**Development Agreement – Avondale**
**Changes**
**October 10, 2016**

The following is a brief summary of changes made to the proposed Development Agreement for the Avondale development since July. The summary does not include technical or grammatical changes.

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**Section 3.01A. Buffer / Berm Variance Allowed.**

Provides a ten foot buffer for the access road area. Allows the County to eliminate the buffer along the northern boundary line of Village A and the Harrisburg Elementary School site if the County accepts the conveyance of Village A.

**Section 3.01B. Sidewalks.**

Makes clear that sidewalks may be located within buffers including the landscaped buffer on road frontages.

**Section 4.01A. School Payments.**

Moves the School Payment due date from May 1, 2018 to the date when the Developer provides to the County Administrator copies of the deeds conveying land to the Developer.

**Section 4.01B. Funds for Public Safety.**

Moves the Public Safety Payment due date from May 1, 2018 to the date when the Developer provides to the County Administrator copies of the deeds conveying land to the Developer.

**Section 4.01C. Dedication of Institutional Land.**

Adds language to require County to decide within 15 days of the effective date of the Development Agreement whether the County accepts the Developer's offer to convey the Village A land. If accepted, then Developer must convey the land within 30 days of acceptance.

**Section 4.04. Infrastructure and Services.**

**(A) Roads.**

(e) Clarifies Developer's responsibilities for intersection of Calvin Hall Road and Harrisburg Road depending on SCDOT action. Provides that Developer is responsible for turn lanes if a roundabout is not constructed.

**Section 5.19. When Agreement takes Effect.**

Provides that the Development Agreement is effective when the Developer provides the County Administrator copies of the deeds conveying the Avondale property to the Developer, however, if the Developer has not delivered to the County Administrator copies of the deeds within 70 days of Council's action approving the Development Agreement, then the Development Agreement is terminated.

**Exhibit C Development Schedule**

The development schedule is updated (generally by pushing everything out five months). Removes sentence allowing commercial development as an accessory use within the senior residences area, Village B.

**Exhibit F Master Plan**

The current Master Plan is included as an exhibit.

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