

SUMMARY - OLD SOUTH PUD

ORIGINAL APPROVAL (COUNTY COUNCIL) - APRIL 12,1993

ACREAGE	313.82 ACRES
NUMBER OF SINGLE FAMILY LOTS	209 LOTS
NUMBER OF MULTI FAMILY/COMMERCIAL LODGING UNITS -	289 UNITS
OPEN SPACE ACREAGE	185.74 ACRES

FINAL APPROVAL TO DATE

TOTAL NUMBER OF SIF LOTS APPROVED	59
TOTAL NUMBER OF MIF UNITS APPROVED -	434
TOTAL ACRES OF OPEN SPACE	185.74+/- ACRES

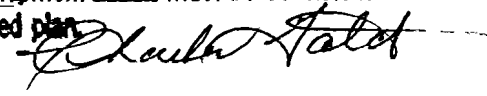
PLANNED UNIT DEVELOPMENT
BY REZONING ACTION

This master plan represents the preliminary plan for development approved by action of the Beaufort County Council as of 4/17/93 as the result of a request for rezoning to PUD status. Any further development action must be consistent with this approved plan.

January 20, 1993

Old South Master Plan

PROJECT NARRATIVE



The proposed Planned Unit Development (PUD) is located in Bluffton, South Carolina. The PUD is to involve the existing Old South Golf Club and proposed land uses around it. It is desired to rezone this parcel of land to PUD to allow for creation of a master plan and development with desired densities and that includes multiple land uses: the golf course, single-family housing, multi-family housing, commercial uses, etc. Please refer to the master plan for a more detailed description of the proposed arrangement of land uses.

The rezoning application is being filed by Mr. David W. Staley yet as a joint venture with Mr. Alan Ulmer, Mr. George Lumley, and May River Golf Associates (a general partnership). These four entities each own a portion of the overall parcel of land requested for rezoning. Their addresses are included with the application. Adjacent property owners and existing land uses are shown on the master plan. An agreement to establish the PUD as a joint venture has been signed by all four parties and submitted to Mr. Michael Behrendt at the Beaufort County Planning Department.

Clyde B. Johnston Golf Design Group prepared the master plan, T-Square Group, Inc. did the survey work, and Thomas And Hutton Engineering CO. provided civil engineering services.

Access to the property is via Buckingham Plantation Drive from U.S. Highway 278. A vicinity map as well as access to the property are shown on the master plan. The proposed conceptual street system is shown on the master plan as well. Ownership and maintenance of proposed roads will be done privately and taken care of by a home owner's association when these land uses and roads are developed. The road from area "C" to area "A" running between and within fifty (50) feet of the ponds will be constructed as an inverted crown road and is subject to the United States Army Corps of Engineers approval. The road crossing the wetland in area "L" is subject to approval and permitting by the South Carolina Coastal Council. If wetland in area "L" remains after permitting, the road coming within fifty (50) feet of the wetland in area "H" will be constructed as an inverted crown road and is subject to approval by United States Corps of Engineers. Proposed roads are designed in accordance with the "Beaufort County Zoning and Development Standards ordinance 92/26" amended September 28, 1992.

The master drainage plans are attached and are the same plans for the construction permitting of Old South Golf Club submitted on March 22, 1991 and approved on April 8, 1991. The storm drainage facilities

have been designed in accordance with the "Beaufort County Zoning And Development Standards ordinance 92/26" amended September 28, 1992.

The majority of the drainage system for this property is in place and constructed during the building of the golf course. The only exception being the future pond and drainage easements in single-family residential area "e" which will be constructed at the time when area "e" is developed. The respective owner of the land will be responsible for ownership and maintenance of the drainage structures contained within the respective land use area.

Attached is a letter of intent from Beaufort-Jasper Sewer And water Authority to serve community water supply and sewage disposal service to the proposed PUD. It is the intent to use Beaufort-Jasper Sewer And Water Authority as a source of water and sewer.

Open space requirement under the proposed PUD is 16.63 acres. Open space on this property consists of ponds, wetlands, golf course, conservation, and 75% of marsh which is equivalent to 185.74 acres.

Parking areas within the proposed PUD are at the golf clubhouse, golf maintenance area, the golf cottages (Area "B"), and the bed and breakfast inn (Area "G"). Parking areas already exist at the golf clubhouse and maintenance area. The parking area for the bed and breakfast inn (Area "G") will be contained within the land use area. The parking for the golf cottages (Area "B") will be either contained within the land use area or will be on the area "A" side of the bridge and guests will walk or take a golf cart over to the golf cottages. Parking areas for both area "B" and area "G" will conform to the "Beaufort County Zoning And Development Standards ordinance 92/26" amended September 28, 1992.

The Old South Golf Club is currently in place and proposed phasing of the remainder of the PUD is estimated to be the following (refer to master Plan):

SYMBOL	PHASE	ESTIMATED SCHEDULING

F	I	start 1993 - Finish 1994
G,H, K-M	II	start and completion in 3-5 years.
A-E, I, J	II	start up in 5 years or more

The proposed PUD is buffered from adjacent landowners by either golf course, easements, or marsh with exception of the land which adjoins it to the south, in which case, a buffer between the PUD and this land will be maintained in accordance with the "Beaufort County Zoning And Development Standards Ordinance 92/26" amended September 28, 1992. Buffer zones also exist between different land uses within the proposed PUD with the exception of the bed and breakfast Inn (Area "G") and the single-family residential area "F". However, land use "G" will be compatible with land use "I," in appearance. A buffer will be retained between the marsh and Multi-Family Area "P" in accordance

with the "Beaufort County Zoning And Development Standards Ordinance 92/26" amended September 28, 1992.

Proposed internal site planning standards will conform to the "Beaufort County Zoning And Development Standards 92/26" amended September 28, 1992. Setbacks from property lines will conform to the ordinance along with a setback from road right-of-ways equal to one half (1/2) the width of the right-of-way. There will be no setback limitations from the Conservation area for land use area "F". A setback of twenty (20) feet from the property line adjoining the golf course will be retained for land use area "F". A setback buffer of twenty (20) feet is to be maintained between the southernmost boundary of the powerline easement and any development within area "F" as recommended by the Southern Beaufort Subcommittee of the Beaufort County Planning Board at the December 10, 1992 meeting. This buffer will consist of existing trees and shrubs. In particular areas where insufficient vegetation exists, trees and shrubs will be planted. The buffer will be landscaped in such a manner to provide for both a visual and physical buffer between area "F" and the powerline easement. However, access is to be allowed into area "F" through the twenty (20) foot landscape buffer along the powerline easement in the area within one hundred (100) feet of Buckingham Plantation Drive.

It is intended that the multi-family units in area "F" to consist of eighteen (18) two (2) inhabitable story buildings above base flood elevation containing eight (8) units each. A detailed site plan of area "F" has been submitted to Mr. Michael Behrendt at the Beaufort County Planning Department. In area "F" there will be two (2) offices - one for a resident manager and one for a leasing agent leasing and managing only property in area "F".

The two commercial areas (Areas "B" and "G") are intended to be utilized as described below:

Area "B" - Golf Cottages Lodging

This area is intended for eight (8) free-standing cottages (3.64 Units/Acre) to be used as commercial lodging units. The maximum building heights will be in accordance with the "Beaufort County Zoning and Development Standards Ordinance 92/26" amended September 28, 1992 (Fifty (50) feet above base flood elevation or finished grade whichever is greater). Only a single-lane bridge allowing for fire access will cross the road from area "A" to area "B" and is subject to approval by the South Carolina Coastal Council.

Area "G" - Bed And Breakfast Inn

This area is intended for a single low country style building which contains five (5) commercial hotel lodging units. The maximum building height will be in accordance with the "Beaufort County Zoning and Development Standards Ordinance 92/26" amended September 28, 1992 (Fifty (50) feet above base flood elevation or finished grade whichever is greater).

Approval to develop area "K" is dependent upon the owner showing documentation for proof of ownership, in which case development will be restricted to two (2) single-family dwelling units per net acre. The 13 units noted in the Development Legend is subject to the approval of two (2) units per net acre. Failure to present proof of ownership will result in rejection of approval to develop area "K". Area "K" is to be serviced by public water and sewer.

Access to area "K" will be by a bridge crossing (the bridge will have water and sewer lines attached to it) the marsh and is subject to approval and permitting by the South Carolina Coastal Council and South Carolina Department of Health and Environmental Control.

SYMBOL	DESCRIPTION	ACRFAGE [(-) Roads]	NO. OF UNITS			DENSITY (Units/Ac.)
			SINGLE-FAMILY	MULTI-FAMILY	COMMERCIAL (Hotel Units)	
A	Single-Family Residential <i>Lots</i> With Minimum Lot Size Of 0.16 Acre And Min. Frontage Of 60 Feet.	17.41	55	N/A	N/A	3.16
B	Commercial (Golf Cottages Lodging)	2.20	N/A	N/A	8	3.64
C	Single-Family Residential Lots With Minimum Lot Size Of 0.22 Acre And Min. Frontage Of 60 Feet.	15.72	52	N/A	N/A	3.31
O	Single-Family Residential Lots With Minimum Lot Size Of 0.22 Acre And Min. Frontage Of 60 Feet.	12.63	31	N/A	N/A	2.45
E	Single-Family Residential Lots With Minimum Lot Size Of 0.20 Acre And Min. Frontage Of 60 Feet.	9.18	33	N/A	N/A	3.59
F	Multi-Family Residential	10.84	N/A	144	N/A	13.28
G	Commercial (Bed And Breakfast Lodging)	0.65	N/A	N/A	5	7.69
H	Single-Family Residential Lots With Minimum Lot Size Of 0.15 Acre And Min. Frontage Of 60 Feet.	6.11	25	N/A	N/A	4.09
I	Multi-Family Residential	7.77	N/A	62	N/A	7.98
J	Multi-Family Residential	2.93	N/A	23	N/A	7.85
K	Single-Family Residential Lots With Minimum Lot Size Of 0.15 Ac. With Min. Frontage Of 60 Feet	6.52	13	N/A	N/A	2.00
L	Multi-Family Residential	5.09	N/A	28	N/A	5.50
M	Multi-Family Residential	2.89	N/A	17	N/A	5.88

DESIGN DATA SUMMARY

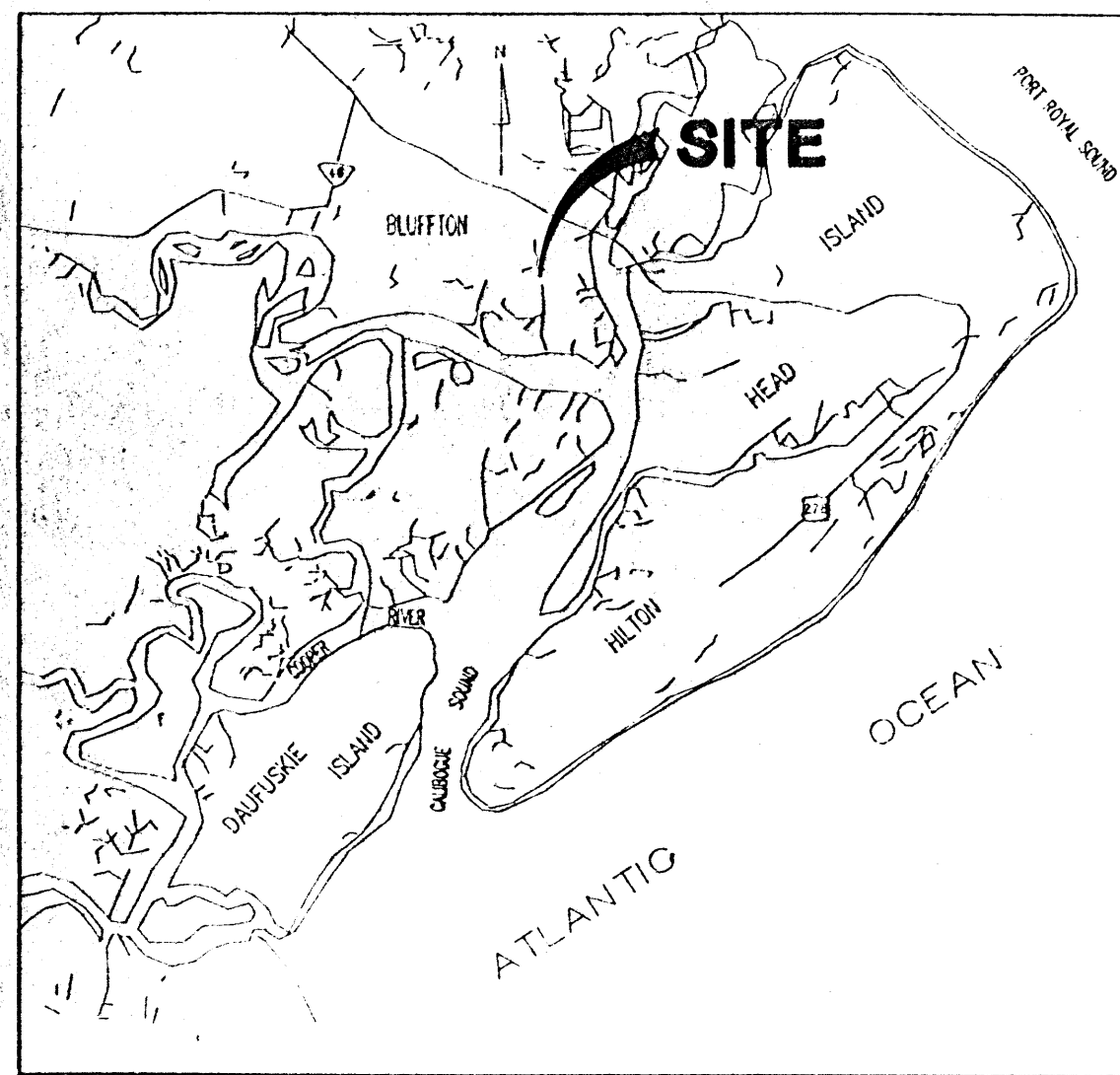
Golf Course Uplands:	130.24 Acres
Single-Family Lots:	67.57 Acres
Multi-Family Units:	29.52 Acres
Commercial:	2.85 Acres
Wetlands:	16.38 Acres
Marshes:	16.86 Acres
Road Right Of ways:	20.91 Acres
Powerline Easement:	2.92 Acres
Well Site:	0.09 Acres
Existing Ponds:	24.75 Acres
Future Pond:	1.16 Acres
Designated Open Space:	0.16 Acres
Conservation Open Space:	0.41 Acres
Total Acreage	313.82 Acres

TOTALS

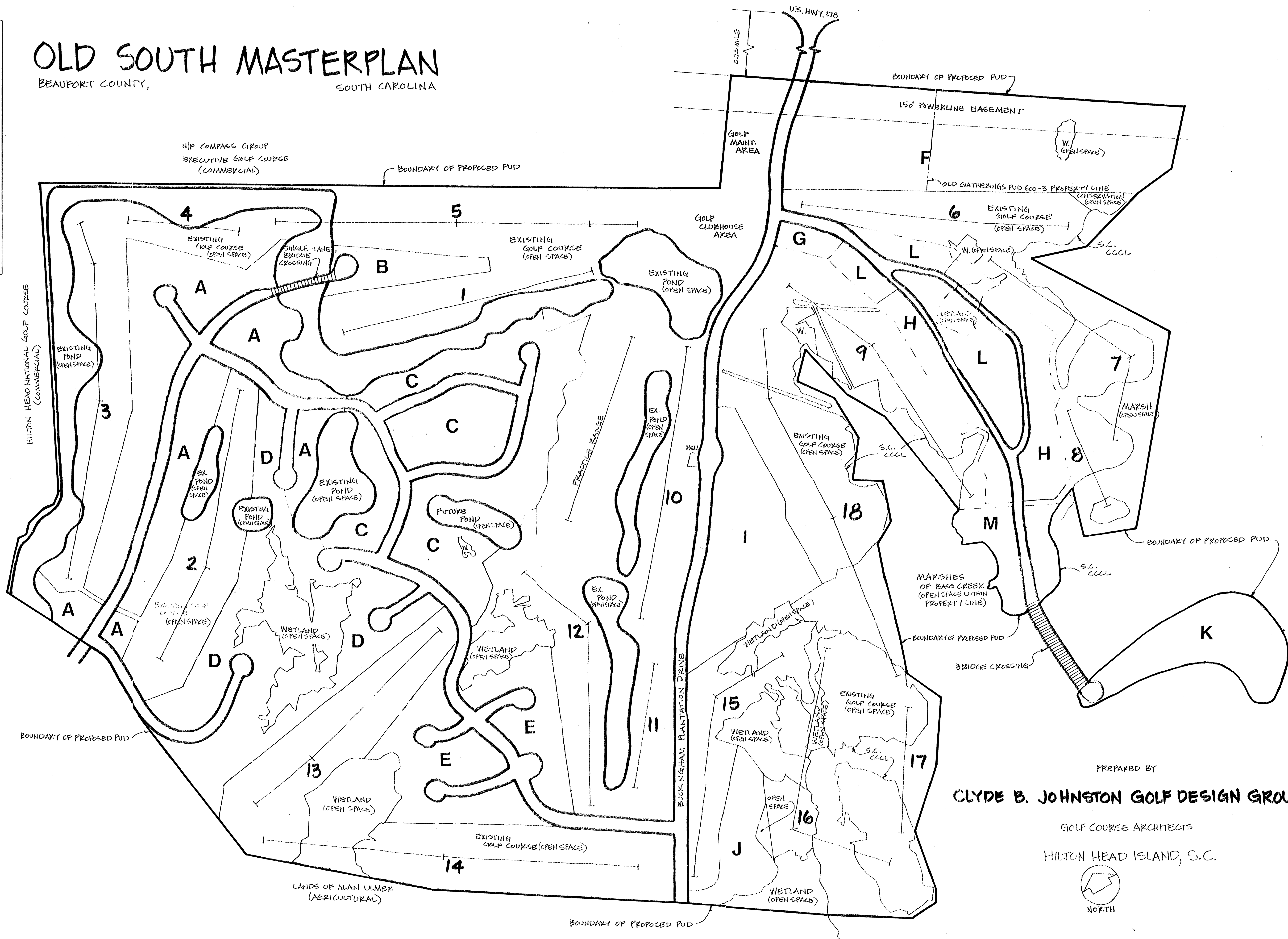
Total Acreage:	313.82 Acres
Net Acreage (Total Acreage Minus Road Right Of ways, Wetlands, Powerline Easement, And Marsh):	256.75 Acres
Total Units (Single-Family, Multi-Family, And Commercial Lodging):	498 Units
Total Density (Total Units/Net Acreage):	1.94 Units/Acre
Total Open Space (Ponds, Wetlands, Golf Course, Conservation, And 75% Of Marsh):	185.74 Acres

OLD SOUTH MASTERPLAN

BEAUFORT COUNTY,
SOUTH CAROLINA

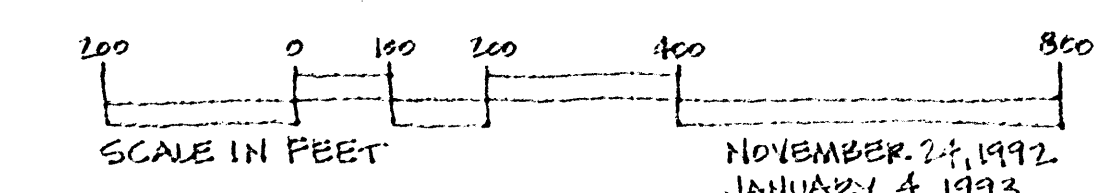
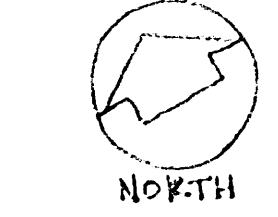


VICINITY MAP



PREPARED BY
CLYDE B. JOHNSTON GOLF DESIGN GROUP

GOLF COURSE ARCHITECTS
HILTON HEAD ISLAND, S.C.



**PLANNED UNIT DEVELOPMENT
BY REZONING ACTION**
This masterplan represents the preliminary plan for development approved by action of the Beaufort County Council as of 11/2/92, as the result of a request for rezoning to PUD status. Any further development action must be consistent with this approved plan.

Charles H. Hester

NOVEMBER 24, 1992
JANUARY 4, 1993
JANUARY 7, 1993
JANUARY 20, 1993