

**AN ORDINANCE**

**REZONING THE REAL PROPERTY LOCATED AT 830 KIAWAH ISLAND PARKWAY, PARCEL IDENTIFICATION NUMBERS 205-00-00-365 (19.23 ACRES) and 205-00-00-356 (31.03 ACRES) FROM THE LOW DENSITY RESIDENTIAL (R-4) ZONING DISTRICT TO THE ANDELL WEST COMMERCIAL PLANNED DEVELOPMENT (PD-185) ZONING DISTRICT.**

WHEREAS, the property located at 830 Kiawah Island Parkway, identified as Parcel Identification Numbers 205-00-00-365 and 205-00-00-356, is currently zoned Low Density Residential (R-4) Zoning District; and

WHEREAS, the applicant seeks to rezone to Andell West Commercial Planned Development Zoning District (PD-185); 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 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 4.25.8.J 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 4.25.8.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 rezones the property located at 830 Kiawah Island Parkway, identified as Parcel Identification Numbers 205-00-00-365, from the Low Density Residential (R-4) Zoning District to the Andell West Commercial Planned Development (PD-185) Zoning District;

B. The PD Development Plan submitted by the applicant and identified as “Planned Development Guidelines and Plan for Andell West Commercial PD”, submitted June 29, 2023, including the conditions of approval attached thereto as Exhibit “A” and made part of this Ordinance by reference, approved by the County Council as Planned Development 185 or PD-185, is incorporated therein by reference, and shall constitute the PD Development Plan for the parcels identified above; and

C. Any and all development of PD-185 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 205-00-00-365 and 205-00-00-356 are amended to PD-185 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 24th day of October 2023.

CHARLESTON COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Herbert Ravenel Sass, III  
Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_  
Kristen L. Salisbury  
Clerk to Charleston County Council

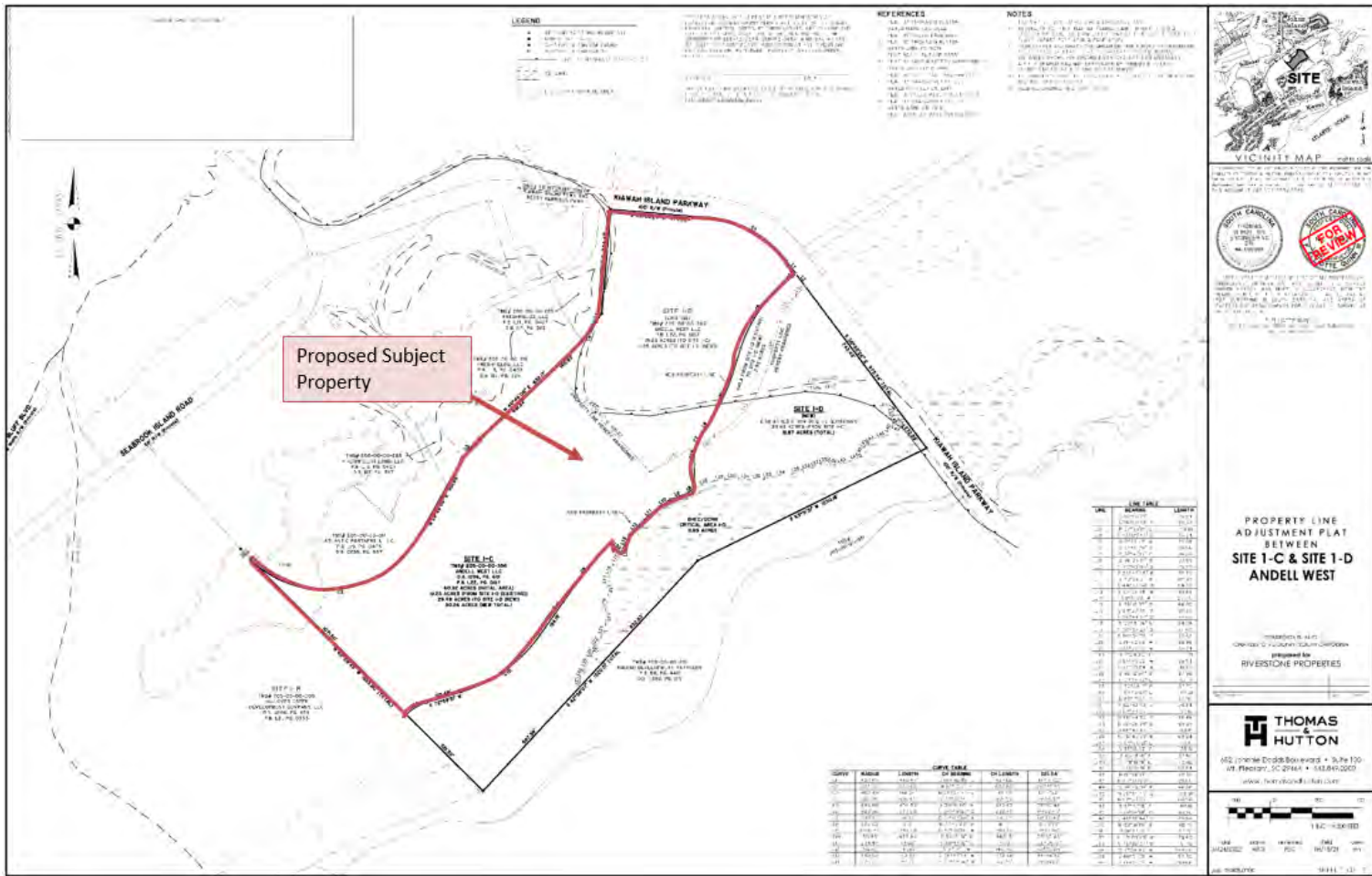
First Reading: September 26, 2023  
Second Reading: October 10, 2023  
Third Reading: October 24, 2023

**EXHIBIT "A"**

**THE PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDED  
CHANGES AND CONDITIONS TO PD-185 APPROVED BY CHARLESTON  
COUNTY COUNCIL**

- Obtain updated Letters of Coordination from St. Johns Fire Department, USPS; and
- Contact staff to have the subdivision plat for the portion of TMS # 205-00-00-356 included in the PD recorded within 30 calendar days of 3<sup>rd</sup> reading approval of the PD.

# EXHIBIT "B"



**VICINITY MAP**

**FOR REVIEW**

**PROPERTY LINE ADJUSTMENT PLAT BETWEEN SITE 1-C & SITE 1-D ANDELL WEST**

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DATE: 05/13/2024  
 TIME: 10:30 AM  
 SHEET: 1 OF 1