

**AN ORDINANCE  
REZONING THE ROYAL PALMS PLANNED DEVELOPMENT  
(PD-112)**

WHEREAS, the properties located at Dingle Road, specifically addresses 1150 through 1275 Dingle Road, and identified as Tax Map Parcel Identification Numbers 578-00-00-162 and 578-00-00-475 are currently zoned PD-112, Planned Development Zoning District 112; and

WHEREAS, the applicant requests to rezone the Planned Development Zoning District (PD-112) and has submitted a complete application for PD Development Plan amendment approval pursuant to Article 4.27 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR); and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed PD Development Plan and adopted a resolution, by majority vote of the entire membership, recommending that Charleston County Council approve the proposed development plan with conditions, which recommendation is based on the Approval Criteria of Section 4.27.9.E.9 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Charleston County Council held at least 1 public hearing and after close of the public hearing, County Council approves the proposed PD Development Plan with conditions based on the Approval Criteria of Section 4.27.9.E.9 of Article 4.27 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 4.27 of the ZLDR;
- B. The development is consistent with the intent of the Charleston County Comprehensive Plan;
- 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 IT ORDAINED by County Council of Charleston County, South Carolina, 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 properties located at 1150 through 1275 Dingle Road, identified as Tax Map Parcel Identification Numbers 578-00-00-162 and 578-00-00-475 from Planned Development (PD-112) to Planned Development (PD-112A); and

B. The PD Development Plan submitted by the applicant and identified as the “Development Guidelines for The Royal Palms Planned Development (PD-112A)” including the changes thereto and conditions if any, approved by County Council as Planned Development 112A or PD-112A are incorporated herein by reference and shall constitute the PD Development Plan for the parcels identified above; and

C. Any and all development of PD-112A must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for Tax Map Parcel Identification Numbers 578-00-00-162 and 578-00-00-475 is amended to PD-112A in accordance with Section 4.27.10 of Article 4.27 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 28<sup>th</sup> day of February 2012.

CHARLESTON COUNTY, SOUTH CAROLINA

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

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk to Charleston County Council

First Reading: January 24, 2012  
Second Reading: February 7, 2012  
Third Reading: February 28, 2012

**EXHIBIT "A"**

**PLANNING AND PUBLIC WORKS COMMITTEE  
RECOMMENDED CHANGES AND CONDITIONS TO PD-112A  
APPROVED BY COUNTY COUNCIL**

1. All existing buildings must be reinspected and approved for use by the County Building Inspections Services Department.
2. Attach Chapters 4-12 and Appendix A (Road Construction Standards) of the current ZLDR (dated 11/15/11), as referenced in the PD.
3. Page 2, add TMS# 578-00-00-475 to the Site Area section.
4. Page 4, Section II, Land Use, revise #6 to state that home occupations are allowed as accessory uses and must meet the requirements of the applicable attached ZLDR section.
5. Page 6, limit the number of temporary sales trailers permitted to one.
6. Include two access points to Crystal Drive for future road connectivity, as shown on all approved conceptual plans and as currently illustrated on proposed Conceptual Plan A.
7. Access points into the development shall not be gated.