

**AN ORDINANCE**

**REZONING THE REAL PROPERTIES LOCATED AT 1200-1310 WHITE TAIL PATH, 1400-1570 GATOR TRAK, 600-1069 HUNT CLUB RUN, 1200-1224 PALUSTRINE CT, 1200-1234 WALLEY CORNER, 1050-1080 SHIPTON CT, 1400-1480 SAINT HUBERT WAY, 1100-1160 IDBURY LN, 1400-1460 TEABERRY PATH, 1400-1559 BROCKENFELT DR, 2000-2110 SYREFORD CT, 800-875 BIBURY CT, 1100-1199 QUICK RABBIT LOOP, 1260 & 1198 BEES FERRY RD, FROM HUNT CLUB PLANNED DEVELOPMENT ZONING DISTRICT (PD-73C), TO HUNT CLUB PLANNED DEVELOPMENT ZONING DISTRICT (PD-73E).**

WHEREAS, the properties located at 1200-1310 White Tail Path, 1400-1570 Gator Trak, 600-1069 Hunt Club Run, 1200-1224 Palustrine Ct, 1200-1234 Walley Corner, 1050-1080 Shipton Ct, 1400-1480 Saint Hubert Way, 1100-1160 Idbury Ln, 1400-1460 Teaberry Path, 1400-1559 Brockenfelt Dr, 2000-2110 Syreford Ct, 800-875 Bibury Ct, 1100-1199 Quick Rabbit Loop, 1260 & 1198 Bees Ferry Rd, identified as parcel identification number 286-00-00-043, 286-00-00-001 through -068, 286-00-00-070 through -297, 286-00-00-299 through -381, 301-00-00-006, 301-00-00-034, 301-00-00-544, 301-00-00-682, and 301-00-00-698, are currently zoned Hunt Club Planned Development Zoning District (PD-73C), *Hunt Club PD*; and

WHEREAS, the applicant seeks to rezone to Hunt Club Planned Development Zoning District (PD-73E); 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") disapprove 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 Amendments 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; and
- 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. Rezoning the real properties located at 1200-1310 White Tail Path, 1400-1570 Gator Trak, 600-1069 Hunt Club Run, 1200-1224 Palustrine Ct, 1200-1234 Walley Corner, 1050-1080 Shipton Ct, 1400-1480 Saint Hubert Way, 1100-1160 Idbury Ln, 1400-1460 Teaberry Path, 1400-1559 Brockenfelt Dr, 2000-2110 Syreford Ct, 800-875 Bibury Ct, 1100-1199 Quick Rabbit Loop, 1260 & 1198 Bees Ferry Rd, from Hunt Club Planned Development Zoning District (PD-73C), to Hunt Club Planned Development Zoning District (PD-73E); and

B. The PD Development Plan submitted by the applicant and identified as the "Hunt Club Community Planned Development PD-73E Guidelines" submitted March 31, 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 73E or PD-73E, 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-73E 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 numbers 286-00-00-043, 286-00-00-001 through -068, 286-00-00-070 through -297, 286-00-00-299 through -381, 301-00-00-006, 301-00-00-034, 301-00-00-544, 301-00-00-682, and 301-00-00-698 are amended to PD-73E 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 September 28, 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: August 31, 2021  
Second Reading: September 14, 2021  
Third Reading: September 28, 2021

**EXHIBIT "A"**  
**PD-73E CONDITIONS OF APPROVAL**

**Approval with the following conditions:**

1. Add the following land uses as allowed uses for the commercial portion of TMS# 301-00-00-034 and not for the other commercial properties in the PD or the residential portion of TMS# 301-00-00-034:
  - a. DAY CARE SERVICES
    - i. Adult Day Care Facilities
    - ii. Child Day Care Facilities, including Group Day Care Home or Child Care Center
  - b. EDUCATIONAL SERVICES
    - i. Personal Improvement Education, Professional tutorial Education, including Fine Arts
    - ii. Schools or Automobile Driving Schools
  - c. HEALTH CARE SERVICES
    - i. Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities, or Ambulatory Surgical Facilities, orthodontia, dental
    - ii. Health Care Laboratories, including Medical Diagnostic or Dental Laboratories
  - d. ANIMAL SERVICES
    - i. Kennel
    - ii. Pet Stores or Grooming Salons
    - iii. Veterinarian Services
  - e. FINANCIAL SERVICES
    - i. Banks
    - ii. Financial Services
  - f. FOOD SERVICES AND DRINKING PLACES
    - i. Restaurant, Fast Food, including Snack or Nonalcoholic and alcoholic Beverage Bars
    - ii. Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants
  - g. OFFICES
    - i. Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services
    - ii. Government Office

- iii. Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services
- h. RENTAL AND LEASING SERVICES
  - i. Consumer Goods Rental Centers
  - ii. Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items
- i. RETAIL SALES
  - i. Building Materials or Garden Equipment and Supplies Retailers
  - ii. Hardware Stores
  - iii. Home Improvement Centers
  - iv. Garden Supplies Centers
  - v. Outdoor Power Equipment Stores
  - vi. Pain, Varnish, or Wallpaper Stores
  - vii. Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops
  - viii. Beer or Wine Sales
  - ix. Retail Sales or Services, General
  - x. Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store
  - xi. Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store
  - xii. Drug Stores or Pharmacies
  - xiii. Duplicating or Quick Printing Services
  - xiv. Electronics, Appliance, or Related Products Store
  - xv. Florist
  - xvi. Furniture, Cabinet, Home Furnishings, or Related Products Store
  - xvii. Private Postal or Mailing Service
  - xviii. Retirement Housing
  - xix. Independent & Assisted Living
  - xx. Religious, Civic, Professional and Similar Organizations
  - xxi. Business, Professional, Labor or Political Organizations
  - xxii. Social or Civic Organizations

xxiii. Religious Assembly

2. Prohibit gas stations/convenience stores on TMS# 301-00-00-034.
3. For the commercial portion of TMS# 301-00-00-034: Where retail development areas utilize shared parking and shared access easements and parking area or drive aisle is adjacent to and internal to the commercial development area, individual commercial parcels shall be exempt from the provisions of ZLDR 9.5.3.A (requires buffers around drives and parking and other vehicular use areas). When perimeter parking is adjacent to a non-retail use, perimeter landscaping shall be required pursuant to ZLDR 9.5.3.A.
4. No other amendments apply.