

**Exhibit A to Ordinance Number \_\_ - \_\_**

**Ponds Plantation Planned District (PD – Ponds Plantation) Zoning Regulations  
Amendments**

~~Indicates Stricken Matter~~

Indicates New Matter

The Ponds Plantation Planned District (PD – Ponds Plantation), approved as Rezoning Request #424 by County Council on November 21, 2005, and recorded in the Office of the Register of Deeds as Exhibit A to the Development Agreement between Dorchester County and Greenwood Development Corporation in Book 5100, beginning at Page 015, hereinafter referred to as the “PD Ponds Zoning Regulations”, is amended for purposes of certain land within PD – Ponds Plantation owned by KH Ponds, LLLP, identified as TMS 151-00-00-046, TMS 151-00-00-099, and TMS 151-03-01-003, as follows:

**Amendment 1**

Section 1.C.ii of the PD Ponds Zoning Regulations, relating to Applicant, is amended to read:

“1.C.ii Applicant: ~~Greenwood Development Corporation~~  
\_\_\_\_\_~~PO Box 1546~~  
\_\_\_\_\_~~Greenwood, SC 29648~~  
  
\_\_\_\_\_~~144 Grand Park Blvd.~~  
\_\_\_\_\_~~Charleston, SC 29414~~

KH PONDS, LLLP  
329 Hundred Oaks Parkway  
Summerville, SC 29486”

**Amendment 2**

Section 1.C.iv of the PD Ponds Zoning Regulations, relating to Property Size, is amended to read:

“1.C.iv Property Size:        A.     1,887.8 gross acres (see Exhibit 1 for plats and description of property)  
656.0 net acres (net acre calculations are derived by subtracting the wetlands, existing lakes and approximate amount of proposed road right-of-ways from the gross acreage. The Land Use Summary below is based on this number, however, the actual amount of net acres may vary due to the variables in

the road right-of-way calculations as the master plan is engineered).”

B. For purposes of certain land within PD – Ponds Plantation owned by KH Ponds, LLLP, identified as TMS 151-00-00-046, TMS 151-00-00-099, and TMS 151-03-01-003 (see Exhibit 1 for plats and description of property):  
1449.39 gross acres  
413.14 net acres (net acre calculations are derived by subtracting the buffers, wetlands, existing lakes and approximate amount of proposed road right-of-ways from the gross acreage.)”

**Amendment 3**

Section 1.C.v of the PD Ponds Zoning Regulations, relating to Summary of Land Uses, is amended to read:

“1.C.v Summary of Landuses (based on gross acreage of 1,887.8 identified in 1.C.iv.A, Property Size):

<del>Traditional Neighborhoods</del>	<del>20% – 30% of the gross acres (377 to 566 acres)</del>
	<u>651.89 acres, 34.5% of gross acreage</u>
Social & Cultural	<del>10% Minimum of the gross acres (188 acres)</del>
	<u>29.59 acres, 1.6% of gross acreage</u>
Open Space	<del>60 % Minimum of the gross acres (1132 acres)</del>
	<u>1178.06 acres, 62.4% of gross acreage</u>
<del>Res. Neighborhood Village Center</del>	<del>5% Maximum of the gross acres (94 acres)</del>
<u>Commercial</u>	<u>3.26 acres, 0.2% of gross acreage</u>
<u>County Park</u>	<u>25.00 acres, 1.3% of gross acreage”</u>

**Amendment 4**

Section 1.C.vi of the PD Ponds Zoning Regulations, relating to Summary of Residential Uses, is amended to read:

“1.C.vi Summary of Residential Uses:

The Dorchester County Zoning and Land Development Ordinance allows a density of 16.0 units per net acre provided they can be served by adequate facilities. Assuming adequate facilities, the net density for Ponds Plantation would be 10,496 lots/units. The developer, however, is requesting a density of ~~2.97~~ 3.28 units per

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net acre (~~1.0~~ 1.1 units per gross acres) for a maximum lot/unit count of ~~1,950~~ with a range of lot sizes as follows 2,150.

Live/Work Units	20 Units maximum
Townhomes	150 325 units
Multi Family / Condo	300 500 units
Single Family 5,000 s.f. min.	150 250 lots
Single Family 6,000 s.f. min.	225 350 lots
Single Family 7,500 s.f. min.	350 475 lots
Single Family 9,000 s.f. min.	225 350 lots
Single Family 10,400 s.f. min.	150 275 lots

Ponds Plantation is designed to have a mixture of housing types, mixing large lots with smaller lots; ~~townhomes, attached housing and multi-family.~~ Not every neighborhood will have the same mix or percentages as designated above *The mixture of housing types must include townhomes.*

### Amendment 5

Section 1.D.iv of the PD Ponds Zoning Regulations, relating to Traffic Report Executive Summary, is amended to read:

“1.D.iv Traffic Report Executive Summary Introduction: (see Exhibit 7 for full report)

~~The Ponds Plantation development is planned to consist of 1,950 residential units and 50,000 square feet of commercial space, which could generate approximately 19,800 vehicle trips per day. As a mixed use development, some of these trips would be contained within the community. This amount of traffic is much less than what could be created if the property was developed as currently zoned.~~

~~Several intersection improvements in the immediately surrounding intersections will be needed to accommodate the proposed development. Adjustments may be necessary to US 17A at its intersections with Dorchester Road, Central Avenue, SC 61, and the developments main access. As part of these intersection improvements, an opportunity exists to improve the safety, alignment, and connectivity of the surrounding roadways.~~

~~The location of the development is well situated considering the regional improvements planned and recommended by the Charleston Area Transportation Study (CHATS) Long Range Transportation Plan. Several major corridor improvements, outlined in the CHATS plan, would have a significantly positive impact on traffic operations in the vicinity of Ponds Plantation. Potential projects include the widening of Dorchester Road, the widening of Bacons Bridge Road, the extension of the Berlin Myers Parkway, and the potential construction of the SC 61~~

~~expressway. Ponds Plantation may reinforce the need for the already proposed projects, but should not, by itself, necessitate other major corridor improvements.~~

'An expansion of a residential development, The Ponds, is proposed west of US 17 Alternate (Alt) in Dorchester County, South Carolina (Figure 1). The expansion is envisioned to include 2,150 residential dwellings units: 1,515 of the units are single family and 635 of the units are active adult single family. The expansion is anticipated to be built out by 2026.

The expansion will utilize the existing intersection of US 17 Alt and Village Ponds Drive. This study will examine the morning and afternoon peak hour traffic conditions at the intersections listed below. A signal warrant analysis will be performed for the intersection of US 17 Alt and Village Ponds Drive.

-- US 17 Alt and Village Ponds Drive

-- US 17 Alt and Dorchester Road (signalized)'

See Exhibit 7 for full report: Traffic Impact Analysis, The Ponds, Dorchester County, South Carolina, Prepared for KH Ponds, LLLP, J-24708.1001, December 2019, Prepared by Thomas & Hutton)"

### **Amendment 6**

Section 2 of the PD Ponds Zoning Regulations, relating to Definitions, is amended by adding:

**"Façade:** 'Façade' means the entire building wall, including the fascias, windows, doors, canopies and other details on any complete elevation."

### **Amendment 7**

RESERVED

### **Amendment 8**

Section 4.A.ii of the PD Ponds Zoning Regulations, relating to An Open Community, is amended to read:

**"4.A.ii** An Open Community -- Except for the active adult (age 55 years and older) portion of the community (Cresswind), Ponds Plantation will be an open, publicly accessible community. Throughout the development may be parcels designated for civic uses that can be used by all the neighborhood residents and visitors."

### Amendment 9

Section 4.A.iii of the PD Ponds Zoning Regulations, relating to Diverse Housing Opportunities, is amended to read:

~~“4.A.iii Diverse Housing Opportunities -- Ponds Plantation is designed to encourage a mixture of multiple housing types, mixing large lots with smaller lots, townhomes, attached housing, multi-family, and live/work units Large lots, small lots, and attached housing will be provided within the Project.”~~

### Amendment 10

Section 4.A.v of the PD Ponds Zoning Regulations, relating to Neighborhood Village Center, is amended to read:

~~“4.A.v Creation of a Residential Neighborhood Village Center—The master plan includes the development of a Residential Neighborhood Village Center. Planned to include active recreation, civic uses, retail, offices, live/work units, and higher density residential, this Village Center will become the economic, social and cultural hub of the community. It will focus residents’ lives around a traditional American village experience, rather than the scattered sprawl of post-war suburbia Reserved.”~~

### Amendment 11

The last paragraph of Section 4.A of the PD Ponds Zoning Regulations, relating to Primary Landuses, is amended to read:

~~“The Master Plan is focused on four primary landuses: open space, residential, the residential neighborhood village center commercial, and social / civic.—The boundaries of each neighborhood are given their approximate location on the Master Plan.—Open Space and civic uses are is distributed throughout the development rather than isolated in a parcel neighborhood, therefore they are not shown as a zone on the plan. As noted in Section 3 – General Provisions, the location of all parcels shown on the Master Plan are approximate only. The precise location of each neighborhood and its components will be fixed at such time as the Land Development Approvals for such neighborhood are submitted to Dorchester County as specified in Article XVII of the Dorchester County Zoning and Land Development.”~~

### Amendment 12

The first two paragraphs of Section 4.B of the PD Ponds Zoning Regulations, relating to Open Space, are amended to read:

“Residential communities at Ponds Plantation should be designed as a series of neighborhoods oriented around parks or green space and made accessible by walkways, bikeways and nature trails. Parks, as identified below, create a public network for diverse groups of citizens. Except for the active adult (age 55 years and older) portion of the community (Cresswind), ~~The~~ the open space network and community facilities are not reserved for the residents of a particular area, but are available to the population as a whole. These will be community facilities, accessible on public streets, including playgrounds, major parks, and a trail system.

~~At least 63% (1207.2 acres) of total gross acres in Ponds Plantation shall remain as Open Space as defined below. At least 20% (131.2 acres) of the total net acres shall be classified as Open Space. There are two primary types of open space at Ponds Plantation: preservation and active/passive.”~~

### Amendment 13

RESERVED

### Amendment 14

~~RESERVED~~

Section 4.B.vi of the PD Ponds Zoning Regulations, relating to Neighborhood Focal Point Parks, is amended to read:

“4.B.vi Neighborhood Focal Point Parks: At least one park is planned in each neighborhood to be a Neighborhood Focal Point Park. The park should be at least ½ acre and will abut a street, a wetland or lake. The Neighborhood Focal Point Park also serves as the neighborhood civic gathering space. These spaces may contain play structures, benches, and / or structures suitable for small parks.”

### Amendment 15

Section 4.B.viii of the PD Ponds Zoning Regulations, relating to View Easements, is amended to read:

“4.B.viii View Easements: View easements are often established at the end of the street between two lots when there is an opportunity to terminate the road with an interesting vista. View easements are typically a minimum of 20’ in width.

These are not required at every road termination, but only when deemed appropriate by the Zoning Administrator.”

### **Amendment 16**

Section 4.B.x of the PD Ponds Zoning Regulations, relating to Civic / Social Spaces, is amended to read:

“4.B.x Civic / Social Spaces: Located throughout the neighborhoods will may be sites associated with community and civic spaces. Included in this list are schools, churches and public recreational centers.”

### **Amendment 17**

The first two paragraphs of Section 4.C.ii of the PD Ponds Zoning Regulations, relating to Streets – General Concepts, are amended to read:

“4.C.ii Streets – General Concepts (for detailed information see Street Section 5): Ponds Plantation is designed to have two *one* primary entrances; one *entrance* off of Highway 17A and one off of Old Tower Road. A secondary entrance will be off of Schultz Lake Road. The two primary entrances will be connected with a parkway that will serve as a collector street as well as the location for the village center, a proposed school, the community welcome center and the active play fields and linear park. Connected to the collector street will be neighborhoods that are organized around a park or other focal point. Neighborhoods will also be interconnected with streets and trails. *Internal neighborhoods will be interconnected with streets and / or trails as feasible throughout the community. A connection to Old Tower Road will be made for Emergency Access only and will be gated until such time as improvements to Old Tower Road allow for full access.*

Except in Controlled Access Areas *and the active adult (age 55 years and older) portion of the community (Cresswind)*, all streets are planned to be public. *They Public Roads* will be built by the developer and deeded to Dorchester County. *Private Roads do not require maintenance bonds for final plat approval. Storm drain pipe video is not required for private roads.*”

### **Amendment 18**

Section 4.C.ii.a of the PD Ponds Zoning Regulations, relating to Sidewalks, is amended to read:

“4.C.ii.a Sidewalks: Sidewalks shall be located on both sides of all residential streets, *unless a natural feature such as a special tree, wetland, or existing*

*topography requires a more creative solution*, and are a minimum of 4’ wide. All sidewalks are setback a minimum of 5’ from the back of curb unless a natural feature such as a special tree, *wetland, or existing topography* requires a more creative solution. ~~Sidewalks and/or trails may be located on the parkway where the developer intends to connect neighborhoods to other neighborhoods, the civic areas or the village center.~~ Sidewalks are required from the front door of the house to the walk adjacent to the street.”

#### **Amendment 19**

Section 4.C.ii.b of the PD Ponds Zoning Regulations, relating to Trees, is amended to read:

“4.C.ii.b Trees: The goal at Ponds Plantation is to preserve as much existing vegetation as possible in the public realm and to position lots lines to allow for adequate building areas. ~~A tree survey is in progress.~~ Grand tree removal will require approval of the ~~DRB and Dorchester County Zoning Administrator~~ Planning Commission. In areas where there is little or no existing vegetation, street trees will be planted in a regular pattern or in groupings for a more natural feel.”

#### **Amendment 20**

Section 4.C.iv of the PD Ponds Zoning Regulations, relating to Relationship of Homes to Street & Each Other, is amended to read:

“4.C.iv Relationship of Homes to Street & Each Other:

Special care and attention was given in the planning of Ponds Plantation to integrate it with the unique natural features of the land. Developers and builders should also strive to preserve existing vegetation, natural drainage systems and unusual topography. Lots that are adjacent to the open space and trail system network will have buffer restrictions established in the architectural guidelines so that the natural environment of the development is preserved. Neighborhoods should take into consideration the following:

Lot widths and depths ~~will~~ may, but are not required to, vary within each neighborhood based on the topography, existing vegetation, the target market, house sizes, locations of garages, and means of access to garages. Lot sizes must be clearly shown on the design plans for each neighborhood and approved by Dorchester County during the subdivision review.

~~1. Build To Lines: Front setback lines and side setback lines adjoining a street are also build to lines and are established to create and maintain continuity along the streets and help prevent architectural conflicts. Houses will be placed far enough back from the street to create attractive front yards but close enough~~

to the sidewalks to allow residents on their front porches to converse with their neighbors strolling by their house. Variances may be allowed by the Ponds Plantation Design Review Board to accommodate specific site conditions (trees, views, etc.).

2. ~~With the exception of sideyard houses, houses should face streets. Houses should have front doors facing streets, even when there is a garage fronting on an alley.”~~

### **Amendment 21**

Section 4.C.v.a of the PD Ponds Zoning Regulations, relating to Front Entry Garages, is amended read:

~~“4.C.v.a Front Entry Garages: Front entry garages are permitted on lots less than 80’ in width although side entry garages are preferred. Garages shall be set back a minimum of 20’ from the house front façade. Detached garages are strongly encouraged. Garages should be located so that they are on the opposite side of the house from the main flow of street traffic. Driveway widths shall be 10’ from the street to the front façade of the house. For two car garages, the driveway width can increase past the point of the house’s front façade.~~

*Front entry garages are permitted on any lots not serviced by alleys. Facades of front entry garages attached to a house may be located in a range between being set back 20 ft. from the front facade of a house to being 10 ft. in front of the front facade of a house. Attached garages are preferred, but not required, to be on the opposite side of a house from the main flow of street traffic. Driveway widths shall be no wider than 18 feet on any lot line of a house, so long as the impervious surface does not exceed 50% on lots 61 feet to 80 feet wide and does not exceed 40% on lots more than 80 feet wide. Driveways may be widened behind the front property line to accommodate two car garages and turnouts. This condition is only allowed on attached garages. Detached garages may not be located in front of the house.”*

### **Amendment 22**

Section 4.C.v.b of the PD Ponds Zoning Regulations, relating to Side Entry Garages, is amended to read:

~~“4.C.v.b Side Entry Garages: Side entry garages on lots 80’ wide and above are preferred over front entry garages. Side entry garages on lots less than 80’ wide are encouraged whenever the floor plan can accommodate the minimum turning space of 26’ and/or the house is on a corner lot. Picket fences or evergreen hedges are encouraged for screening car storage. Driveway widths shall be 10’ from the street to the front façade of the house.~~

Side entry garages are permitted on any lots. Access to side entry garages may be provided from a street in front of a house, a street or alley on the side of a house, or an alley behind a house. Driveway widths shall be no wider than 18 feet on any lot line of a house, so long as the impervious surface does not exceed 50% on lots 61 feet to 80 feet wide and does not exceed 40% on lots more than 80 feet wide.

### **Amendment 23**

Section 4.C.v.c of the PD Ponds Zoning Regulations, relating to Rear Entry Garages, is amended to read:

“4.C.v.c ~~\_\_\_\_\_~~ Rear Entry Garages: Rear entry garages can be placed at the rear of ~~the house~~ lots not having alley access, either attached to the house or detached. The garage can be accessed from the street in front of the house with a ~~10’ maximum width~~ driveway leading to a rear turnout. Driveway widths shall be no wider than 18 feet on any lot line of a house, so long as the impervious surface does not exceed 50% on lots 61 feet to 80 feet wide and does not exceed 40% on lots more than 80 feet wide.”

### **Amendment 24**

Section 4.C.v.d of the PD Ponds Zoning Regulations, relating to Alley Entry Garages, is amended to read:

“4.C.v.d \_\_\_\_\_ Alley Entry Garages: When alleys are provided, garages are to be accessed by side or rear alleys rather than the street. Driveways shall be a minimum of 20’ deep from alley pavement.”

### **Amendment 24A**

The sixth, seventh, and eighth bullets of Section 4.C.vi of the PD Ponds Zoning Regulations, relating to Allowed Uses, are amended to read:

- Accessory uses, incidental to any of the principal uses above listed including home offices, ~~guest quarters~~ Accessory Dwelling Units, private garages and carports not attached to the principal building, tool sheds and similar storage facilities, gazebos, private swimming pools adequately fenced, and the like.
- Day Care Centers shall be permitted after filing an application for an operating permit specifically for day care operations with the Zoning Administrator’s office ~~and after proof of application for the facility’s licensing by the Department of Social Services has been submitted, where~~

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the Planning Commission determines that each of the following requirements are fulfilled:

- Homes for the elderly provided that before such a home for the elderly can be established, the Planning Commission must approve its establishment after a hearing and after a review of the application. The Planning Commission shall consider the character of the neighborhood, its population density, traffic patterns and parking facilities and the impact of said proposed home on the immediate neighborhood.”

### Amendment 25

Section 4.C.vii of the PD Ponds Zoning Regulations, relating to Zoning Criteria for Townhomes and Single Family Lots, is amended to read:

“4.C.vii Zoning Criteria for Townhouses and Single Family Lots

	<u>Townhomes</u>	<u>40'-50'-wide</u>	<u>51'-60' wide</u>	<u>61'-80' wide</u>	<u>80' wide +</u>
Lot Depth	100' min.	100' min.	110' min.	110' min.	120' min.
Front Setback	6' minimum (1)	6' minimum (1)	7' minimum (1)	8' minimum (1)	9' minimum (1)
Side Setback	10' (end units)	10' total, 5' min.	12' total, 5' min.	12' total, 5' min.	15' total, 5' min.
Rear Setback	20' min.	20' min.	20' min.	20' min.	20' min.
<del>Rear Setback on Trail</del>	<del>35' min.</del>	<del>35' min.</del>	<del>35' min.</del>	<del>35' min.</del>	<del>35' min.</del>
Rear Setback on River	35' / 160' min.(4)	35' / 160' min.(4)	35' / 160' min.(4)	35' / 160' min.(4)	35' / 160' min.(4)
Lot Coverage	75%	70%	60%	50%	40%
Height	35'	35'	35'	35'	35'

~~———— (1) At least 30% of the building frontage shall be built to or within 2' of the front setback line.~~

~~———— (2) At least 40% of the building frontage shall be built to or within 2' of the front setback line.~~

~~(3) At least 50% of the building frontage shall be built to or within 5' of the front setback line.~~

~~(4) Rear setbacks shall be a minimum of 35' from the property line or 160' from the Ashley River and its associated ponds. No lot shall be closer than 125' from the Ashley River and its associated ponds.~~

- The minimum single family lot size is ~~5,000~~ 4,000 s.f.. ~~The average is approximately 7,000 s.f.~~
- The minimum townhouse lot size is ~~4,800~~ 1,400 s.f..

- Minimum Lot ~~Frontage~~ Width for single family detached is 40' at the most restrictive setback line.  
Minimum Lot ~~Frontage~~ Width for attached residential is 16' at the setback line.
- All Residential Units shall have a maximum height of 35'.
- A minimum of 10% of the total land shall be designated as open space.
- Corner Lots shall have the front setback on the primary street and side setback on the secondary street.
- Stairs, ramps, eaves, and slabs of the principal building may extend beyond the Setback Line.
- ~~For single family detached lots 80 feet or greater in width, garages may serve as the frontage, provided the garage doors are rotated 90° from the street and are designed to look like a separate building. This criteria will be enforced by the Design Review Board.~~
- ~~No lot shall have more than one driveway, which shall be no wider than 12 feet in the front setback zone.~~
- Fences or walls will be allowed subject to the criteria set forth in the Design Guidelines and enforced by the Design Review Board.
- Mechanical equipment and waste containers above grade level may not be located in the Front Setback Zone and are to be screened from street view.”

### Amendment 25A

Section 4.C.viii of the PD Ponds Zoning Regulations, relating to Zoning Criteria for Condominiums and Multi-Family Units, is amended to read:

“4.C.viii Zoning Criteria for Condominiums and Multi-Family Units

Front Setback	15' minimum
Side Setback	10' minimum (1)
Rear Setback	20' minimum
Rear Setback on Trail	35' min.
Rear Setback on River	35' / 160' min. (2)
Lot Coverage	65%
Height:	No structure shall be higher than 3 stories or 42 feet.
Parking:	1.5 sapees [sic] per unit
Open Space	20% minimum of the total land

(1) ~~Where structures are fully detached, the minimum distance between structures shall be 20 feet.~~

(2) ~~Rear setbacks shall be a minimum of 35' from the property line or 160' from the Ashley River and its associated ponds. No lot shall be closer than 125' from the Ashley River and its associated ponds. Reserved.~~”

**Amendment 26**

The catchline for Section 4.D of the PD Ponds Zoning Regulations, relating to Landuses – Village Center, is amended to read:

“4.D Landuses – Village Center COMMERCIAL”

**Amendment 27**

Section 4.D.i of the PD Ponds Zoning Regulations, relating to Concept, is amended to read:

“4.D.i Concept The Ponds Plantation Village Center Commercial/Civic uses shall be located on the parkway as one enters the residential zones from Highway 17A. Accessible by foot, bike or car for residents and visitors, the Village Center will be an attractive environment with small shops, live/work units, restaurants and civic uses. It is possible for apartments or offices to be located over retail stores as shown on Exhibit 3 – Master Plan.”

**Amendment 28**

Section 4.D.ii of the PD Ponds Zoning Regulations, relating to Zoning Criteria, is amended to read:

“4.D.ii Zoning Criteria

Front Setback	5' minimum
Side Setback	10' minimum
Rear Setback	20' minimum
Lot Coverage	80%
Height:	No structure shall be higher than 3 stories or 42 feet.
Open Space	25% minimum
Parking	<u>3.5 spaces per 1,000 s.f. of gross floor space in accordance with the Dorchester County Zoning &amp; Land Development Standards, Ordinance 04-13, as amended through October 21, 2019</u>

-- Provided retail uses meet all parking and setback criteria, there is no minimum lot size in the Village Center Commercial.  
-- Zoning Criteria for Residential Uses shall revert to the appropriate zoning section in this PD for setbacks, lot coverage, etc.”

### **Amendment 29**

Section 4.D.iii of the PD Ponds Zoning Regulations, relating to Vehicular Circulation, Pedestrian Circulation and Parking, is amended to read:

#### **“4.D.iii Vehicular Circulation, Pedestrian Circulation and Parking**

While the Ponds Plantation parkway is the major road, it and all internal streets and sidewalks will be designed primarily to enhance the experience of pedestrians and to facilitate traffic movement, but not to facilitate traffic movement at high speeds. Turning radii should be as short as possible, and lanes should be as narrow as possible. ~~Village center~~ *Commercial* streets should provide for on-street parking. Sidewalks should be ample, and there should be generous landscaping.”

### **Amendment 30**

The opening sentence of Section 4.D.iv of the PD Ponds Zoning Regulations, relating to Allowed Uses, is amended to read:

#### **“4.D.iv Allowed Uses**

Within the Ponds ~~Village Center Zone~~ *Commercial Zones*, land may be used, and buildings or structures may be erected, altered or used, for the following purposes:”

### **Amendment 30A**

The first bullet of Section 4.D.iv of the PD Ponds Zoning Regulations, relating to Allowed Uses, is amended to read:

~~“One family detached dwellings, attached dwellings, live/work units and multifamily dwellings~~ *Reserved*”

### **Amendment 30B**

The fifty-fourth bullet of Section 4.D.iv of the PD Ponds Zoning Regulations, relating to Allowed Uses, is amended to read:

~~“An individual owner of property, who is also the resident of the property involved, may rent guest rooms by the night where the Zoning Administrator, after review of an application, finds that the proposed use meets the definition of a Bed and Breakfast~~ *Reserved*.”

### **Amendment 31**

Section 4.E of the PD Ponds Zoning Regulations, relating to Landuses – Civic / Social, is amended to read:

#### **“4.E Landuses – CIVIC / SOCIAL**

Throughout the property, at least ~~65.6~~ 54.59 acres of land is proposed be donated for civic and social uses. These uses include, but are not limited to, ~~40 acres to Dorchester County District 2 Schools~~, a family oriented recreation center, a 25-acre County Park, churches, EMS stations, etc..”

### **Amendment 32**

The second bullet in Section 5 of the PD Ponds Zoning Regulations, relating to Standards for Neighborhood Street, Blocks and Lots, is amended to read:

“• Dead-end streets designed to be so permanently shall not be longer than ~~eight hundred (800’)~~ seven hundred fifty feet (750’) except where land cannot be subdivided otherwise practicably and shall be provided at the closed end with a turn-around having a street property line diameter of at least eighty feet (80’).”

### **Amendment 33**

Exhibit 2 of the PD Ponds Zoning Regulations, relating to Land Use Plan, is amended by inserting a new Exhibit 2:

See attached for a new Exhibit 2, Land Use Plan.

### **Amendment 34**

Exhibit 3 of the PD Ponds Zoning Regulations, relating to Master Plan, is amended by inserting a new Exhibit 3:

See attached for a new Exhibit 3, Master Plan.

### **Amendment 35**

Exhibit 7 (identified as Exhibit A, page 35 of 59, Book 5100, beginning at Page 49) of the PD Ponds Zoning Regulations, relating to Traffic Impact Study Addendum, is amended to read:

See attached.

**Amendment 36**

Exhibit \_ (identified as Exhibit B, page 1 of 315, Book 5100, beginning at Page 74) of the PD Ponds Zoning Regulations, relating to the Dorchester County Zoning and Land Development Standards, is amended to read:

See attached for Ordinance 04-13 as amended through October 21, 2019.

[TO BE PROVIDED]

END OF THE PD PONDS ZONING REGULATIONS AMENDMENTS.