

**AN ORDINANCE
REZONING THE ROYAL PALMS PLANNED DEVELOPMENT
(PD-112A)**

WHEREAS, the properties located at 1150-1275 Dingle Road, identified as Tax Map Parcel Numbers 578-00-00-162, -475, and -538 thru -559 and are currently zoned Royal Palms Planned Development Zoning District (PD-112A); and

WHEREAS, the applicant requests the parcels be rezoned to Royal Palms Planned Development Zoning District (PD-112B) to modify development standards and has submitted a complete application for PD Development Plan approval pursuant to Article 4.23 of the Charleston County Zoning and Land Development Regulations (ZLDR) Ordinance; and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed PD Development Plan and adopted a resolution, by majority vote of the entire membership, recommending that County Council approve with conditions the proposed development plan, which recommendation is based on the Approval Criteria of Section 4.23.9.E.9 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing and after close of the public hearing, County Council approves with conditions the proposed PD Development Plan based on the Approval Criteria of Section 4.23.9.E.9 of Article 4.23 of the ZLDR; and

WHEREAS, County Council has determined the PD Development Plan meets the following criteria:

- A. The PD Development Plan complies with the standards contained in

Article 4.23 of the ZLDR;

- B. The development is consistent with the intent of the Charleston County Comprehensive Plan and other adopted policy documents; and
- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

NOW, THEREFORE, be ordained it by Charleston County Council, in meeting duly assembled, finds 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. REZONING OF PROPERTIES

A. Charleston County Council rezones the properties located at 1150-1275 Dingle Road, identified as Tax Map Parcel Numbers 578-00-00-162, -475, and -538 thru -559, from the Royal Palms Planned Development Zoning District (PD-112A) to Royal Palms Planned Development Zoning District (PD-112B); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for Royal Palms Development" dated October 21, 2013, including the changes that are attached hereto as Exhibit "A" and made part of this Ordinance by reference, approved by County Council as Planned Development 112B or PD-112B, is incorporated herein by reference, and shall constitute the PD Development Plan for the parcels identified above; and

C. Any and all development of PD-112B must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for Tax Map Parcel Numbers 578-00-00-162, -475, and -538 thru -559 is amended to (PD-112B) in accordance with Section 4.23.10 of Article 4.23 of the ZLDR.

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 approval of County Council following third reading.

ADOPTED and APPROVED in meeting duly assembled this 30th day of January 2014.

CHARLESTON COUNTY COUNCIL

By: _____
Teddie E. Pryor, Sr.
Chairman

ATTEST:

By: _____
Beverly T. Craven
Clerk of County Council

First Reading: December 19, 2013
Second Reading: January 7, 2014
Third Reading: January 30, 2014

EXHIBIT 'A'

**PLANNING AND PUBLIC WORKS COMMITTEE
RECOMMENDED CHANGES AND CONDITIONS TO PD-112B
APPROVED BY COUNTY COUNCIL**

1. Page 3, Property Buffer Screening, first bullet: Change the last sentence to read “No buffers or planting will be located within drainage easements.”
2. Page 3, Property Buffer Screening: Change the wording of the third bullet that starts “A minimum 10 foot buffer...” to read “A minimum 10 foot buffer will be provided along the perimeter of the PD abutting single family residentially zoned property, except as otherwise noted in the Planned Development and for the two areas identified on the conceptual site plan as ‘Future Interconnectivity’ if/when new road connections through these are constructed.”
3. Page 5, number 3, second paragraph: Reword the last sentence to state “No buffers or planting will be located within drainage easements.”
4. The applicant must coordinate with the Charleston County Public Works Department and the South Carolina Department of Transportation to address erecting street signage along Dingle Road that indicates it is a dead end street.