – Vertical curves and stopping sight distances shall conform to AASHTO standards, latest edition.

Article 5-3 – Blocks, block length, configurations and crosswalks shall be determined based on the type of development at the Master Plan stage, subject to Town of Ridgeland approval. Crosswalks shall be in conformance with the Manual for Uniform Traffic Control Devices, latest edition or to the South Carolina Department of Transportation (“SCDOT”) standard, latest edition.

Article 5-4 – All lot standards shall conform to Planned Development District standards or, in the event standards are undefined for a development type, shall be determined at the Master Plan stage, subject to Town of Ridgeland approval.

Article 5-7 – Reservation of public sites shall be as set forth in the Development Agreement and the Concept Plan. Good Hope Tract property shall be exempt from this article.

Article 5-8 – Flood Protection applies to property within FEMA flood hazard zones only.

Article 5-9 – Mobile Home Subdivisions are prohibited in the Good Hope Tract.

Article 6-1 – Monuments shall be in accordance with State of South Carolina standards for boundary surveys.

Article 6-6 – Curb and Gutter types shall be determined at the Master Plan stage, subject to Town of Ridgeland approval.

Article 6-7 – Street Grading and Surfacing – Street grading, base, preparation and surfacing shall meet or exceed Jasper County standards for local roads and South Carolina Department of Transportation for roadways under SCDOT jurisdiction.

Article 6-11 – Trees removal, replacement and mitigation shall be governed by the Development Agreement and the PDD. This section shall not apply to the Good Hope PDD.

Article 6-12 – Open space and recreation requirements shall be governed by the Development Agreement and the Concept Plan.

Article 6-13 – Traffic Control devices shall be designed in accordance with the Manual for Uniform Traffic Control Devices, latest edition.

Article 7 – Group Development shall be governed by the Development Agreement and the Concept Plan. Any provisions of this section that are inconsistent with the terms of the Development Agreement and Concept Plan shall not apply to the Good Hope Tract.

Property Description
Big Island

All that certain tract or parcel of land lying and being in Jasper County, South Carolina containing approximately 87 acres and being shown on a plat of Big Island by S.S. Snook dated February 21, 1955, recorded in Plat Book 7, page 202, Jasper County Records.

Said Property is owned by Coles Island, LLC.

Property Description
Good Hope Plantation (Jasper County)

All that certain tract or parcel of land lying and being in Jasper County, South Carolina containing approximately 12,839 acres and being shown on a map of the Good Hope Plantation prepared by Robert F. Knoth & Company dated 1967 and revised in 1972.

Said Property is owned by Good Hope Corporation.

Property Description
Good Hope Plantation (Beaufort County)

All that certain tract or parcel of land lying and being in Beaufort County, South Carolina containing approximately 680 acres of land and being shown on a map of the Good Hope Plantation prepared by Robert F. Knoth & Company dated 1967 and revised in 1972;

Less and except those certain islands lying within the marshes of the Broad River and Euhaw Creek and containing approximately 29 acres of land;

Less and except that certain 100' Shoreline Protection Buffer which runs parallel and perpendicular to the 5.5 ft mean tide elevation (National Geodetic Vertical Datum 1929), is located solely within Beaufort County, and is approximately 100 feet in width, containing approximately 63 acres of land.

Said Property is owned by Good Hope Corporation.

Property Description
Cole's Island

All that certain tract or parcel of land lying and being in Jasper County, South Carolina containing approximately 350 acres and being shown on a plat of Cole's Island by William R. Mew dated November 1919, recorded in Plat Book 3, page 38, Jasper County Records.

171 acres of said Property is owned by the Courtemanche Revocable Trust and 179 acres of said Property is owned by Coles Island, LLC.

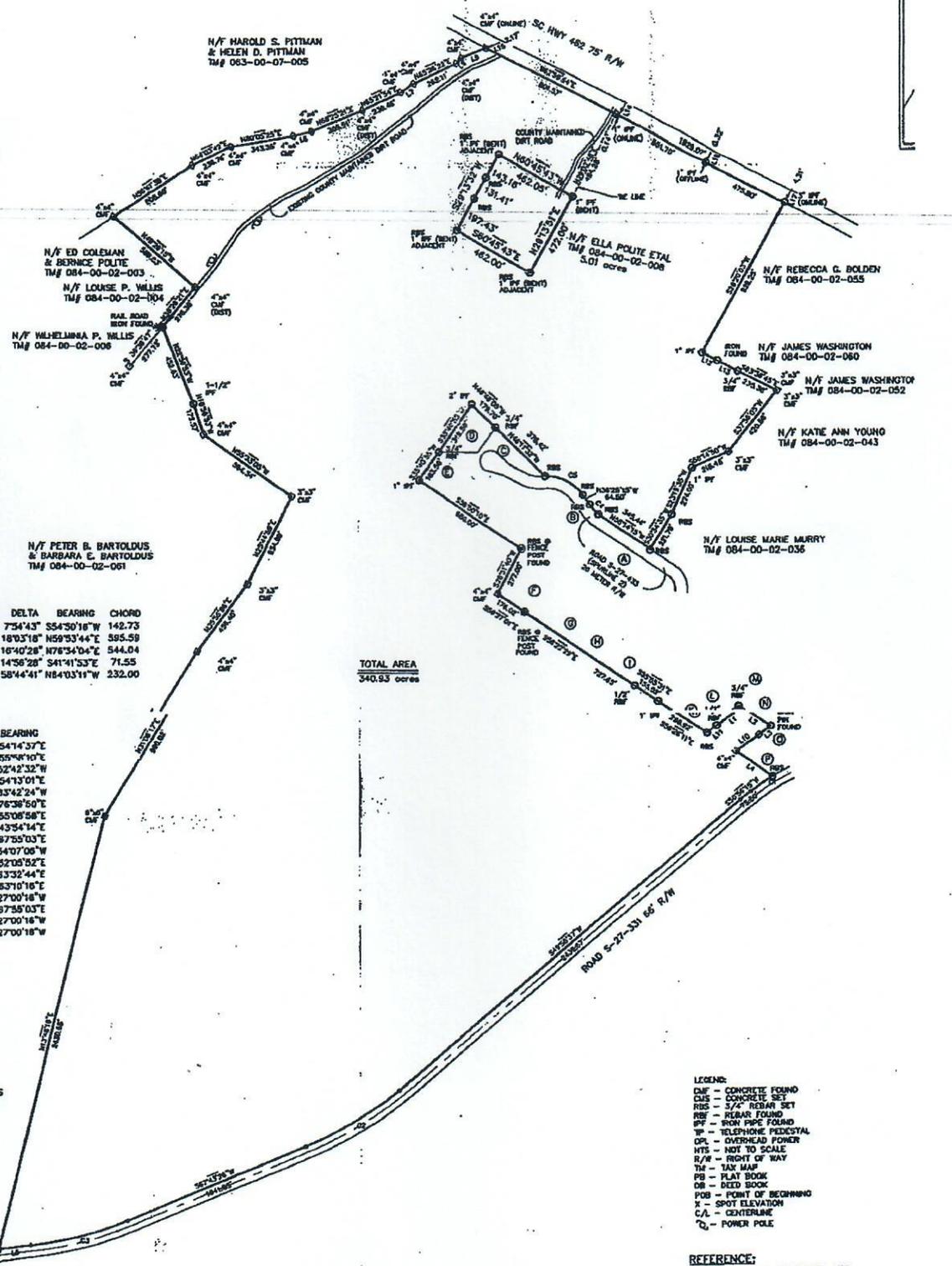
PARCEL E - GILLEAN TRACT

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land situate, lying and being in Jasper County, South Carolina, containing three hundred forty five (345) acres, more or less, and being bound and described as follows: On the North by lands now or formerly of Good Hope Corporation and South Carolina Highway 278; on the East by lands now of formerly of Boldin Scott, Katie Ann Young, Eddie Hamilton, Jehu DeCosta, Annie Frazier, Rebecca Jones, Joe Screven, and lands now of formerly of J.L. Brantley; on the South by other lands now or formerly of J.L. Brantley and Good Hope Corporation; and on the West by lands now or formerly of Good Hope Corporation, Rebecca Reed, lands now or formerly of J.L. Brantley, and Parker Estate.

The above described tract of land contains lands now or formerly known as Hercules Polite Estate, Sra Chisholm Tract, Sara Rivers Tract, Willie Washington Tract, Alston Tract, Henrietta Grant Tracts, Harry Chisholm Tract, Preference Tract and Strawberry Hill (Gregory) Tract, and is more particularly described by a plat prepared by S.S. Snook, Registered Land Surveyor, dated June 27, 1968, and recorded in the Office of the Clerk of Courts for Jasper County in plat book 11 at page 43. The above excludes the William Washington Tract now or formerly containing five (5) acres and the Joe Hart Tract now or formerly containing twenty one and three tenth (21.3) acres. Further, there is a five (5) acre tract owned now of formerly by the Heirs of Henry Polite, which has not been included in determining the amount of acres conveyed by J.L. Brantley to Gillean Corporation.

This being the same property conveyed to Gillean Corporation by deed of J.L. Brantley dated December 19, 1968, and recorded in Official Records Book 64 at Page 103, Office of the Register of Deeds for Jasper County, South Carolina.



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	142.85	1034.44	7°54'43"	S54°30'18"W	142.73
C2	598.06	1897.90	18°03'18"	N59°53'44"E	595.59
C3	545.97	1876.02	16°40'28"	N78°34'04"E	544.04
C4	71.75	275.16	14°58'28"	S41°41'53"E	71.55
C5	242.48	236.50	58°44'41"	N84°03'11"W	232.00

TOTAL AREA
340.93 acres

LINE	LENGTH	BEARING
L1	188.24	N54°14'37"E
L2	156.75	S55°48'10"E
L3	78.97	S52°42'32"W
L4	242.28	S54°13'01"E
L5	173.96	S83°42'24"W
L6	102.55	N76°38'50"E
L7	83.82	N55°08'58"E
L8	43.58	N43°54'14"E
L9	149.70	N87°25'03"E
L10	153.52	S54°07'06"W
L11	65.89	N52°05'52"E
L12	94.31	S83°32'44"E
L13	125.23	S63°10'16"E
L14	0.14	S27°00'18"W
L15	2.17	N87°55'03"E
L16	0.32	S27°00'18"W
L17	4.31	S27°00'18"W

N/F ANTHONY E. GRIFFIS
& CYNTHIA GRIFFIS
TM# 083-00-02-001

- LEGEND:
- CIP - CONCRETE FOUND
 - CIS - CONCRETE SET
 - RIS - 3/4" REBAR SET
 - RFB - REBAR FOUND
 - RPF - IRON PIPE FOUND
 - T - TELEPHONE PEDESTAL
 - OPL - OVERHEAD POWER
 - HTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - OB - DEED BOOK
 - POB - POINT OF BEGINNING
 - X - SPOT ELEVATION
 - C/A - CENTERLINE
 - CP - POWER POLE

THIS PLAT PREPARED AT THE REQUEST OF
GILLEAN CORP.
A BOUNDARY SURVEY OF
TAX MAP #s 083-00-02-002 & 084-00-02-002,
OLD HOUSE AREA, JASPER COUNTY, SOUTH CAROLINA

- REFERENCE:
- 1.) PLAT BOOK 18 PAGE 439
 - 2.) DEED BOOK 11 PAGE 43
 - 3.) PLAT BOOK 18 PAGE 439
 - 4.) DEED BOOK 75 PAGE 1671
 - 5.) DEED BOOK 54 PAGE 53
 - 6.) DEED BOOK 92 PAGE 1413
 - 7.) PLAT BOOK 8 PAGE 222

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	142.85	1034.44	7°54'43"	S54°30'18"W	142.73
C2	598.06	1897.90	18°03'18"	N59°53'44"E	595.59
C3	545.97	1876.02	16°40'28"	N78°34'04"E	544.04

LINE	LENGTH	BEARING
L1	234.09	N53°38'23"E
L2	186.75	S55°58'10"E
L3	232.47	S53°38'23"W
L4	242.28	S54°13'01"E
L5	173.96	S83°42'24"W
L6	102.55	N76°38'50"E

GRAPHIC SCALE

101-40-0-11
-416

THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GEORGIA 31402-2727
TELEPHONE (912) 234-5300
FAX (912) 234-2950

March 19, 2009

Town of Ridgeland
Attn: Mr. Jason Taylor
One Town Square
Ridgeland, SC 29936

Re: Good Hope
Planned Development District and
Concept Plan
Intent to Serve Request – Water & Sewer

Dear Mr. Taylor:

Please find attached the Good Hope Concept Plan. Good Hope is comprised of five parcels totaling approximately 15,991 acres. Parcel A, commonly known as Good Hope Plantation is legally owned by Good Hope Corporation. Parcel B and Parcel D are legally owned by Coles Island, LCC. Parcel C is legally owned by Lawrence B. Van Ingen III, Anne H. Van Ingen, May Van Ingen Courtemanche, Evelyn Van Ingen Fell, Herbert P. Van Ingen, Serena McCallum, Harriet Love, William B. Van Ingen and Edie Crawford as legal co-owners (Coles Island Co-Owners). Parcel E is legally owned by the Gillean Corporation.

The project proposes a base density of approximately 3,000 residential dwelling units and village commercial to support the residential dwelling unit. A Highway Commercial land use is also proposed and consists of approximately 1,200 residential units and 6,300,000 square feet of commercial uses.

We respectfully request that you review the enclosed documents and exhibits and issue a letter of intent to serve water and sewer utilities at your earliest convenience.

Thank you for your attention to this project. Please call our office at (912) 234-5300 with any questions or concerns.

Sincerely,

THOMAS & HUTTON ENGINEERING, CO.



Kevin M. Smith, P.E.

KMS/kts
Enclosures

THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GEORGIA 31402-2727
TELEPHONE (912) 234-5300
FAX (912) 234-2880

March 19, 2009

Mr. Kenneth L. Ackerman, III
South Carolina Electric and Gas Company
81 May River Road
Bluffton, SC 29910

Re: Good Hope
Planned Development District and
Concept Plan
Intent to Serve Request - Electric and Gas

Dear Mr. Ackerman:

Please find attached the Good Hope Concept Plan. Good Hope is comprised of five parcels totaling approximately 15,991 acres. Parcel A, commonly known as Good Hope Plantation is legally owned by Good Hope Corporation. Parcel B and Parcel D are legally owned by Coles Island, LCC. Parcel C is legally owned by Lawrence B. Van Ingen III, Anne H. Van Ingen, May Van Ingen Courtemanche, Evelyn Van Ingen Fell, Herbert P. Van Ingen, Serena McCallum, Harriet Love, William B. Van Ingen and Edie Crawford as legal co-owners (Coles Island Co-Owners). Parcel E is legally owned by the Gillean Corp.

The project proposes a base density of approximately 3,000 residential dwelling units and village commercial to support the residential dwelling unit. A Highway Commercial land use is also proposed and consists of approximately 1,200 residential units and 6,300,000 square feet of commercial uses.

We request that you review the enclosed documents and exhibits and issue a letter of intent to serve electric and gas utilities at your earliest convenience.

Thank you for your attention to this project. Please call our office at (912) 234-5300 with any questions or concerns.

Sincerely,

THOMAS & HUTTON ENGINEERING, CO.



Kevin M. Smith, P.E.

KMS/kts
Enclosures

19728.552



Customer Service Engineering - 81 May River Road, Bluffton, SC 29910

March 30, 2009

Mr. Kevin M. Smith, P. E.
Thomas & Hutton Engineering Co.
Post Office Box 2727
Savannah, GA 31402-2727

Re: Good Hope Planned Development
District and Concept Plan

Dear Mr. Smith:

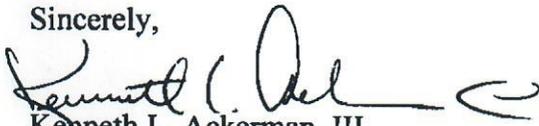
I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric and gas service to the above referenced development. Electric and gas service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

In order to begin the design process for the project, the following information will need to be provided:

- 1.) Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
- 2.) Approved lot numbers and premise addresses including street names for the development.**
- 3.) Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
- 4.) All electric load/voltage and gas load information.**
- 5.) Anticipated timeline for each phase of the development.**
- 6.) A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843)815-8831 or by email at kackerman@scana.com.

Sincerely,



Kenneth L. Ackerman, III
Account Manager - Projects

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____

10125.716

THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GEORGIA 31402-2727
TELEPHONE (912) 234-5300
FAX (912) 234-2950

April 2, 2009

Mr. Bob Bishop
Palmetto Electric Cooperative, Inc.
One Cooperative Way
Hardeeville, SC 29927

Re: Good Hope Planned Development District
and Concept Plan (PDD)
Intent to Serve Request – Electric

Dear Mr. Bishop:

Please find attached the Good Hope Concept Plan. Good Hope is comprised of five parcels totaling approximately 15,991 acres. Parcel A, commonly known as Good Hope Plantation is legally owned by Good Hope Corporation. Parcel B and Parcel D are legally owned by Coles Island, LCC. Parcel C is legally owned by Lawrence B. Van Ingen III, Anne H. Van Ingen, May VI. Courtemanche, Evelyn VI. Fell, Herbert P. Van Ingen, Serena McCallum, Harriet Love, William B. Van Ingen and Edie Crawford as legal co-owners (Coles Island Co-Owners). Parcel E is legally owned by the Gillean Corporation.

The project proposes a base density of approximately 3,000 residential dwelling units and village commercial to support the residential dwelling unit. A Highway Commercial land use is also proposed and consists of approximately 1,200 residential units and 6,300,000 square feet of commercial uses.

We respectfully request that you review the enclosed documents and exhibits and issue a letter of intent to serve electric and gas utilities at your earliest convenience. Thank you for your attention to this project. Please call our office at (912) 234-5300 with any questions.

Sincerely,

THOMAS & HUTTON ENGINEERING, CO.



Kevin M. Smith, P.E.

KMS/kts
Enclosures



ne Cooperative Way

Hardeeville, SC 29927-5123

843-208-5551

April 9, 2009

Kevin M. Smith, P.E.
Thomas & Hutton Engineering
P. O. Box 2727
Savannah, GA 31402-2727

Re: Good Hope PDD and Concept Plan

Dear Kevin:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project. A redline drawing will be provided when the electrical load requirements and a detailed drawing have been received.

Thank you for your assistance and cooperation in this matter. If you have any questions or if I may be of further assistance, please do not hesitate to contact me at (843) 208-5512.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

A handwritten signature in black ink, appearing to read "Tim Hutchinson", written over a horizontal line.

Tim Hutchinson
System Engineer

TH:sdr

c: Mr. Keith DuBose, PECI
Mr. Tray Hunter, PECI



THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GEORGIA 31402-2727
TELEPHONE (912) 234-5300
FAX (912) 234-2950

March 19, 2009

Embarq Telephone
Attn: Mr. David Smith
Post Office Box 1659
Beaufort, SC 29901

Re: Good Hope
Planned Development District and
Concept Plan
Intent to Serve Request - Telephone

Dear Mr. Smith:

Please find attached the Good Hope Concept Plan. Good Hope is comprised of five parcels totaling approximately 15,991 acres. Parcel A, commonly known as Good Hope Plantation is legally owned by Good Hope Corporation. Parcel B and Parcel D are legally owned by Coles Island, LCC. Parcel C is legally owned by Lawrence B. Van Ingen III, Anne H. Van Ingen, May Van Ingen Courtemanche, Evelyn Van Ingen Fell, Herbert P. Van Ingen, Serena McCallum, Harriet Love, William B. Van Ingen and Edie Crawford as legal co-owners (Coles Island Co-Owners). Parcel E is legally owned by the Gillean Corporation.

The project proposes a base density of approximately 3,000 residential dwelling units and village commercial to support the residential dwelling unit. A Highway Commercial land use is also proposed and consists of approximately 1,200 residential units and 6,300,000 square feet of commercial uses.

We respectfully request that you review the enclosed documents and exhibits and issue a letter of intent to serve telephone utilities at your earliest convenience.

Thank you for your attention to this project. Please call our office at (912) 234-5300 with any questions or concerns.

Sincerely,

THOMAS & HUTTON ENGINEERING, CO.



Kevin M. Smith, P.E.

KMS/kts
Enclosures

ORDINANCE NO. 07-06

**AN ORDINANCE ADDING NEW ARTICLE X, PLANNED DEVELOPMENT DISTRICT,
TO THE TOWN OF RIDGELAND ZONING ORDINANCE
AND LAND USE
DEVELOPMENT REGULATIONS**

WHEREAS, with the increased development interest in the Town of Ridgeland and surrounding areas, existing Town of Ridgeland zoning districts are not sufficient to provide for the orderly development of tracts of land exceeding twenty-five acres and, in certain cases, tracts of lesser acreage.

WHEREAS, a Planned Development District zoning classification will promote more efficient use of land and necessary services, permit development concepts not provided for in existing zone districts, allow for greater consideration of the fiscal impacts of the development of such tracts, and allow for greater preservation of the natural characteristics of such tracts.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGELAND THAT THE FOLLOWING ARTICLE X, PLANNED DEVELOPMENT DISTRICT, IS ADDED TO THE ZONING ORDINANCE:

ARTICLE X

PLANNED DEVELOPMENT DISTRICTS

- 10.1 Purpose.** The purpose of the Planned Development District (PDD) is to encourage flexibility in land planning that will result in improved design, character, and quality of new housing of different types and densities and of compatible commercial uses, shopping centers, office parks and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve natural and scenic features and open space.
- 10.2 Establishment of the Planned Development District.** The PDD is a zoning district that is granted to an Applicant upon application thereto, review and recommendation by the Planning Commission, and approval by the Town Council of the Town of Ridgeland. The Town Council shall review and confirm PDD status upon the development in accord with the provisions herein.
- 10.3 PUD Replaced by PDD Zoning District.** References in the Zoning Ordinance to a Planned Unit Development (PUD) are hereby amended to refer to a Planned Development District (PDD).
- 10.4 Properties which are required or permitted to establish a Planned Development District.**
- 10.4.1** Properties required to be a PDD. A PDD shall be required if a property, together with other property that is part of the same Application, is more than twenty-five (25) acres and (i) currently is within the Town of Ridgeland, or (ii) is to be annexed into the Town of Ridgeland.
- 10.4.2** Properties which are permitted, but not required, to be a PDD. A PDD is permitted, but not required, if a property, together with other property that is part of the same Application, is at least four (4) acres but not more than twenty-five (25) acres.
- 10.4.3** An Applicant may not, by subdivision of a tract into smaller tracts, avoid the application of the provisions of this Ordinance that would have applied had the tract not been subdivided.
- 10.4.4** In the event an Applicant owns or controls one or more contiguous tracts, and proposes that less than all of such property be included in a PDD, the Town may in its discretion require that all of such property be included in one PDD in order to insure the orderly development of the Property.

- 10.7 Special Elements to be Considered.** The following is a list of desired special elements to be considered by the Town of Ridgeland when reviewing applications for PDD zoning. Inclusion of these special considerations within a PDD can increase the ability of the Applicant to negotiate mitigation of other requirements.
- 10.7.1 Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope and similar factors;
 - 10.7.2 Preservation of open space and natural and cultural resource areas and historic sites, and the creation of active and passive recreation and greenways, sidewalks, and other pedestrian/bicycle circulation networks that serve to connect significant areas and various land uses;
 - 10.7.3 Enhanced landscaping, expanded or increased buffers, and additional planting beyond current requirements along public right-of-ways, open space/recreational areas, and the overall perimeter of the project;
 - 10.7.4 Separation of vehicular and pedestrian/bicycle circulation networks and inter-connectivity of these networks between phases and adjacent properties;
 - 10.7.5 Provision of either subsidized or non-subsidized affordable housing;
 - 10.7.6 Community facilities;
 - 10.7.7 Sensitive treatment of perimeters which can include additional setbacks, buffers and/ or screening to mitigate impacts upon adjoining property;
 - 10.7.8 Placement of utilities underground; and
 - 10.7.9 Creation of new jobs and commercial industrial sites in appropriate areas.
- 10.8 Permitted uses.**
- 10.8.1 Permitted uses set forth in the PDD may include, subject to Town Council approval, uses permitted in any of the zoning districts adopted by the Town of Ridgeland and any other uses approved by Council, including limited or special uses, provided the conditions for such uses are in compliance with the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations.
 - 10.8.2 There shall be no areas of a PDD that are unspecified as to the type of land uses that will occupy those areas.
 - 10.8.3 Sewer treatment plants, lift stations and utility pads may be permitted in a PDD.
- 10.9 Standards.** Any property in a PDD district shall be required to adhere to all provisions of the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations, as well as any Overlay District, as applicable, unless a waiver or deviation is secured as part of the approved Concept Plan or Master Plan. The regulations applicable to the uses in an approved PDD shall be those of the most restrictive zoning district where such uses are allowed, unless a waiver or deviation from such restrictions is secured as part of the approved Concept Plan.
- 10.10 Application and Concept Plan.**
- 10.10.1 A request for a PDD district shall be processed as an amendment to the zoning ordinance and official maps, including the Comprehensive Plan, if necessary.

- 10.10.4.9 Identification of existing public rights-of-way on or adjacent to the property, and the proposed access to such existing rights-of-way;

The Town Administrator may, in its sole discretion, accept an Application with a Concept Plan which does not include all of the above elements for processing and consideration upon a showing by the Applicant why such information is unavailable or impractical to provide. Town Council reserves the right to require such omitted information to be supplied prior to final Concept Plan approval and second reading.

- 10.10.5 Unless waived by the Town of Ridgeland, all Applications for PDD zoning shall include a provision that a Development Agreement must be completed prior to final approval of the Concept Plan.
- 10.10.6 Review and Recommendation by the Planning Commission. The Planning Commission will consider the Application and proposed Concept Plan and recommendations from staff. The Planning Commission shall examine, consider and address issues relating to financial impacts upon the Town of Ridgeland, environmental impacts and required infrastructure to serve the PDD. The Planning Commission may require submission of additional maps, data or proposed methods of addressing other pertinent matters relative to the development which are reasonably available and where, owing to the nature, size and location of the proposed development, particular elements critical to the health, safety and welfare of the community and its citizens. Such elements may be, but are not limited to, environmental impact statements as to specific matters not otherwise required or adequately addressed herein, traffic analysis, hurricane evacuation, other emergency preparedness and response, historical preservation, shoreline erosion, public access, community linkages, public education and the like. The Planning Commission shall make a recommendation to Town Council concerning approval or denial of the Application and the Concept Plan. The Town Administrator may elect to have the Planning Commission review and make recommendations on the proposed Development Agreement before it is submitted to the Town Council, but the Town Administrator is not required to do so.
- 10.10.7 Review and Approval by the Town Council. The Town Council will consider the Application, proposed Concept Plan and proposed Development Agreement and recommendations from staff and the Planning Commission. The Town Council shall examine, consider and address issues relating to financial impacts upon the Town of Ridgeland, environmental impacts and required infrastructure to serve the PDD. The Council may require submission of additional maps, data or proposed methods of addressing other pertinent matters relative to the development which are reasonably available and where, owing to the nature, size and location of the proposed development, particular elements critical to the health, safety and welfare of the community and its citizens. Such elements may be, but are not limited to, environmental impact statements as to specific matters not otherwise required or adequately addressed herein, traffic analysis, hurricane evacuation, other emergency preparedness and response, historical preservation, shoreline erosion, public access, community linkages, public education and the like. Should additional information be requested by Town Council, Town Council may request the review and recommendation of the Planning Commission relative to the additional information prior to review and consideration by Town Council of the additional data or information.
- 10.10.8 Upon approval by Town Council of the Application and Concept Plan and the adoption of an ordinance to that effect, and approval and execution of the Development Agreement, unless waived, the property shall be zoned PDD and the Concept Plan, as approved, shall be deemed part of the regulations applying to that particular PDD District.
- 10.10.9 A zoning of PDD shall not entitle an owner of the affected property to any right to develop or engage in any land use or land disturbing activity, other than that in existence under applicable permits as of the time the Concept Plan is approved. Further, initial zoning of PDD does not vest in the Applicant the right to develop any number of residential units or square footage of commercial, institutional or industrial space. In order to engage in development or any land use or land disturbing activity other than that in existence under applicable permits when PDD

- 10.11.1.3 A boundary survey with the computed acreage of the tract bearing the seal of a registered land surveyor;
- 10.11.1.4 The proposed name of the development and the names and addresses of the owner(s) of record, and the Applicant, if different from the owner(s), with proof of authority to submit and process the application;
- 10.11.1.5 Type of land use of all parcels contiguous to the development property;
- 10.11.1.6 Maps or site plans showing:
- 10.11.1.6.1 The location, dimensions, descriptions, and flow of existing watercourses and drainage structures within the tract or on contiguous tracts;
 - 10.11.1.6.2 Location of municipal limits or Town lines, and district boundaries, if they traverse the tract, form part of the boundary of the tract, or are contiguous to such boundary;
 - 10.11.1.6.3 Vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest state primary or secondary paved roads;
 - 10.11.1.6.4 Topographic survey of the area being applied for;
 - 10.11.1.6.5 The location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the tract intersecting or contiguous with its boundaries or forming such boundaries;
 - 10.11.1.6.6 The location, dimensions, name and description of all existing or recorded residential lots, parks, public areas, permanent structures and other sites within or contiguous with the tract;
 - 10.11.1.6.7 The proposed location, dimensions and description of land(s) for public facilities; and
 - 10.11.1.6.8 Proposed conceptual street system layout, vehicular and pedestrian, with the written comments of the Town Engineer or designated engineer.
- 10.11.1.7 Traffic impact analysis as set forth in the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations or as required by staff or Town Council, and a statement of need for mitigation (if any). If mitigation is required, a statement of proposed mitigation;
- 10.11.1.8 Master Drainage Plan and Master Water and Sewer Plan with the written comments of the Town's Engineer or designated Engineer;
- 10.11.1.9 Where applicable, surveyed line delineating the extent of any special district boundary on the development property.
- 10.11.1.10 Preliminary comments from affected agencies having approval or permitting authority over elements related to the proposed development, or evidence that a written request for such comments was properly submitted to the agency and a reasonable period of time has elapsed without receipt of such comments. Minimum agency responses include DOT, EMS, DHEC, OCRM, DHEC; fire officials, and school districts (as applicable);

that will be implemented pursuant to the architectural review process as part of the Master Plan.

10.11.1.18.2 The Master Plan must provide that architectural review will be accomplished either through direct review by the ARB or by reference to an ARB-approved pattern/plan book, in either case to be set forth in enforceable recorded covenants and restrictions.

The Town Administrator may, in its sole discretion, accept a Master Plan application which does not include all of the above elements for processing and consideration upon a showing by the Applicant why such information is unavailable or impractical to provide. Town Council reserves the right to require such omitted information to be supplied prior to final Master Plan approval and second reading.

10.11.2 Master Plan Review and Recommendation by Planning Commission. The Planning Commission will consider the proposed Master Plan and recommendations from staff. The Planning Commission shall examine, consider and address issues relating to financial impacts upon the Town of Ridgeland, environmental impacts and required infrastructure to serve the PDD. The Planning Commission may require submission of additional maps, data or proposed methods of addressing other pertinent matters relative to the development which are reasonably available and where, owing to the nature, size and location of the proposed development, particular elements critical to the health, safety and welfare of the community and its citizens. Such elements may be, but are not limited to, environmental impact statements as to specific matters not otherwise required or adequately addressed herein, traffic analysis, hurricane evacuation, other emergency preparedness and response, historical preservation, shoreline erosion, public access, community linkages, public education and the like. The Planning Commission shall make a recommendation to Town Council concerning approval or denial of the Application and Master Plan.

10.11.3 Master Plan Review and Approval by Town Council; Amendments. Upon review of the proposed Master Plan by the Planning Commission and submittal of the recommendation to Town Council, Town Council may move to approve or disapprove the Master Plan and, if applicable, the proposed Development Agreement. Town Council may request such additional reasonable information as it may deem reasonably necessary to evaluate the Master Plan and, if applicable, the proposed Development Agreement, prior to approval. If the property is not already part of a PDD pursuant to approval of a Concept Plan under Section 10.10, upon approval of the Master Plan by Town Council and enactment of an ordinance to that effect, the property shall be zoned PDD, with the same rights and restrictions as set forth in Sections 10.10.9 and 10.10.10. Any Master Plan reviewed and approved shall not be recordable with the Clerk of Court or Register of Deeds for the purpose of sale of any lots or parcels of land, and no land use or land disturbance activity, other than that in existence under applicable permits as of the time of the Master Plan approval, shall be permitted unless and until the Applicant has secured Development Plan approval per Section 10.12 hereof. Plats, surveys and other information suitable for submission in digitized format for approved Master Plans shall be submitted to the Town in both paper and digitized format, in accordance with adopted Town procedures.

10.11.3.1 Approved Master Plans may be revised, subject to the approval of the Town Administrator or his authorized designee, for the following changes:

10.11.3.1.1 Minor changes in the location of roads or widths of streets or rights-of-ways within the Master Plan;

10.11.3.1.2 Minor changes in the allocation of housing density within the Master Plan so long as the overall approved density of the Master Plan is not increased; and

10.11.3.1.3 Changes in the proposed build-out and phasing schedule.

- 10.12.1.7 Streets and alleys, rights-of-way, proposed street names and lot numbers (Street addresses will be assigned or approved by the Town of Ridgeland Office of Emergency Preparedness after Development Plan approval and copies are sent to appropriate agencies);
- 10.12.1.8 Final traffic mitigation plans (if applicable);
- 10.12.1.9 Square foot area of each lot;
- 10.12.1.10 Location of all monuments and markers and type indicated;
- 10.12.1.11 Location, size and type of all existing and proposed easements;
- 10.12.1.12 Proposed location and designation of parks, playgrounds, school sites, open space, recreation amenity areas and public facilities where applicable;
- 10.12.1.13 Existing railroads, watercourses, streets, highways, Town limit lines, transmission lines, existing and/ or proposed water and sewer lines, easements, drainage pipes, ditches, and wetlands and wetlands buffers within or immediately adjacent to land in the land being developed, whether or not jurisdiction is asserted by OCRM or the Army Corps of Engineers;
- 10.12.1.14 Design, specifications and profiles of all proposed streets, drainage systems, lighting, parking, and parking lots (submit directly to the Town's designated Engineer);
- 10.12.1.15 Layout and design, specifications and profiles for all proposed water lines and sewer lines or well and septic tank locations, as applicable;
- 10.12.1.16 Letters of Intent to serve underground electrical, telephone or gas from respective utility companies;
- 10.12.1.17 Proposed fire hydrant locations or locations and quantity of other proposed water supply systems for fire protection as required;
- 10.12.1.18 Other affected agency final approval, certification or permits for elements relative to the development such as:
 - 10.12.1.18.1 DHEC construction permits for community water and sewer systems;
 - 10.12.1.18.2 DHEC approval of the use of individual wells or community water system in conjunction with septic tanks in the event community sewer is physically unavailable;
 - 10.12.1.18.3 OCRM and/ or Army Corps of Engineer signed certification of surveyed Wetland Boundary Lines and any required buffers/easements;
 - 10.12.1.18.4 OCRM and/ or Corps of Engineer permits for proposed docks, marinas, bulkheads, fill and the like (where applicable);
 - 10.12.1.18.5 Town designated Engineer approval of stormwater drainage systems and road plans;
 - 10.12.1.18.6 Local Fire Official having jurisdiction shall certify that development is in compliance with all applicable fire and life safety standards; and

10.12.2 Development Plan approval.

10.12.2.1 A Development Plan shall be submitted to the Town Administrator or its designated agent and such other professional advisors as the Town may designate. A Development Plan may be reviewed by the Planning Commission and submitted for approval by the Town Council if:

10.12.2.1.1 It incorporates all information required by Section 10.12.1, except such information as is waived by the Town Administrator;

10.12.2.1.2 It complies with the approved Concept Plan, if applicable, and the Master Plan;

10.12.2.1.3 It complies with the provisions of the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations appertaining to the PDD and all Development Agreements, if applicable; and

10.12.2.1.4 All planned infrastructure systems have been reviewed and approved by all applicable reviewing authorities.

10.12.2.2 Except as otherwise modified herein or specifically modified or waived for a particular development, the provisions of the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations in effect at the time of the application shall be applicable.

10.13 Architectural Review Board. The Town of Ridgeland has issued an ordinance which establishes an Architectural Review Board. The Architectural Review Board, in accordance with the procedural provisions set forth in the Town of Ridgeland Zoning Ordinance and Land Use Development Regulations, must approve all building improvements and landscaping within a PDD, except to the extent that the Architectural Review Board's approval function may be modified pursuant to the terms of an approved Concept Plan, Master Plan or Development Agreement for the PDD.

10.14 Development Agreement. Any Application for PDD zoning classification shall include, unless waived by the Town of Ridgeland, a proposed form of Development Agreement between the owner of the property and the Town of Ridgeland. The proposed Development Agreement shall contain all of the information required in Title 6, Chapter 31 of the South Carolina Code of Laws, as amended. The Development Agreement shall also include provisions pertaining to other aspects of development of the property as may be required by the Town Administrator. The Town Administrator may at its option promulgate a proposed format for Development Agreements, in which event the Applicant shall prepare the proposed Development Agreement using such standard format. Unless waived by the Town Council, adoption, approval and execution of the Development Agreement by the Town Council shall be a requirement for obtaining PDD zoning. Adoption of the Development Agreement shall comply in all respects with Title 6, Chapter 31 of the South Carolina Code of Laws, as amended.

10.15 Application Fees and Payment of Expenses of Town's Consultants.

10.15.1 Application Fees. At each stage of the approval process for a proposed PDD (Concept Plan, if applicable, Master Plan and Development Plan), the Applicant shall pay a non-refundable application fee to the Town of Ridgeland, based on the size of the proposed PDD, and in accordance with a schedule proposed by the Town Administrator and approved by the Town Council. Initially, such schedule shall be as set forth on Attachment A, subject to changes in fees as determined by the Town Administrator.

10.15.2 Payment of Town's Out-of-Pocket Expenses. Depending on the size and complexity of a proposed PDD, at each stage of the approval process (approval of Concept Plan, if applicable, Master Plan, Development Plan, Development Agreement and, if applicable, any Municipal Improvement District), the Town of Ridgeland may be required to engage independent consultants to advise the

ORDINANCE NO. 07-37

AN ORDINANCE ADDING ARTICLE XI,
CONSERVATION PROTECTION DISTRICT,
TO THE TOWN OF RIDGELAND ZONING ORDINANCE
AND LAND USE DEVELOPMENT REGULATIONS

WHEREAS, the Town has identified the need to provide in its Zoning Ordinance for a Conservation Protection District, the purpose of which is to encourage and promote Best Management Practices associated with resource-based conservation, preservation and development plans that protect the natural resources associated with the land and adjacent coastland environs, and development plans that allow the creation of human settlements that will become an integral, interactive part of a healthy rural eco-system.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGELAND THAT THE FOLLOWING ARTICLE XI, CONSERVATION PROTECTION DISTRICT, IS ADDED TO THE ZONING ORDINANCE:

ARTICLE XI

CONSERVATION PROTECTION

- 11.1 **Purpose.** The purpose of the Conservation Protection District ("Conservation District") is to encourage and promote Best Management Practices associated with resource-based conservation, preservation and development plans that protect the natural resources associated with the land and adjacent coastland environs, and development plans that allow the creation of human settlements that will become an integral, interactive part of a healthy rural eco-system. "Best Management Practices" are policies, procedures and structures implemented to mitigate the adverse environmental effects on surface water quality and other natural resources resulting from development.
- 11.2 **Establishment of the Conservation District.** The Conservation District is a zoning district that is granted to an Applicant upon application to the Town, review and recommendation by the Planning Commission, and approval by the Town Council of the Town of Ridgeland. The Town Council shall review and confirm Conservation District status in accordance with the provisions herein.
- 11.3 **Conservation District Not Mandatory.** The Town's intent is not that all annexed property must be subject to a Conservation District. The Town recognizes, however, that certain landowners may desire a Conservation District, and the Conservation District is made an available option through this Article.
- 11.4 **Use Restrictions Within the Conservation District.**
- 11.4.1 The total acreage of land subject to a Conservation District, which may be owned by one owner or owners of contiguous land, shall be not less than five hundred (500) acres.
- 11.4.2 Not less than fifty percent (50%) of the gross acreage (gross acreage meaning all acreage, including uplands, flood plain lands, wetlands and wetlands buffer areas) in a Conservation District must be preserved as "Open Space." "Open Space" shall mean acreage that is not developed as industrial, commercial or residential facilities, but is maintained as either natural area or open space limited to the following uses:
- 11.4.2.1 Wildlife and forest preserves, conservation areas, and hunting areas;
- 11.4.2.2 Landscaped areas included in developed areas, such as manicured village greens;
- 11.4.2.3 Recreation areas, including ballfields, playgrounds, gardens, multi-use paths and trails;

allowed provided that the overall fifty (50%) percent Open Space requirement is met for the entire Property;

- 11.4.4.2 Village Commercial: Village Commercial space as needed to accommodate the needs of village residential areas. Village Commercial uses shall include all of the permitted uses described in Section 6.2 of the Town of Ridgeland's Zoning and Land Use Development Regulations entitled General Commercial District. Village Commercial space allowed within the Conservation Zoning District shall not exceed two (2%) percent of the total gross acreage of the contiguous Conservation Zoning District. All Village Commercial uses must accommodate pedestrian activity. Strip shopping centers shall be prohibited. Building setbacks and parking standards for Village Commercial uses shall be subject to the approval of the Ridgeland Planning Commission prior to the development approval;
- 11.4.5 Land within a Conservation District shall be subject to the following provisions with respect to that portion of the land adjoining navigable waters of the United States:
 - 11.4.5.1 The owner shall maintain a 100-foot shoreline protection buffer from the mean high water mark as determined by OCRM to prevent negative impacts of development in and adjacent to the navigable waters and their tributaries;
 - 11.4.5.2 Within the shoreline protection buffer allowable development will be limited to docks, boat ramps, roads used to access marine facilities, pervious walkways, elevated walkways and approved accessory uses;
 - 11.4.5.3 View corridors shall be allowed to penetrate shoreline protection buffers on subdivided lots adjacent to navigable waters of the United States and their tributaries not to exceed one third of the total width of the rear of the lot at the shoreline with the remainder of the shoreline protection buffer being maintained in unaltered vegetation as is consistent with accepted Best Management Practices;
 - 11.4.5.4 Shoreline alteration is prohibited except for reasonable access or approved accessory uses, unless such alteration is approved by the Town and other government authorities having jurisdiction and such alteration is in the public interest, or repairs erosion, or does not adversely impact water quality, natural habitat and adjacent shoreline uses;
 - 11.4.5.5 Septic tanks, drain fields and wells shall be allowed where it is impractical to extend sewer and water to any site provided septic tanks, drain fields and wells shall be set back at least 200 feet from the shoreline of navigable waters of the United States or their tributaries.
- 11.4.6 Best Management Practices shall be applied to all stormwater controls within the Property.
- 11.4.7 Wetlands: Except as otherwise provided by law, jurisdictional wetlands shall be preserved and protected in order to achieve no net loss of functional wetlands within the Conservation District.
- 11.4.8 Prohibited Uses in the Conservation District:
 - 11.4.8.1 Manufactured Homes or Manufactured Home parks;
 - 11.4.8.2 Any business involving junk, salvage operations, and/or the open storage of junk and salvage materials;
 - 11.4.8.3 Automobile and other vehicle repair shops;

Exhibit I

Landscape Standards

GENERAL

- Selective pruning and removal of dead tree limbs and/or trees, with retention of such as required by a Certified Arborist, shall not be subject to these Landscape Standards. Landscape standards shall only be enforced upon the subject of a rezoning within the Good Hope PDD.
- Structures shall include mounding of existing and proposed trees, shrubs, perennials, and groundcover to create intersections and focal points.
- Grading (cut) shall be limited on the roadside of all right of ways.
- All exterior canopy street trees shall have a minimum height of 10' and a minimum canopy of 2'. All trees shall be contained within a minimum 3' radius setback.
- All plant material shall meet or exceed the standards currently recommended by the American Association of Nurserymen, Inc. in the American Standard for Nursery Stock.
- The use of native, drought tolerant plant species is encouraged. Limited but not discouraged.
- The preservation of existing trees, shrubs, grasses, perennials, and groundcover is encouraged where possible.
- Landscaping shall not obstruct traffic signs, fire hydrants or driver's sight lines at driveway and road intersections.
- Landscaping shall not be installed where it will interfere with or alter drainage patterns.
- Planting shall be grouped according to water needs. Trees, shrubs, perennials, wildflowers and groundcover should be watered with the volume zone. Low water needs should be watered on separate increased water demand zones.
- All landscaped areas must have an irrigation system installed which provides one hundred (100) percent coverage of all planted areas. If landscaping practices are incorporated into the design, this requirement may be reduced to require only the amount needed to ensure plant establishment (temporary irrigation). All irrigation systems shall have an evapotranspiration sensor. Irrigation systems should be well maintained and scheduled to ensure that the wasteful practice of overwatering the landscape is avoided.



- All developments must comply with the requirements of this section – Tree Preservation and Replacement of the Good Hope PDD text.
- The use of invasive plant material shall be prohibited. (see invasive plant list)
- A landscape plan prepared by a Landscape Architect registered in the State of South Carolina shall be submitted for all developments with the exception of single family residential.

TREE PRESERVATION AND REPLACEMENT

The minimum allowable post development tree coverage for all development shall be 15 trees, two inches DBH (Diameter Breast Height) or larger, per acre within the area of the Master Plan.

Trees existing as part of planted pine crop area shall be represented on an exhibit illustrating the area containing the planted pine tree planting pattern with row, tree spacing, and typical size. The information will be field assessed to ensure accuracy of the exhibit's factors, but each tree in the pine crop area will not be physically located by standard survey methods.

Existing live oaks, eastern red cedar, and southern magnolias having a DBH sixteen (16) inches or greater and all other hardwoods having a DBH of twenty-four (24) inches or greater shall be field surveyed. To the extent practicable, Developer will use best efforts to preserve hardwoods having a DBH of twenty-four (24) inches or greater, and when not practicable will obtain Town approval prior to removing any such trees.

Mitigation for removal of hardwoods as described above shall be in accordance with the following:

Species	*Tree Mitigation
Live Oaks (8"-23")	One (1) tree at two (2) caliper inches
Eastern Red Cedar (8"-23")	One (1) tree at two (2) caliper inches
Southern Magnolias (8"-23")	One (1) tree at two (2) caliper inches
All Hardwoods (24" or greater)	Three (3) trees at two (2) caliper inches

*Tree mitigation shall be like or similar species.

Mitigation may be accomplished through additional plantings as described above or by the identification and preservation of existing hardwood trees between two (2) inches and seven (7) inches in diameter within the Master Plan area. Caliper inches of reserved existing hardwoods shall count as caliper inched mitigations (i.e. 1:1 caliper inch ratio).

Clearing of 8"-23" hardwoods as specified above that occurs without appropriate mitigation, and clearing of 24" or greater hardwoods that occurs without Town approval and appropriate mitigation, shall be subject to the following maximum penalties:

Species	*Tree Penalty
Live Oaks (8"-23")	\$1,000/tree



- Utility, Access or stormwater easements.
- All parking areas directly adjacent to public rights-of-way must provide a minimum five foot (5') landscape area between the parking and the right-of-way. Evergreen plant material must be installed in these areas to screen parking area. No sod shall be used in these areas.
- A minimum ten foot (10') landscape island shall be provided at the end of all parking bays.
- There shall be a maximum of ten (10) continuous employee/visitor parking spaces without a ten foot (10') landscape island.
- There shall be at least one hundred (100) square feet of landscaping area per ten (10) employee/visitor parking spaces.
- All landscape islands shall be planted with at least one (1) shade tree (two (2) palms shall count as one (1) shade tree).
- Curbing, wheel stops, etc. shall be required, where appropriate, in order to protect landscape areas from vehicular encroachment.
- With the exception of loading zones / truck courts for industrial uses, all loading areas must be screened with landscaping, a wall or fence and/or a combination of landscaping and a wall or fence.
- All refuse / recycling areas must be screened on all sides and gated.
 - Gates shall not be in view of public streets.
 - Screen shall include a masonry wall and landscaping to lessen its visual impact.
- Preservation of existing vegetation is strongly encouraged.

SINGLE FAMILY RESIDENTIAL DEVELOPMENTS

- Front and side yards of all dwellings which front on a public right-of-way shall be covered with landscaping except for those areas that are to be used for driveways, sidewalks, off-street parking, etc.
- Each single family lot shall have a minimum of two (2) trees at the time of certificate of occupancy issuance. A minimum of one (1) of these must be in the front yard.
 - Trees must be a minimum height of ten feet (10') and caliper of 1 ½ inches.
 - Trees must be a species that is non exotic and tolerant of the local growing conditions.
 - Preserved existing trees may be used to satisfy this requirement.

BUFFERS

- Buffers shall comply with the requirements of Setbacks and Buffers section of the Good Hope PDD text.
- Existing and / or planted plant material may be used to satisfy the buffer requirements.



a minimum 10' wide by 18' deep area that is to be used for landscaping either located at the end of a parking bay or internal to parking field. This area is used to guide vehicular movement and prevent an open and barren parking lot.

Landscaping-

includes materials that are commonly used within a landscape. These materials may include, but are not limited to, grasses, turf / sod, shrubs, trees, palms, vines, hedges and hardscape materials that include, but are not limited to, mulches (rocks, pebbles, pine straw, wood chips, etc.), walls and fencing. Paved areas are not included within this definition.

Mulch-

a material which is spread over bare ground in order to hinder and control erosion and weed growth.

Native Plant Species-

vegetation that is indigenous to the Southeastern region of the United States.

Shrub-

a low, several-stemmed woody plant. Includes both evergreen and deciduous.

Tree-

a woody plant which is self supporting and has at least one (1) stem that will grow to a minimum mature height of twenty (20) feet.

Vine-

a woody or herbaceous plant whose stem requires support and climbs by twining, aerial rootlets or tendrils.

Xeriscaping-

a method of landscaping in which the goal is to minimize the need for additional watering (irrigation) by using appropriate plant materials, efficient watering systems and proper mulching / maintenance practices.



Exhibit J

Master Sign Program



SECTION A - MASTER SIGNAGE PROGRAM

Signage is often one of the most noticeable elements in a landscape. The very purpose of a sign is to provide needed information to users of a space. However, this information can be provided without having visually competing and obtrusive signage. It is the intent of these guidelines to provide an overview for the signs within the Good Hope PDD that will assist in creating a well planned solution for way finding and identification within the community. Likewise, there will be sign types or sizes that are not covered within this document. The information provided herein is for standards that can be applied and are not intended to limit or restrict imagination, variety, or innovation in signage design.

GOALS AND OBJECTIVES

- To develop hierarchies of signage types that will help identify the location and size standards for each sign without limiting creative designs.
- Improve the visual quality of each site, with consideration to the streetscape which can be easily negatively impacted by poor design.
- Reduce visual clutter and blight along roadway corridors.
- Create a sense of place for designated areas within the Good Hope PDD while encouraging individuality and creative design.
- Develop a human scale that is comfortable in relation to both vehicular and pedestrian users.
- Encourage signage that is complementary to, not competitive with, the surrounding architecture and natural environment.

REQUIREMENTS / SETBACKS

- Upon the development of a Good Hope community seal / name, these elements are encouraged to be incorporated into the signage. If included on a sign, the community logo shall not count towards the overall allowable sign area square footage.
- Quantities and locations of signs are estimates only and are subject to change. Should a specific sign type not be addressed in these guidelines, the existing Town of Ridgeland codes shall be used to determine design criteria.



- The “allowable sign area” shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, forming an integral part of the display or used to differentiate the sign from the background which it is placed against. The necessary supports or uprights which are needed for the sign, shall not be included in this area.
- All signs shall be setback a minimum of ten feet (10’) from a right of way or property line with the exception of signs that are specifically intended to be within the right of way. (i.e.- median signs, directional / information sign, etc.)
- Temporary / seasonal signage shall be as permitted by the Town of Ridgeland Zoning Ordinance.

PROCEDURES

All sites must submit a master signage program with the application for a sign permit from Town of Ridgeland. The program must include, at a minimum, the following:

- Master sign plan which shows the location of each proposed sign. Dimension and label required setbacks.
- Provide complete signage elevations (dimensioned and labeled) that indicates the proposed text areas, materials, finishes, colors and a statement regarding how the signage relates to the proposed architecture.
- For signage mounted to buildings, accurate building elevations that show the signage, dimensions, location, text areas, materials, finishes, colors and a statement regarding how the signage relates to the proposed architecture.
- Should a variance from these guidelines be requested, the applicant must indicate the location of and specific reason/justification for the variance.



- **GOOD HOPE OVERALL COMMUNITY SIGNAGE**

The signs within this section will be provided in order to identify Good Hope Tract as a community. They will provide clear direction while also establishing the character and materials that will be used throughout the community.

Sign Types within this Section:

Tract Community Markers

Tract Large Community Signs

Tract Welcome / Lookout Signs

Tract Community Banners / Decorative Standards



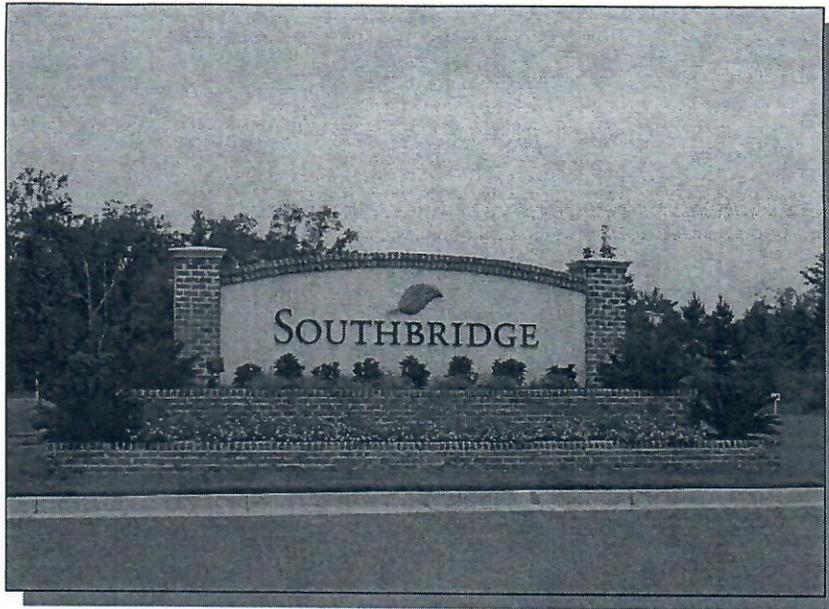


COMMUNITY MARKER

<p>USE:</p> <p>Locates and identifies the community. (Examples: clock / bell towers, obelisks, etc.)</p>	<p>*MAXIMUM SIZE:</p> <p>50' ht (within tree cover) 35' ht (in open area)</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Near or at a community core.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>100 SF per face (maximum of 4 faces – includes seals and text)</p>	<p>COPY / LETTER SIZE:</p> <p>To be determined based on final Good Hope logo or seal.</p>
<p>QUANTITY:</p> <p>One (1)</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



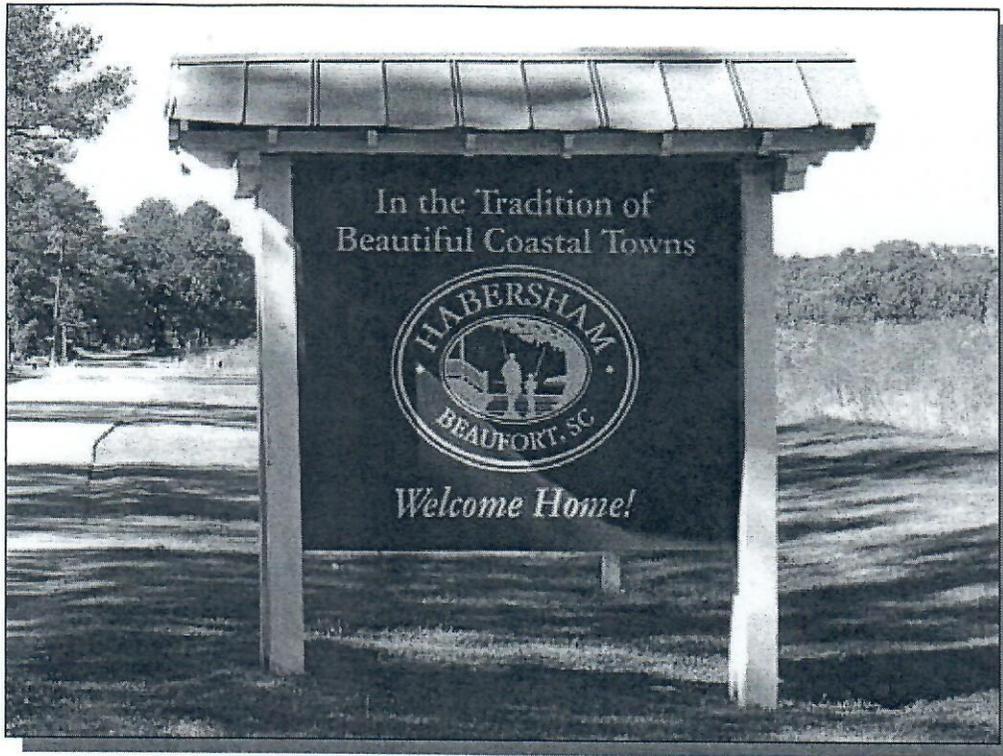


LARGE COMMUNITY SIGN

<p>USE:</p> <p>Identifies the Good Hope Property</p>	<p>*MAXIMUM SIZE:</p> <p>20' ht x 50' width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>At key locations.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>400 SF – per side</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the “Allowable sign area” shall not be exceeded.





WELCOME / LOOKOUT SIGN

<p>USE:</p> <p>Identifies the Good Hope Property at entry points of main roads</p>	<p>*MAXIMUM SIZE:</p> <p>(2) sided triangle sign 8' ht x 16' width – per side</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>At offsite locations to be determined in the future and along Glover and Future Boulevard Road and at other key roads.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>One face 72 SF / face</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>The master developer will establish a community association that will be responsible for maintenance. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



GOOD HOPE PDD – NEW DEVELOPMENT SIGNAGE

The signs within this section will be provided by the individual parcel / project developments. There is a strong emphasis on signage for each development / project that echoes the character and materials of the overall Good Hope Community

Sign Types within this Section:

Residential

- Subdivision / Development / Project Entrances Wall Signs**
- Subdivision / Development / Project Entrances Median Signs**

Non-Residential (Commercial / Industrial / Institutional / Etc.)

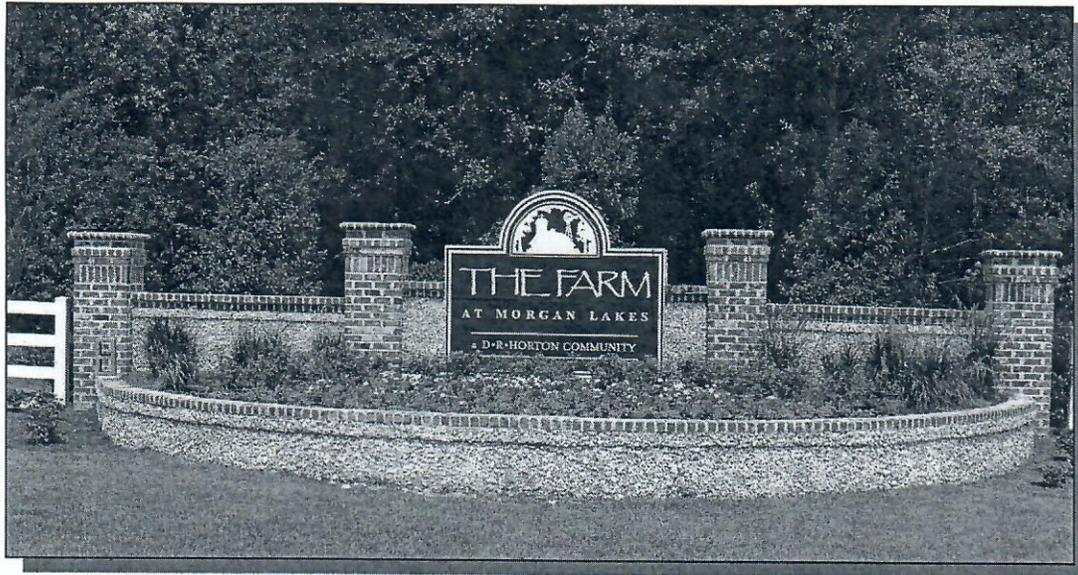
Parcel

- Power Center / Large Single and Multiple User Gateway**
- Single User**
- Single User w/ changeable copy**
- Multiple Users**
- Information**
- Mini Information**

Building

- Large User Building Mounted Façade Sign (Store Front)**
- Small User Building Mounted Façade Sign (Store Front)**
- Projecting or Suspended Tenant Signage**
- Window & Awning Signage**





RESIDENTIAL PROJECT ENTRANCES WALL SIGNS

<p>USE:</p> <p>Identifies residential communities within the overall Good Hope community from major roadways.</p>	<p>*MAXIMUM SIZE:</p> <p>To be determined based on individual projects.</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Along both sides of residential entrances.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>50 SF per face</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>(1) per primary entrance and secondary entrance as justified for each neighborhood / development.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. . Incorporation of the overall Good Hope seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.





RESIDENTIAL PROJECT ENTRANCES MEDIAN SIGNS

<p>USE:</p> <p>Identifies residential communities within the overall Good Hope community from major roadways.</p>	<p>*MAXIMUM SIZE:</p> <p>To be determined based on individual projects.</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Within median of residential entrances.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>50 SF per face</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>(1) per primary entrance and secondary entrance as justified.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. . Incorporation of the overall Good Hope seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.





HIGHWAY COMMERCIAL and / or LARGE SINGLE AND MULTIPLE USER

<p>USE:</p> <p>Identifies large commercial centers.</p>	<p>*MAXIMUM SIZE:</p> <p>30' ht x 20' width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Adjacent to primary roads.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>220 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. . Incorporation of the overall Good Hope seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.





NON-RESIDENTIAL PARCEL IDENTIFICATION SMALL SINGLE USER

<p>USE:</p> <p>Identifies parcels from major and secondary roads.</p>	<p>*MAXIMUM SIZE:</p> <p>7'6" ht x 10' 8" width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>On each parcel, adjacent to primary roads.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>32 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>(1) Per parcel (If parcel fronts on two roads, one is allowed on each road)</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. Incorporation of the overall Good Hope seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.





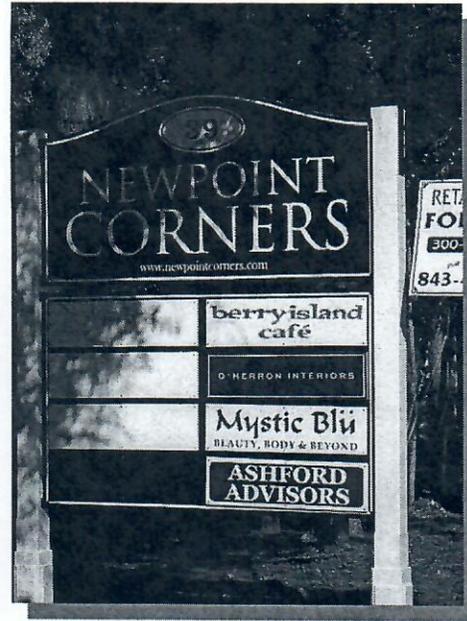
**NON-RESIDENTIAL PARCEL IDENTIFICATION SINGLE USER
w/ CHANGEABLE COPY**

<p>USE:</p> <p>Identifies parcels from major and secondary roads.</p>	<p>*MAXIMUM SIZE:</p> <p>8' 6" ht x 10' 8" width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>On each parcel, adjacent to primary roads. (If parcel fronts on two roads, one is allowed on each road)</p>	<p>ALLOWABLE SIGN AREA:</p> <p>32 SF & 6 SF per changeable copy panel. (no more than 3 panels maximum)</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>(1) Per parcel (If parcel fronts on two roads, one is allowed on each road)</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. . Incorporation of the overall Good Hope seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>



*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



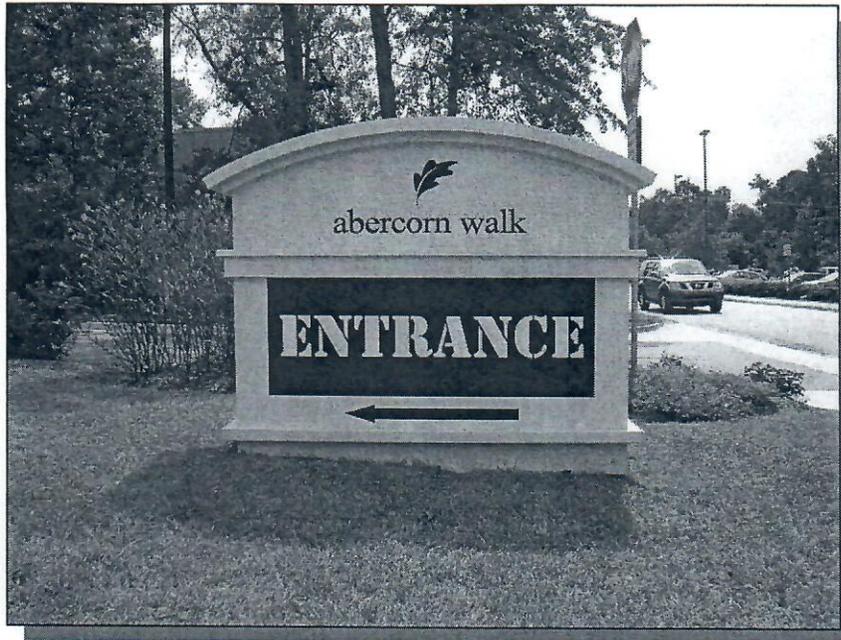


NON-RESIDENTIAL PARCEL IDENTIFICATION SMALL MULTIPLE USER

<p>USE:</p> <p>Identifies parcels from major and secondary roads.</p>	<p>*MAXIMUM SIZE:</p> <p>10' 6" ht x 10' 8" width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>On each parcel, adjacent to primary roads.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>72 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY</p> <p>(1) Per parcel (If parcel fronts on two roads, one is allowed on each road)</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material. . Incorporation of the overall Good Hope seal or logo is strongly encouraged.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



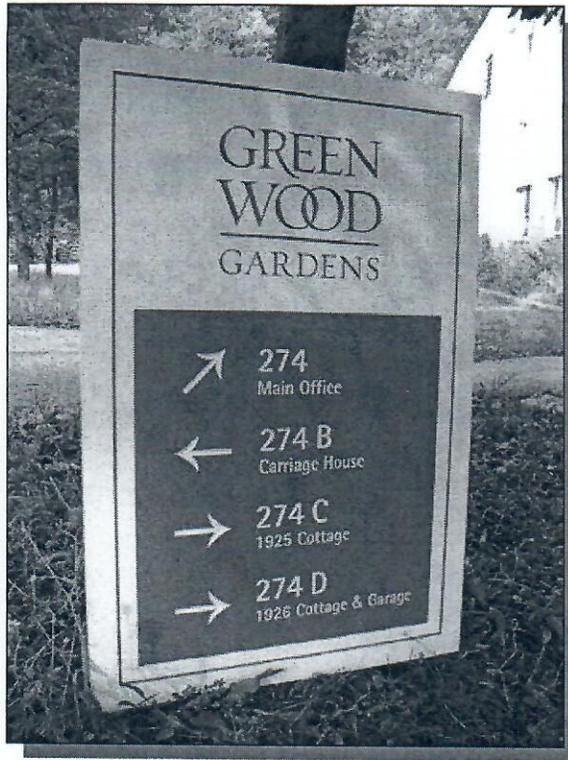


NON-RESIDENTIAL INFORMATION

<p>USE:</p> <p>Identifies secondary entrances and / or other elements such as deliveries and service areas.</p>	<p>*SIZE:</p> <p>7' ht x 5' width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Adjacent to secondary roads and entrances within individual parcels.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>20 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY</p> <p>To be determined</p>	<p>MATERIALS:</p> <p>Architectural foam, natural stone veneer, cast stone, brick, stucco, wood, architectural metals or other approved material.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



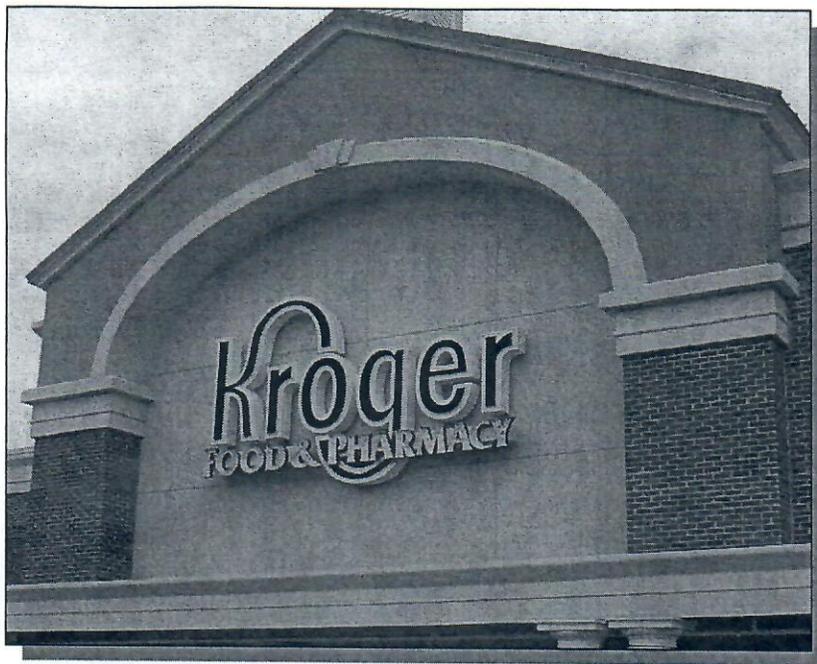


NON-RESIDENTIAL MINI INFORMATIONAL

<p>USE:</p> <p>Guides vehicles and pedestrians to specific destinations</p>	<p>*MAXIMUM SIZE:</p> <p>4' ht x 3' width</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Multiple locations as necessary for way finding.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>One face 10 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY:</p> <p>To be determined.</p>	<p>VENEER MATERIALS:</p> <p>Brick, stucco, wood or concrete sidings w/ steel, metal accents and trim or other approved material.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded





LARGE USER BUILDING MOUNTED FAÇADE SIGNS

<p>USE:</p> <p>Identifies Large User shops located within a power center.</p>	<p>*MAXIMUM SIZE:</p> <p>N/A</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>On the façade(s) of buildings.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>750 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY</p> <p>To be determined</p>	<p>MATERIALS:</p> <p>Wood, aluminum or other approved material.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



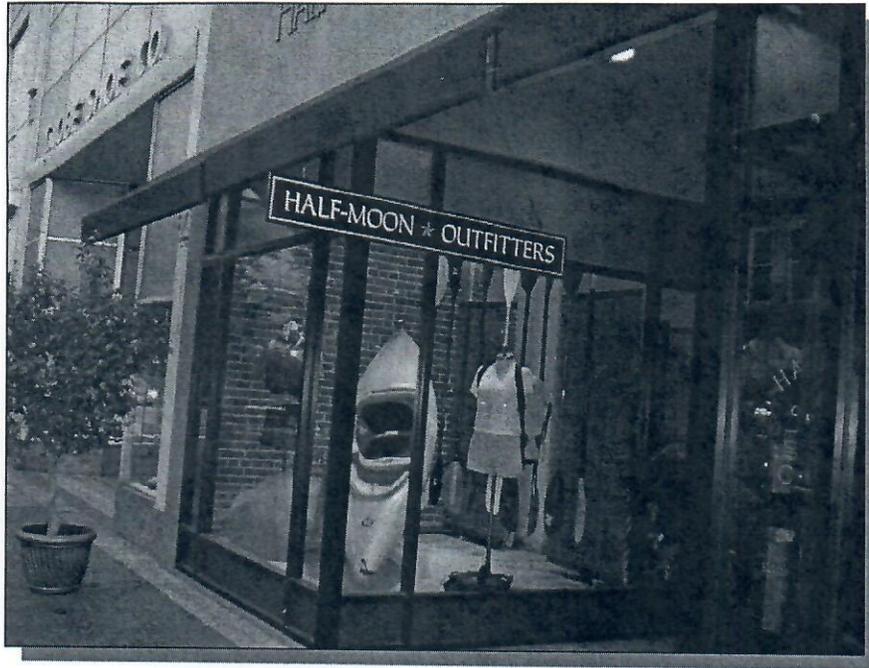


SMALL USER BUILDING MOUNTED FAÇADE SIGNS

<p>USE:</p> <p>Guides pedestrians and vehicles to individual shops within building.</p>	<p>*MAXIMUM SIZE:</p> <p>90 % of leasable width (to a maximum of 50') x 3'0" height</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Adjacent to secondary roads and drive aisles within individual parcels.</p>	<p>ALLOWABLE SIGN AREA:</p> <p>72 SF</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY</p> <p>To be determined</p>	<p>MATERIALS:</p> <p>Wood, aluminum or other approved material.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



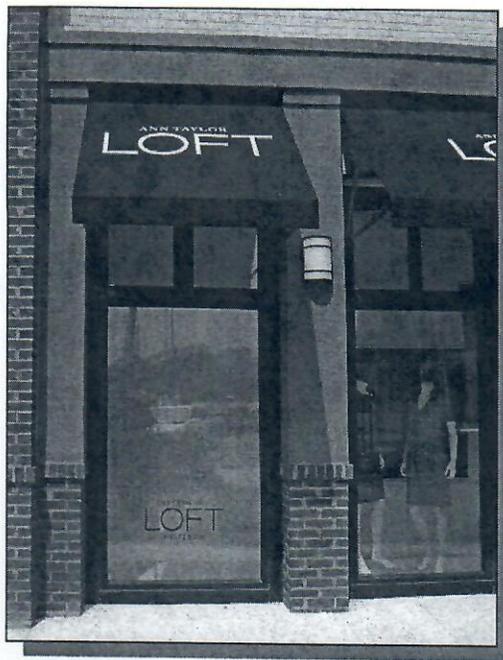


PROJECTING OR SUSPENDED TENANT SIGNAGE

<p>USE:</p> <p>Guides pedestrians to individual shops within building.</p>	<p>*MAXIMUM SIZE:</p> <p>N/A</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Above entries to individual shops</p>	<p>ALLOWABLE SIGN AREA:</p> <p>12 SF w/ a minimum of 8'8" clearance to walk or entry.</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY</p> <p>To be determined</p>	<p>MATERIALS:</p> <p>Wood, aluminum or other approved material.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.





WINDOW AND AWNING / CANOPY SIGNAGE

<p>USE:</p> <p>Guides pedestrians to individual shops within building.</p>	<p>*MAXIMUM SIZE:</p> <p>N/A</p>	<p>COLORS:</p> <p>Muted and historically references the town and adjacent communities. No bright colors are allowed, however additional colors may be allowed on a case by case basis.</p>
<p>LOCATIONS:</p> <p>Above entries to or windows of individual shops</p>	<p>ALLOWABLE SIGN AREA:</p> <p>40% of awning / canopy surface or 90% of awning width x 2'0" height or for window 20% below 8'0" / 100% above 8'0"</p>	<p>COPY / LETTER SIZE:</p> <p>Letter size and style to be determined.</p>
<p>QUANTITY</p> <p>To be determined</p>	<p>MATERIALS:</p> <p>Paint, canvas with applied vinyl or other approved material.</p>	<p>MISC:</p> <p>Property owner shall be responsible for construction and maintenance of sign. Illumination style / type to be determined. Internally lit awnings are not allowed.</p>

*This size includes all posts, supports, etc. as necessary for the sign. Signs may exceed these dimensions if the creativity / final sign design warrants. However, the "Allowable sign area" shall not be exceeded.



GOOD HOPE PROPERTY – PROHIBITED SIGNS

The signs within this section are not allowed within the Good Hope PDD.

Sign Types within this Section:

Single Pole Mounted Signs

Inflatable Signs

Temporary Product / Advertisement Signs / Election Signs / Sandwich Signs

Internal Lit Awnings

Motion Light Signs

Neon Signage (*Backlight neon signs may be permitted based on conditional approval*)



Temporary Product / Advertisement Sign



Single Pole Mounted Signs



**10 ACRES
BEING A PORTION OF
GOOD HOPE
PLANTATION**

TOWN OF RIDGELAND
JASPER COUNTY
SOUTH CAROLINA

PREPARED FOR
GOOD HOPE CORPORATION

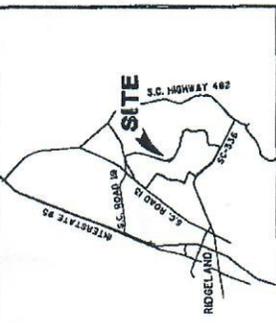


THOMAS & HUTTON ENGINEERS, INC.
500 PARK OF COMMERCE WAY, SUITE 200
SAVANNAH, GA 31404-2049-50
www.thomas-hutton.com

SCALE	1" = 500'	DRAWN BY	WFM
FILE	J-20760	REVIEWED BY	WCF
PLAT DATE	01/07/10	APPROVED BY	WCF
PLAT DATE	01/07/10	PARTY CHIEF	ND

SHEET 1 OF 1

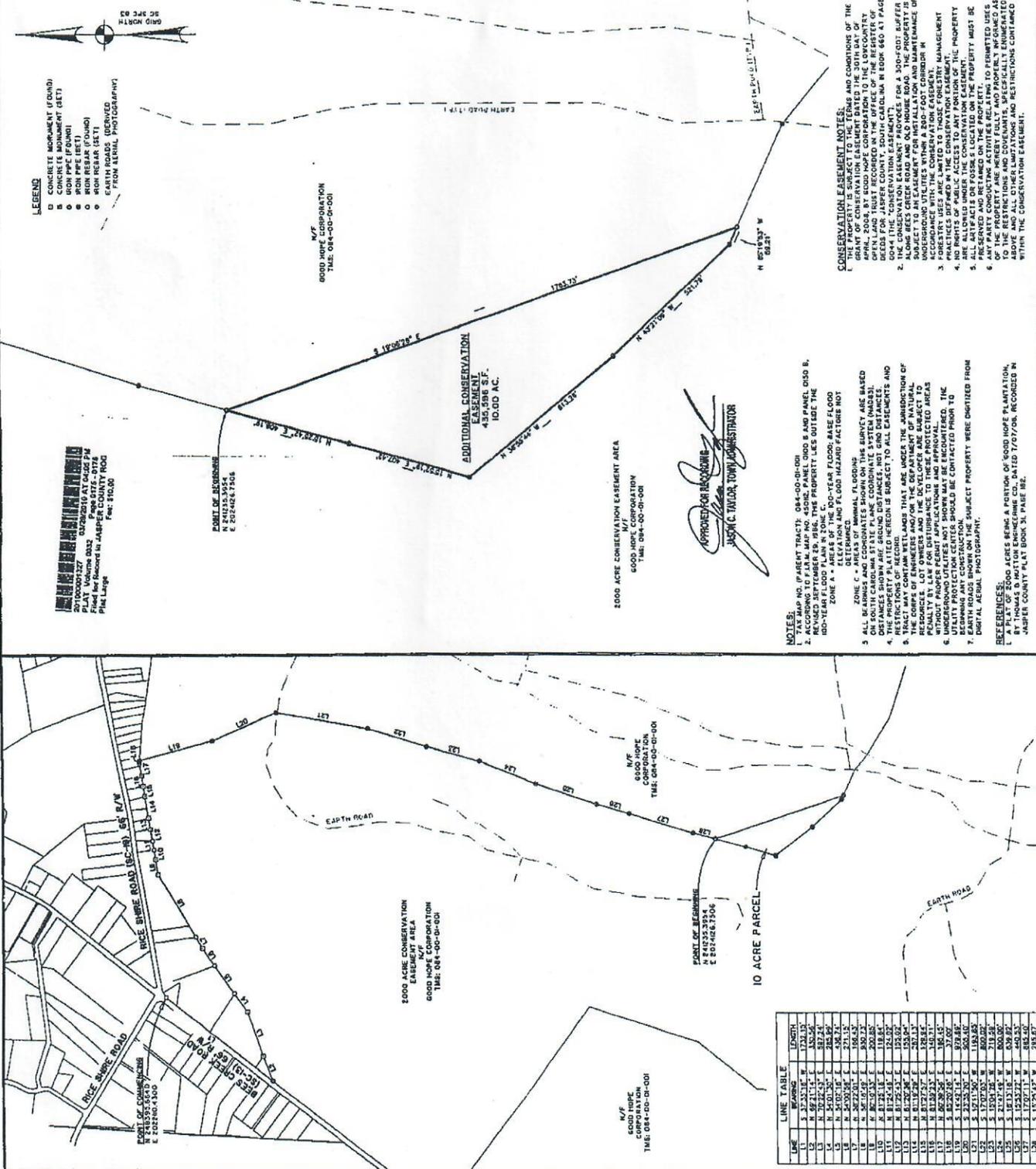
VICINITY MAP (NOT TO SCALE)



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE INFORMATION CONTAINED HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN THE STATE OF SOUTH CAROLINA AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

WRIGHT C. POWELL, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10093

NO.	REVISION	BY	DATE



- LEGEND**
- CONCRETE MONUMENT (UNDG)
 - CONCRETE MONUMENT (SET)
 - IRON PIPE (UNDG)
 - IRON PIPE (SET)
 - IRON REBAR (UNDG)
 - IRON REBAR (SET)
 - EARTH ROADS (SERVICES FROM AERIAL PHOTOGRAPHY)

POINT OF BEGINNING
N 84°33'35.4" E
E 202'46.7506

POINT OF BEGINNING
N 84°33'35.4" E
E 202'46.7506

N/F
GOOD HOPE CORPORATION
TMS: 084-00-01-001

ADDITIONAL CONSERVATION EASEMENT AREA
N/F
GOOD HOPE CORPORATION
TMS: 084-00-01-001

2000 ACRE CONSERVATION EASEMENT AREA
N/F
GOOD HOPE CORPORATION
TMS: 084-00-01-001

APPROVED FOR RECORDING
[Signature]
WRIGHT C. POWELL, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

CONSERVATION EASEMENT NOTES:

- THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE GRANT OF CONSERVATION EASEMENT DATED 01/07/10 IN JASPER COUNTY OPEN LAND TRUST RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JASPER COUNTY, SOUTH CAROLINA IN BOOK 560 AT PAGE 100.
- THE CONSERVATION EASEMENT PROVIDES FOR A 300-FOOT BUFFER ALONG REAR CREEK ROAD AND OLD HOUSE ROAD. IN THE PROPERTY UNDERGROUND UTILITIES WITHIN A 200-FOOT CORRIDOR IN ACCORDANCE WITH THE CONSERVATION EASEMENT MANAGEMENT PRACTICES DETAILED IN THE CONSERVATION EASEMENT.
- NO RIGHTS OF PUBLIC ACCESS TO ANY PORTION OF THE PROPERTY ARE GRANTED BY THIS INSTRUMENT.
- ALL ARTIFACTS OR POSSESSIONS LOCATED ON THE PROPERTY MUST BE PRESERVED AND RETAINED ON THE PROPERTY. TO PERMITTED USES OF THE PROPERTY ARE HEREBY FULLY AND PROPERLY REGARDED AS TO THE RESTRICTIONS AND COVENANTS AND RESTRICTIONS CONTAINED WITHIN THE CONSERVATION EASEMENT.

NOTES:

- TAX MAP NO. 084-00-01-001
- ACCORDING TO THE TAX MAP, THE PROPERTY LIES OUTSIDE THE 100-YEAR FLOOD PLAIN IN ZONE C.
- THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS DETERMINED BY THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES AND COORDINATES SHOWN ON THE SURVEY ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- RESTRICTIONS OF RECORDS THAT ARE SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS THAT ARE UNDER THE JURISDICTION OF NATURAL RESOURCES AND/OR THE DEPARTMENT OF NATURAL RESOURCES, LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO THE RESTRICTIONS OF RECORDS AND APPROVALS OF THE DEPARTMENT OF NATURAL RESOURCES AND/OR THE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
- UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- EARTH ROADS SHOWN ON THE SUBJECT PROPERTY WERE DERIVED FROM AERIAL PHOTOGRAPHY.

REFERENCES:

- A PLAT OF 2000 ACRES BEING A PORTION OF GOOD HOPE PLANTATION, BY THE S.W. PART OF THE UNDIVIDED 17/17/06, RECORDED IN JASPER COUNTY PLAT BOOK 31, PAGE 82.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 37°23'11" W	173.137
2	S 82°21'14" E	382.56
3	N 70°25'37" E	312.74
4	N 84°33'35.4" E	202.467506
5	N 51°02'15" E	498.71
6	N 53°00'58" E	271.15
7	N 58°16'49" E	582.73
8	N 82°05'33" E	202.87
9	N 81°23'18" E	124.93
10	N 81°23'18" E	124.93
11	N 81°23'18" E	124.93
12	N 81°23'18" E	124.93
13	N 81°23'18" E	124.93
14	N 81°23'18" E	124.93
15	N 81°23'18" E	124.93
16	N 81°23'18" E	124.93
17	N 81°23'18" E	124.93
18	N 81°23'18" E	124.93
19	N 81°23'18" E	124.93
20	N 81°23'18" E	124.93
21	N 81°23'18" E	124.93
22	N 81°23'18" E	124.93
23	N 81°23'18" E	124.93
24	N 81°23'18" E	124.93
25	N 81°23'18" E	124.93
26	N 81°23'18" E	124.93
27	N 81°23'18" E	124.93
28	N 81°23'18" E	124.93
29	N 81°23'18" E	124.93
30	N 81°23'18" E	124.93

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER)

AMENDMENT TO CONSERVATION
EASEMENT ON GOOD HOPE PLANTATION

THIS AMENDMENT (the "Amendment") to the Conservation Easement ("Conservation Easement") dated April 30, 2008, by **Good Hope Corporation** (the "Grantor") and the **Lowcountry Open Land Trust, Inc.** ("LOLT" or the "Grantee") is made as of this 9th day of February, 2010.

WHEREAS, Grantor granted the Conservation Easement to LOLT by instrument dated April 30, 2008 and recorded April 30, 2008, in **Book 0660 at Page 0044** in the RMC Office for Jasper County, South Carolina which encumbered property known as Good Hope Plantation ("Protected Property") in Jasper County, South Carolina; and

WHEREAS, the Protected Property encumbered by the Conservation Easement encompasses two thousand (2,000) acres, more or less, and is accurately described in Exhibit A attached to the Conservation Easement (also known as a portion of Jasper County TMS# 084-00-01-001); and

WHEREAS, Grantor desires to amend the Conservation Easement by adding an additional ten (10.0) acres ("Amendment Acreage" and also known as a portion of Jasper County TMS# 084-00-01-001, as surveyed on plat titled 10 ACRES BEING A PORTION OF GOOD HOPE PLANTATION prepared by Thomas & Hutton Engineering Co. dated January 7, 2010, and as described in Exhibit A hereto attached) to the Protected Property encumbered by the terms of the Conservation Easement and therefore increasing the acreage of the Protected Property to a total of 2,010 acres; and

WHEREAS, Grantor and Grantee desire to amend the Conservation Easement to clarify the language regarding the Structural Limitations on the Protected Property and strengthen the conservation values of the Protected Property. These clarifications neither alter or impair the conservation values nor alter the purpose or effect of the easement or the prohibitions or reserved rights contained therein.

WHEREAS, Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the Conservation Values of the Protected Property for the benefit of the people of South Carolina

WHEREAS, Grantee desires to allow the additional acreage to be added to the Conservation Easement because such an addition will increase the acreage protected by the terms of the Conservation Easement and further increase the conservation values being protected by Grantee at Good Hope Plantation; and

WHEREAS, Grantee has determined that this Amendment is permitted by the provisions of Paragraph 16 of the Conservation Easement; and

NOW, THEREFORE, in consideration of the above recitals and the covenants, terms and conditions contained herein and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee, for themselves and their respective heirs, successors and assigns, agree as follows:

1. Grantor and Grantee agree to add ten (10.0) acres contiguous to the Protected Property (the "Amendment Acreage") and also known as a portion of Jasper County TMS# 084-00-01-001 to the Protected Property encumbered by the Conservation Easement with said Amendment Acreage being adequately described in the attached Exhibit A and adequately depicted by the map attached as Exhibit B.


201000001679 04/22/2010 AT 10:47 AM
OR Volume 0788 Page 0278 - 0285
Filed for Record in JASPER COUNTY ROD
Easement Fee: \$14.00

DEED BOOK: 0788 PAGE: 0496
DATE: 04/28/2010 09:41:13 AM
Hazel Holmes / EM
AUDITOR JASPER COUNTY, SC

2. Paragraph 5(B) Structural Limitations is hereby deleted and replaced the following paragraph:

5(B) Structural Limitations.

I. The existence of the Pine Barren Hunting Club is hereby acknowledged on the Protected Property. The facilities of the Pine Barren Hunting Club encompass approximately two (2) acres of the Protected Property and include a concrete block building with screened sides, a walk-in cooler, dog kennels and small aluminum feed storage building, and 13 small camper trailers. The Pine Barren Hunting Club facility is identified and documented in the Baseline Documentation for the Conservation Easement.

The Grantor reserves right to maintain, repair, improve and/or replace these facilities with similar structures or permanent structures which facilitate the uses of the Protected Property, provided the Pine Barren Hunting Club does not expand beyond the designated two (2) acres as documented. Impervious surface for structures within the Pine Barren Hunting Club shall be limited to six thousand (6,000) square feet in the aggregate. Structures within the Pine Barren Hunting Club may be used for both temporary and/or permanent habitation by human beings.

II. The reserved right to maintain, repair, improve and/or replace the existing caretaker residence and its associated features (including the dog kennel, storage shed and utility shed) as documented in the Baseline Documentation Report for the Conservation Easement Conservation Easement. The Impervious Surface for the caretaker house as documented in the Baseline Documentation for the Conservation Easement is equal to 858 square feet and the Grantor retains the reserved right to maintain, repair, improve and/or replace the caretaker residence with a structure of similar size, not to exceed a maximum of 1000 square feet of Impervious Surface. The aggregate total of Impervious Surface for the caretaker residence and the associated features located at the caretaker residence shall not exceed a maximum of fifteen hundred (1500 square feet). The Grantor retains the perpetual use of the caretaker residence as a temporary or permanent residence on the Protected Property.

III. Other than those structures described in this subparagraph, there shall be no structures, including but not limited to residential, agricultural, and recreational, etc. [other than wildlife observation towers, see 5(B)(V)] on the Protected Property.

IV. There shall be no Impervious Surface on the Protected Property except as expressly permitted by the Conservation Easement and Amendment to the Conservation Easement.

The within instrument has been transferred
on 04/30/2010 02:34:19 PM , and recorded in
the Jasper County Assessor's Office.
Tax Map No.: 084-00-01-001
Transfer No.: 10-27-359
Carla
- JASPER COUNTY, SC

V. There shall be no towers on the Protected Property, including, but not limited to, radio, microwave, broadcast, communication and cellular towers.

3. Paragraph 17 Assignment is hereby deleted and replaced with the following paragraph:

Assignment. The benefits of the Conservation Easement and Amendment to the Conservation Easement shall not be assignable by the Grantee, except (i) if as a condition of any assignment, the Grantee requires that the terms and conditions of the Conservation Easement and Amendment continue to be carried out in full as provided herein, (ii) the assignee has a commitment to protect the Purposes and the resources to enforce the restrictions contained herein, and (iii) if the assignee, at the time of assignment, qualifies under § 170 (h) of the Code, and applicable Treasury Regulations promulgated thereunder, and under State of South Carolina law as an eligible donee to receive the Conservation Easement and Amendment directly.

In the event that Grantee ceases to exist or exists but no longer as a tax-exempt, nonprofit corporation, qualified under §§501(c)(3) and 170(h)(3) and not a private foundation under §509(a) of the Code, then the Conservation Easement and Amendment shall be assigned to a tax-exempt, nonprofit organization, qualified under §§501(c)(3) and 170(h)(3) and not a private foundation under §509(a) of the Code, which has a mission of protecting open lands or natural resources in the South Carolina Lowcountry. Any assignment of the Conservation Easement and Amendment must be approved in writing by the Grantor, which approval shall not be unreasonably withheld.

In the event that Grantor desires to assign the Conservation Easement and Amendment to another tax-exempt, nonprofit corporation, qualified under §§501(c)(3) and 170(h)(3) and not a private foundation under §509(a) of the Code, then the Conservation Easement and Amendment shall be assigned to a tax-exempt, nonprofit organization, qualified under §§501(c)(3) and 170(h)(3) and not and not a private foundation under §509(a) of the Code, which has a mission of protecting open lands or natural resources in the South Carolina Lowcountry. Any assignment of the Conservation Easement and Amendment must be approved in writing by the Grantee, which approval shall not be unreasonably withheld and the assignment by the Grantor must take place within twelve months (12) of the date of the Amendment.

4. All other provisions of the Conservation Easement relating to the Protected Property known as Good Hope Plantation shall remain in full force and effect.
5. Nothing herein shall serve to change any provision of the Conservation Easement so as to cause a violation of Section 170(h) of the Internal Revenue Code of 1986, as amended, or applicable Treasury Regulations thereunder.

GRANTOR HEREBY WARRANTS and represents that the Grantor is seized of the Protected Property in fee simple and has good right to grant and convey this Amendment, that the Protected Property is free and clear of any and all encumbrances, except easements of record and prescriptive easements, if any, and that the Grantee and its successors and assigns shall have the use of and enjoy all of the benefits derived from and arising out of the Conservation Easement and this Amendment.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Amendment to the Conservation Easement as of the date referenced above.

GRANTOR:
Good Hope Corporation

By: Jane L. Powell
Jane L. Powell, President

[Signature]
Witness No. 1 as to JLP

[Signature]
Witness No. 2 as to JLP

STATE OF SOUTH CAROLINA)
)
COUNTY OF Taspen)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the above named duly authorized officer of Good Hope Corporation (Grantor) personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

SWORN to before me this 9th day of February, 2010.

[Signature]
Notary Public for South Carolina
My Comm. Expires: Dec. 1, 2019

EXHIBIT "A"

Legal Description of Amendment Acreage

All that certain piece, parcel or lot of land lying and being in Jasper County, South Carolina, containing approximately 10+/- acres being a portion of Good Hope Plantation (TMS: 084-00-01-001) more particularly shown on a plat entitled "10 Acres Being A Portion Of Good Hope Plantation, Town of Ridgeland, Jasper County, South Carolina, prepared for Good Hope Corporation" by Thomas & Hutton Engineering Co., dated January 7, 2010, and recorded in the Office of the Register of Deeds for Jasper County, South Carolina, in Plat Book 0032 at Page 0175.

Jasper County TMS No.: p/o 084-00-01-0001 (Amendment Acreage)

Grantee's Address: 80 Alexander Street
Charleston, SC 29403

Exhibit B



Legend
Easement Boundary
Amendment Acreage



**Good Hope Plantation:
Honey Hill & Pine Barren**
Exhibit B

0 650 1,300 2,600 3,900 5,200 Feet



Lowcountry Open Land Trust
80 Alexander Street
Charleston, SC 29403
(843) 577-6510
Map produced by LOLT. Please refer to a portion of Jasper County TMS # 084-00-01-001, the legal description & surveys for more boundary details