

RESOLUTION

POLICY FOR PLANNED UNIT DEVELOPMENTS

Planned Unit Developments are considered essentially as "contracts" or agreements between Beaufort County and a developer.

Planned Unit Developments will normally have specific provisions or technical standards in the contract that would be locked in (i.e., are irrevocable by the County) for the life of the Planned Unit Development, such as the following:

- a. Use (e.g., residential, commercial, or mixed)
- b. Building setbacks and buffers
- c. Road standards and curb radii
- d. Building heights
- e. Building density
- f. Lot sizes and dimensions

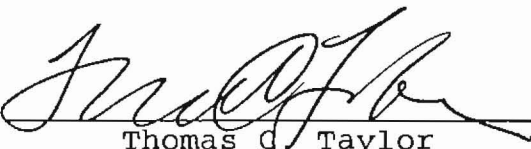
Planned Unit Development agreements will normally require that future phases of development shall adhere to the latest version, then current as of the date of building permit applications, of the following:

- a. Tree and Landscaping Standards
- b. Drainage Standards
- c. Environmental Quality Standards
- d. Fee adjustments (e.g., Building Permits and Inspection, etc.)
- e. Impact fees (unless otherwise provided for in a separate, formal Development Agreement)

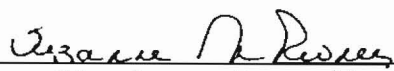
Previously approved Planned Unit Developments at the time of the adoption of this Ordinance will be exempt from all archaeological, traffic or environmental impact assessment requirements.

Approved this 12th day of June, 1995.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: 
Thomas G. Taylor
Chairman

ATTEST:


Clerk to Council