

**AN ORDINANCE**

**REZONING THE REAL PROPERTY LOCATED AT 7820 N HIGHWAY 17, PARCEL IDENTIFICATION NUMBER 711-00-00-052, FROM THE AGRICULTURAL PRESERVATION 10 ZONING DISTRICT (AG-10) TO HIGH SCHOOL/MIDDLE SCHOOL IN AWENDAW PLANNED DEVELOPMENT ZONING DISTRICT (PD-181).**

WHEREAS, the property located at 7820 N Highway 17, identified as parcel identification number 711-00-00-052, is currently zoned Agricultural Preservation 10 Zoning District (AG-10); and

WHEREAS, the applicant seeks to rezone to High School/Middle School in Awendaw Planned Development Zoning District (PD-181); 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 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 7820 N Highway 17, identified as parcel identification number 711-00-00-052, from Agricultural Preservation 10 Zoning District (AG-10) to High School/Middle School in Awendaw Planned Development Zoning District (PD-81); and

B. The PD Development Plan submitted by the applicant and identified as the “Planned Development District Guidelines for High School/Middle School in Awendaw Planned Development (PD-181), Charleston County, South Carolina,” submitted April 23, 2021 shall constitute the PD Development Plan for the parcel identified above; and

C. Any and all development of PD-181 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 711-00-00-052 is amended to PD-181 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 14<sup>th</sup> day of September, 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: July 27, 2021  
Second Reading: August 24, 2021  
Third Reading: September 14, 2021