

**AN ORDINANCE
AMENDING THE BUCKLAND PLANTATION PLANNED DEVELOPMENT
ZONING DISTRICT (PD-152) TO BUCKLAND PLANTATION PLANNED
DEVELOPMENT ZONING DISTRICT (PD-152A).**

WHEREAS, the properties included in the Buckland Plantation Agreement are zoned PD, Planned Development Zoning District (“PD-152”); and

WHEREAS, the applicant seeks to amend PD-152 to allow for different lot configurations, an additional waterfront lot, community docks and updates to meet wetlands, stormwater, and current Planned Development requirements with amendments to the Buckland Plantation Agreement; and WHEREAS, the applicant submitted a complete application for PD Development Plan amendment pursuant to Article 4.25 of the Charleston County Zoning and Land Development Regulations Ordinance (“ZLDR”); and

WHEREAS, the Charleston County Planning Commission (“Planning Commission”) reviewed the proposed PD Development Plan amendments 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 4.25.8.J of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least two public hearings, and after close of the public hearings, County Council approved the proposed PD Development Plan amendments with conditions based on the Approval Criteria of Section 4.25.8.J of Article 4.25 of the ZLDR; and

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

A. The PD Development Plan complies with the standards contained in Article 4.25 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 PROPERTY

A. Charleston County Council approves the amendments to the Buckland Plantation Planned Development Zoning District (PD-152), rezoning the subject properties to the Buckland Plantation Planned Development Zoning District (PD-152A);

B. The PD Development Plan amendments submitted by the applicant and identified as

“Buckland Plantation Planned Development”, submitted July 28, 2022, approved by the County

Council as Planned Development 152A or PD-152A, is incorporated therein by reference, and shall constitute the PD Development Plan for the parcels included in PD-152A; and

C. Any and all development of PD-152A must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for the properties included in the Buckland Plantation Planned Development Zoning District (PD-152) is amended to PD-152A in accordance with Section 4.25.11 of Article 4.25 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 31st day of January 2022.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
Herbert R. Sass, III
Chairman of Charleston County Council

ATTEST:

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

First Reading: December 15, 2022
Second Reading: January 17, 2022
Third Reading: January 31, 2022