

AN ORDINANCE TO AMEND THE EAST EDISTO FORM DISTRICT MASTER PLAN, ORDINANCE NUMBER 12-19, SCHEDULE II: MASTER PLAN REGULATIONS BY AMENDING THE TABLE OF CONTENTS TO REFERENCE SECTION 7.1.26; IN SECTION 4.5: "BUILDING DISPOSITION AND BUILDING TYPES," BY DELETING AND REPLACING SUBSECTION 4.5.2.b AND ADDING SUBSECTION 4.5.2.d; IN SECTION 4.6: "BUILDING CONFIGURATION," BY DELETING AND REPLACING SUBSECTION 4.6.1.f, ADDING SUBSECTION 4.6.1.g, ADDING SUBSECTION 4.6.1.h; DELETING AND REPLACING SUBSECTION 4.6.3.d, DELETING AND REPLACING SUBSECTION 4.6.4.a, DELETING AND REPLACING SUBSECTION 4.6.4.b, DELETING AND REPLACING SUBSECTION 4.6.5.b, DELETING AND REPLACING SUBSECTION 4.6.5.f; BY ADDING THE WORDS "PORCH AND FENCE" TO TABLE 1. "TRANSECT ZONE DESCRIPTIONS," ROW T5, SUBSECTION "PRIVATE FRONTAGE TYPES;" IN TABLE 3C: "THOROUGHFARE ASSEMBLIES: PUBLIC FRONTAGES," BY DELETING AND REPLACING IN ROW "FA," SUBSECTION: "WALKWAY," DELETING AND REPLACING IN ROW "FC," SUBSECTION: "WALKWAY," DELETING AND REPLACING IN ROW "FE," SUBSECTION: "WALKWAY," AND DELETING AND REPLACING IN ROW "FF," SUBSECTION: "WALKWAY;" IN TABLE 4. "PRIVATE FRONTAGES," BY ADDING THE LABEL "T-5" TO ROW b. "PORCH AND FENCE;" IN TABLE 10. "T-ZONE SUMMARY," BY DELETING AND REPLACING ROW (g-1) AND DELETING AND REPLACING ROW (g-3); IN TABLE 11E. "FORM-BASED CODE GRAPHICS – T3-2," BY DELETING AND REPLACING ROW (g-1); IN TABLE 11F. "FORM-BASED CODE GRAPHICS – T4-1," BY DELETING AND REPLACING ROW (g-1) AND DELETING AND REPLACING ROW (g-3); IN TABLE 11G. "FORM-BASED CODE GRAPHICS – T4-2," BY DELETING AND REPLACING ROW (g-1) AND DELETING AND REPLACING ROW (g-3); IN TABLE 11H. "FORM-BASED CODE GRAPHICS – T5," BY DELETING THE WORD "NOT" FOLLOWING THE WORDS "PORCH AND FENCE IN SUBSECTION j. "PRIVATE FRONTAGES;" IN TABLE 13E. "BUILDING TYPES – MEDIUM HOUSE," BY ADDING THE LABEL "T-5" TO SUBSECTION A. "PERMITTED IN T-ZONES;" IN SECTION 7.1.24. "ADMINISTRATIVE OFFICER," BY ADDING A NEW SUBSECTION xiii; BY ADDING A NEW SECTION 7.1.26 TITLED "WAIVERS;" AND IN ARTICLE 8. "DEFINITIONS OF TERMS, BY ADDING THE TERM "WAIVER" WITH A DEFINITION TO READ "A DEVIATION OF UP TO 25% OF SPECIFIC BUILDING DISPOSITION CALCULATION OF MEASUREMENT SUBJECT TO THE REVIEW OF THE ZONING ADMINISTRATOR, AS PROVIDED IN THESE MASTER PLAN REGULATIONS." (The purpose of this amendment is to reduce conflicts between competing form-based code requirements in the East Edisto Master Plan and further, to provide a mechanism for relief from such conflicts subject to administrative approval.)

WHEREAS, Dorchester County Council has adopted Ordinance No. 12-20 approving a development agreement by and between Dorchester County (SC) and

MWV – East Edisto Dorchester, LLC (the Parties);

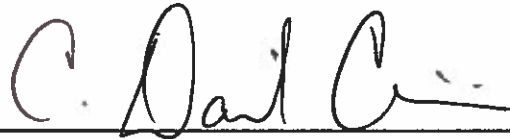
WHEREAS, Ordinance No. 12-20 vested the East Edisto Form District Master Plan, Ordinance No. 12-19, for a period of 50 years to guide the growth and development of some 38,000 acres in southwestern Dorchester County known as East Edisto;

WHEREAS, the Parties to the development agreement wish to amend certain regulations within Schedule II of the East Edisto Form District Master Plan to improve their effectiveness;

NOW, THEREFORE, be it ordained by Dorchester County Council, duly assembled, that the East Edisto Form District Form District Master Plan, Ordinance Number 12-19, is amended as attached.

Except as specifically amended hereby, the East Edisto Form District Form District Master Plan, Ordinance Number 12-19, as amended hereby shall remain in full force and effect.

Adopted this 19th day of September, 2016.



C. David Chinnis, Chairman
Dorchester County Council

First Reading: 08/08/2016
Second Reading: 09/06/2016
Public Hearing: 09/06/2016
Third Reading: 09/19/2016

ATTEST:



Sally K. Hebert, Clerk to Council