

**AN ORDINANCE**

**APPROVING THE AMENDMENT OF THE CHARLESTON COUNTY COMPREHENSIVE PLAN (TEXT AND MAPS) PROVISIONS (1) TABLE 3.1.1, FUTURE LAND USE RESIDENTIAL DENSITIES TO INCLUDE PLANNED DEVELOPMNETS; (2) SECTION 3.1.7 FUTURE LAND USE RECOMMENDATIONS, TO DESCRIBE PLANNED DEVELOPMENTS AND TO PROVIDE THEIR UTILIZATION TO ACCOMPLISH THE STRATEGIES CONTAINED IN THE COMPREHENSIVE PLAN; (3) SECTION 3.1.8, RURAL GUIDELINE 3, TO CLARIFY THE USE OF CONSERVATION DESIGN TO ACCOMPLISH THE STRATEGIES CONTAINED IN THE COMPREHENSIVE PLAN; (4) SECTION 3.1.8, RURAL GUIDELINE 20 AND SECTION 3.9.4 PRIORITY INVESTMENT, IMPLEMENTATION AND COORDINATING STRATEGY 5, TO CLARIFY THE PROCESS FOR WASTEWATER TREATMENT SYSTEMS THAT ARE APPROVED AS COMPONENTS OF PLANNED DEVELOPMENTS; AND (5) MAPS 3.1.4 THROUGH 3.1.10 TO INDICATE PREVIOUSLY APPROVED PLANNED DEVELOPMENTS.**

WHEREAS, the Charleston County Council (the "County Council") adopted Ordinance No. 1095, effective April 20, 1999, with subsequent amendments and additions made thereto, which enacted and amended the Charleston County Comprehensive Plan (the "Comprehensive Plan") in compliance with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as amended) ("Planning Act"); and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1274, effective November 18, 2003, with subsequent amendments and additions made thereto, at the 5-year review of the Comprehensive Plan; and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1567, effective November 18, 2008; at the 10-year update of the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan does not address Planned Development Zoning Districts ("Planned Development"); and

WHEREAS, the Charleston County Planning Commission (the "Planning Commission") has reviewed the proposed amendments to the Comprehensive Plan in accordance with the procedures established in State law and the Charleston County Zoning and Land Development Regulations Ordinance; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least 1 public hearing and after close of the public hearing, County Council approves the proposed amendments to the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED, by the County Council of Charleston County, South Carolina, in meetings duly assembled, as follows:

#### SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

#### SECTION II. AMENDMENTS TO THE COMPREHENSIVE PLAN

County Council amends the Comprehensive Plan provisions: (1) Table 3.1.1, Future Land Use Residential Densities, to include Planned Developments; (2) Section 3.1.7, Future Land Use Recommendations, to describe Planned Developments and to provide their utilization to accomplish the strategies contained in the Comprehensive Plan; (3) Section 3.1.8, Rural Guideline 3, to clarify the use of Conservation Design to accomplish the strategies contained in the Comprehensive Plan; (4) Section 3.1.8, Rural Guideline 20 and Section 3.9.4, Priority Investment, Implementation, and Coordination Strategy 5, to clarify the process for wastewater treatment systems that are approved as components of Planned Developments; and (5) Maps 3.1.4 through 3.1.10, to indicate previously approved Planned Developments.

#### SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

#### SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its approval following third reading by the County Council.