

AN ORDINANCE

REZONING THE REAL PROPERTY LOCATED AT 4230 RIVER ROAD, FROM THE AGRICULTURAL PRESERVATION (AG-8) ZONING DISTRICT TO PLANNED DEVELOPMENT ZONING DISTRICT (PD-177), *THREE RIVERS RESPITE.*

WHEREAS, the property located at 4230 River Road, identified as parcel identification number 259-00-00-018, is currently zoned Agricultural Preservation (AG-8) Zoning District; and

WHEREAS, the applicant seeks to rezone to, Three Rivers Respite Planned Development Zoning District (PD-177); 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 reviewed the proposed PD Development Plan and adopted a resolution, by majority vote of the entire membership, recommending that the Charleston County Council ("County Council") approve with conditions the proposed development plan 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 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;

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 4230 River Road, identified as parcel identification number 259-00-00-018, from Agricultural Preservation (AG-8) Zoning District to Three Rivers Respite Planned Development Zoning District (PD-177); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for Three Rivers Respite (PD-177), Charleston County, South Carolina," submitted January 19, 2021, including the conditions of approval attached thereto as Exhibit "A" and made part of this Ordinance by reference, approved by County Council as Planned Development 177 or PD-177, 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-177 must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for parcel identification number 259-00-00-018 is amended to PD-177 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 25th day of May, 2021.

CHARLESTON COUNTY COUNCIL

By: _____
Teddie E. Pryor, Sr.
Chairman of Charleston County Council

ATTEST:

By: _____
Kristen L. Salisbury
Clerk of Charleston County Council

First Reading: April 27, 2021

Second Reading: May 11, 2021

Third Reading: May 25, 2021

EXHIBIT "A"
PD-177 CONDITIONS OF APPROVAL

1. Clarify the inconsistencies in the Planned Development regarding the number of week-long camps (six to seven vs. eight week-long camps during the summer); and
2. Add language stating: "All matters not addressed in this PD shall comply with the AG-8 zoning district requirements in effect at the time of subsequent development application submittal."