

**AN ORDINANCE
REZONING THE CASSIQUE COURTYARD HOMES PLANNED
DEVELOPMENT (PD-110) TO CASSIQUE COURTYARD HOMES PLANNED
DEVELOPMENT ZONING DISTRICT (PD-110A).**

WHEREAS, the properties identified as Tax Map Parcel Number 205-00-00-013; 205-00-00-077 through 205-00-00-108; 205-00-00-117; 205-00-00-200 through 205-00-00-217; 205-00-00-226 through 205-00-00-242; 205-00-00-245 through 205-00-00-248; and 205-00-00-304 through 205-00-00-311, further identified on Exhibit "A" attached hereto, are currently zoned Cassique Courtyard Homes Planned Development Zoning District (PD-110); and

WHEREAS, the applicant requests the parcel be rezoned to Cassique Courtyard Homes Planned Development Zoning District (PD-110A) to allow for Commercial Guest Houses on the following properties: TMS 205-00-00-202; 205-00-00-203; 205-00-00-305; 205-00-00-306; 205-00-00-307; 205-00-00-308; 205-00-00-310; and 205-00-00-311; and

WHEREAS, the applicant 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 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, Charleston County Council (County Council) held at least one public hearing, and after close of the public hearing, County Council approved 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 PROPERTY

A. Charleston County Council rezones the properties identified as Tax Map Parcel Numbers 205-00-00-013; 205-00-00-077 through 205-00-00-108; 205-00-00-117; 205-00-00-200 through 205-00-00-217; 205-00-00-226 through 205-00-00-242; 205-00-00-245 through 205-00-00-248; and 205-00-00-304 through 205-00-00-311, further identified and attached thereto as Exhibit "A" and made part of this Ordinance by reference, from Cassique Courtyard Homes Planned Development Zoning District (PD-110) to Cassique Courtyard Homes Planned Development Zoning District (PD-110A); and

B. The PD Development Plan submitted by the applicant and identified as the "Cassique Courtyard Homes: Planned Development District Application," dated February 2021, approved by County Council as Planned Development 110A or PD-110A, 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-110A 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 Numbers 205-00-00-013; 205-00-00-077 through 205-00-00-108; 205-00-00-117; 205-00-00-200 through 205-00-00-217; 205-00-00-226

through 205-00-00-242; 205-00-00-245 through 205-00-00-248; and 205-00-00-304 through 205-00-00-311, further identified on Exhibit "A" attached hereto, is amended to PD-110A 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 23rd day of March, 2021.

CHARLESTON COUNTY COUNCIL

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

ATTEST:

By: _____
Kristen Salisbury
Clerk of Charleston County Council

First Reading: February 16, 2021
Second Reading: March 9, 2021
Third Reading: March 25, 2021

EXHIBIT "A"

Properties within Cassique Courtyard Homes Planned Development (PD-110A)

205-00-00-077, 205-00-00-078, 05-00-00-079, 205-00-00-080, 205-00-00-081, 205-00-00-082, 205-00-00-083, 205-00-00-089, 205-00-00-090, 205-00-00-091, 205-00-00-092, 205-00-00-093, 205-00-00-094, 205-00-00-095, 205-00-00-096, 205-00-00-097, 205-00-00-098, 205-00-00-099, 205-00-00-100, 205-00-00-101, 205-00-00-102, 205-00-00-103, 205-00-00-104, 205-00-00-105, 205-00-00-106, 205-00-00-107, 205-00-00-108, 205-00-00-205, 205-00-00-206, 205-00-00-207, 205-00-00-208, 205-00-00-209, 205-00-00-210, 205-00-00-211, 205-00-00-212, 205-00-00-213, 205-00-00-214, 205-00-00-215, 205-00-00-216, 205-00-00-217, 205-00-00-117, 205-00-00-226, 205-00-00-227, 205-00-00-228, 205-00-00-229, 205-00-00-230, 205-00-00-231, 205-00-00-232, 205-00-00-233, 205-00-00-234, 205-00-00-235, 205-00-00-236, 205-00-00-237, 205-00-00-238, 205-00-00-239, 205-00-00-240, 205-00-00-241, 205-00-00-242, 205-00-00-202, 205-00-00-203, 205-00-00-204, 205-00-00-245, 205-00-00-246, 205-00-00-247, 205-00-00-248, 205-00-00-013, 205-00-00-304, 205-00-00-305, 205-00-00-306, 205-00-00-307, 205-00-00-308, 205-00-00-310, 205-00-00-311, 205-00-00-013, 205-00-00-200, 205-00-00-201