

**AN ORDINANCE  
REZONING THE REAL PROPERTY LOCATED AT 387 DUNMEYER HILL  
ROAD, PARCEL IDENTIFICATION NUMBER 385-15-00-014, FROM  
DUNMEYER HILL ESTATES PLANNED DEVELOPMENT ZONING  
DISTRICT (PD-156) TO DUNMEYER HILL ESTATES PLANNED  
DEVELOPMENT ZONING DISTRICT (PD-156A).**

WHEREAS, the property located at 387 Dunmeyer Hill Road, identified as Tax Map Parcel Number 385-15-00-014, is currently zoned Dunmeyer Hill Estates Planned Development Zoning District (PD-156); AND

WHEREAS, the applicant requests the parcel be rezoned to Dunmeyer Hill Estates Planned Development (PD-156A) to reduce the right-of-way buffer requirement for the residential lots abutting Dunmeyer Hill Road; and

WHEREAS, the applicant 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); 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, and recommended that Charleston County Council (County Council) approve the proposed development plan with one condition (see Exhibit A) 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 approved the proposed PD Development Plan with one condition (see Exhibit A) 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 property located at 387 Dunmeyer Hill Road, identified as Tax Map Parcel Number 385-15-00-014, from Dunmeyer Hill Estates Planned Development Zoning District (PD-156) to Dunmeyer Hill Estates Planned Development Zoning District (PD-156A); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for Dunmeyer Hill Estates (PD-156A), Charleston County, South Carolina," dated February 24, 2017, including the changes attached thereto as Exhibit "A" and made part of this Ordinance by reference, duly approved by County Council as Planned Development 156A or PD-156A, is incorporated herein by reference and shall constitute the PD Development Plan for the parcel identified

above; and

C. Any and all development of PD-156A 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 Number 385-15-00-014 is amended to PD-156A 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 20th day of June, 2017.

CHARLESTON COUNTY COUNCIL

By: \_\_\_\_\_  
A. Victor Rawl  
Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk to Charleston County Council

First Reading: May 23, 2017  
Second Reading: June 6, 2017  
Third Reading: June 20, 2017

**EXHIBIT "A"**

**PLANNING AND PUBLIC WORKS COMMITTEE**

**RECOMMENDED CHANGES AND CONDITIONS TO PD-156A**

**APPROVED BY CHARLESTON COUNTY COUNCIL**

- Update sketch plans to reflect reduced right-of-way buffer.