

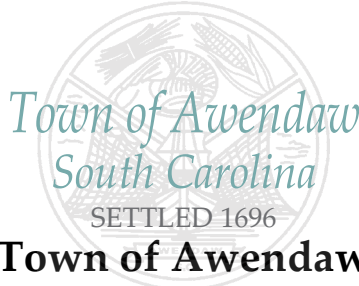
6971 Doar Road | P.O. Box 520 | Awendaw, SC 29429

843.928.3100 | [www.townofawendawsc.org](http://www.townofawendawsc.org)

[townadministrator@townofawendawsc.org](mailto:townadministrator@townofawendawsc.org)

Katharine Watkins | Town Administrator

Donna F. Steed | Clerk/Treasurer



**Town Council**

Paul Brown | Wendy Helms

Grace Gasper | Rodney Porcher

Kent Prause | John Timmons

**Town of Awendaw**  
**Special Planning Commission Meeting**  
 Tuesday, January 27, 2026

6:00 PM, **VIRTUAL** ([Click Here for Link](#))

Join Zoom Meeting

<https://us02web.zoom.us/j/85481184769?pwd=3aktDmomoWco8yYhbaiibgl8QbaLKRU.1>

**Meeting ID: 854 8118 4769**

**Passcode: 640035**

One tap mobile

+16469313860,,85481184769#,\*640035# US

+13017158592,,85481184769#,\*640035# US (Washington DC)

- A. Prayer, Pledge of Allegiance & Reading of the Civility Pledge**
- B. Call to Order and Roll Call**
- C. Public Hearings – Road and easement name request approval pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004**
  - a. Settlers Bluff Way - TMS 661-00-00-290
  - b. Roykeisha Drive – TMS 661-00-00-092
  - c. Finnigans Way – TMS 681-00-00-020
- D. Closing of Public Hearing**
- E. Approval of Meeting Minutes – January 12, 2026 Minutes**
- F. Public Comments –**  
*The public comment period will be limited to a total of 25 minutes. Each speaker will have up to 2 minutes. No individual may speak more than once until all others wishing to comment have had an opportunity.*
- G. Old Business –**
  - a. Planned Development Regulations
- H. New Business –**
  - a. Approval of Road and easement name request pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004
- I. Closing Remarks –**
- J. Adjournment**

Next Meeting – TBD (February 16, 2026)

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. • SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 931-8125.

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Town of Awendaw – Planning & Zoning Department

Public Hearing – Road and Easement Names

Staff Report

To: Town of Awendaw Planning Commission

From: Takeya Green White, Planning & Zoning Clerk/ Planning Commission & Board of Zoning Appeals Board Secretary

Date: Tuesday, January 27<sup>th</sup>, 2026

Agenda Item: Approval of Road and Easement Names

Background & Purpose

Under S.C. Code § 6-29-1200 and Town Code § 153.004, street and easement names within the Town’s jurisdiction require approval by the Planning Commission to ensure clarity for emergency response, postal delivery, navigation, and long-term records management. This item aligns Town practice with state law and local code by formally vetting and approving names prior to final addressing and plat recordation.

Legal Authority

- South Carolina Code § 6-29-1200 (street naming authority)
- Town of Awendaw Code § 153.004 (administration of subdivision naming/addressing) (Related implementation standards commonly reference county 911 Addressing and USPS Publication 28 for formatting and suffix use.)

Proposal Summary

The Planning Department requests review for approval of the following road/easement names:

Proposed Name	TMS	Type
1. Settlers Bluff Way	TMS 661-00-00-290	Easement
2. Roykeisha Drive	TMS 661-00-00-092	Easement
3. Finnigans Way	TMS 681-00-00-020	Easement

## Notes:

- “Type” is labeled Road/Easement where the facility may function as a private road, public road, or named access easement pending final plat/ROW status.
- Final suffixes (Road/Drive/Lane/Court/Trail, etc.) should remain as proposed unless 911 Addressing/USPS standards require adjustments for hierarchy, continuity, or conflict resolution.

## Applied Review Criteria –

Staff evaluated proposed names against typical addressing standards to ensure:

1. **Completeness** - project cadence, pending amendments and project approvals have been evaluated.
2. **Uniqueness/No Conflicts** within the Town and greater service area (to avoid 911 confusion).
3. **Clarity & Brevity** (name length, pronunciation, and avoidance of special characters).
4. **Appropriate Suffix** (Drive, Lane, Court, Trail, etc., consistent with the facility type).
5. **Cultural/Place Relevance** (names reflect local geography, history, or development themes).

## Staff Findings

- 911 Addressing conflict check; all 5 road names were cleared with no conflict
- The proposed names are thematically coherent (e.g., **Shellfish, Raptor**) or locally rooted, supporting place identity.
- Suffix usage appears reasonable: **Drive/Lane/Road/Court/Trail** are conventional and map well to anticipated function.

## Attachments

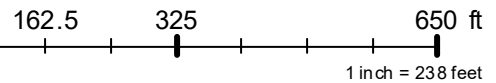
- **Attachment A:** Location maps & TMS context
- **Attachment B:** Draft/Concept plats or easement exhibits



## NEW EASEMENT - SETTLER'S BLUFF WAY

**PID:** 6610000290  
**OWNER1:** JSP PARCELS LLC  
**PLAT BOOK PAGE:** L23- 0139  
**DEED BOOK PAGE:** -  
**Jurisdiction:** TOWN OF AWENDAW

**TMS#**661-00-00-290  
 JSP PARCELS



SETTLER'S BLUFF WAY



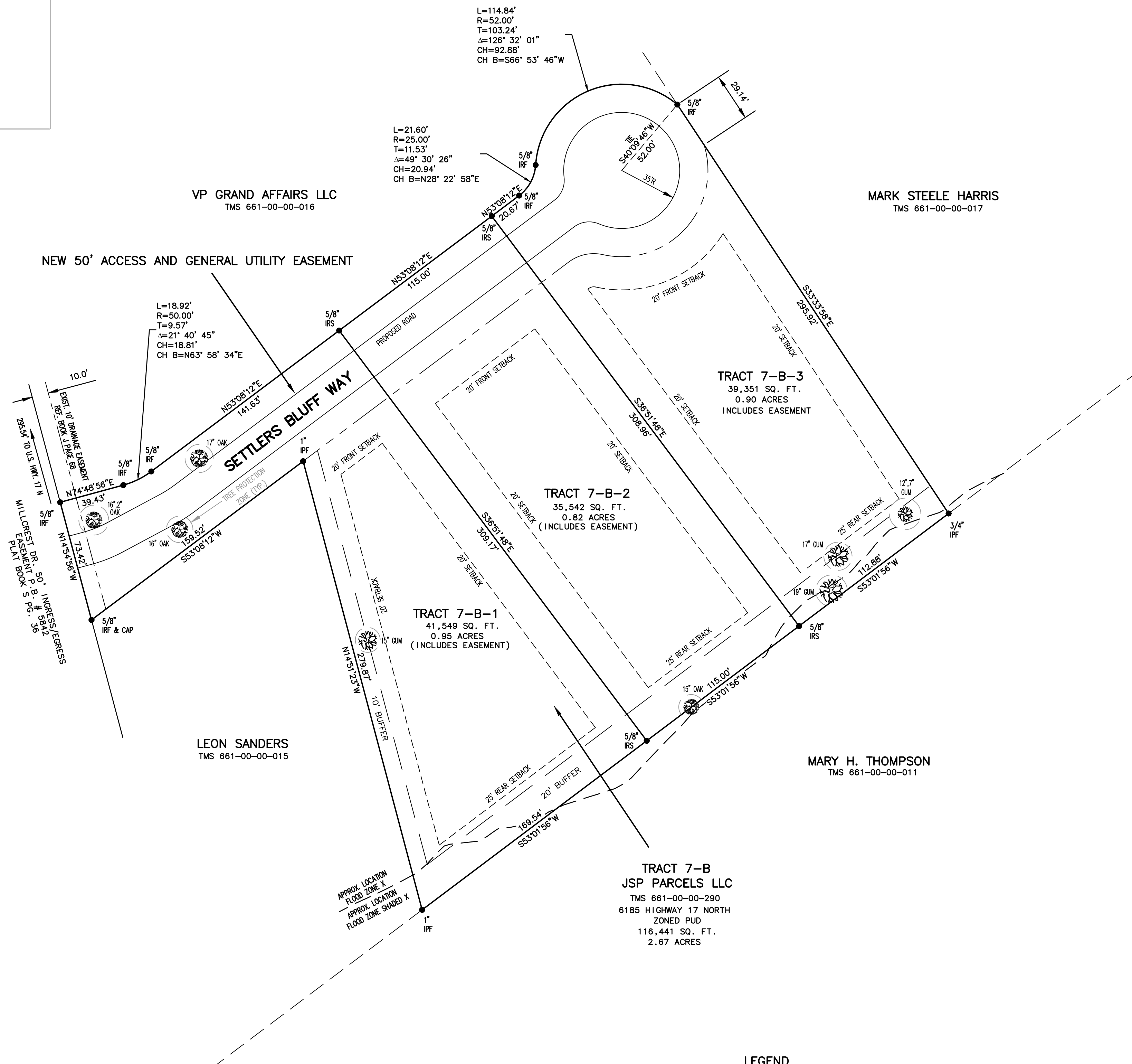
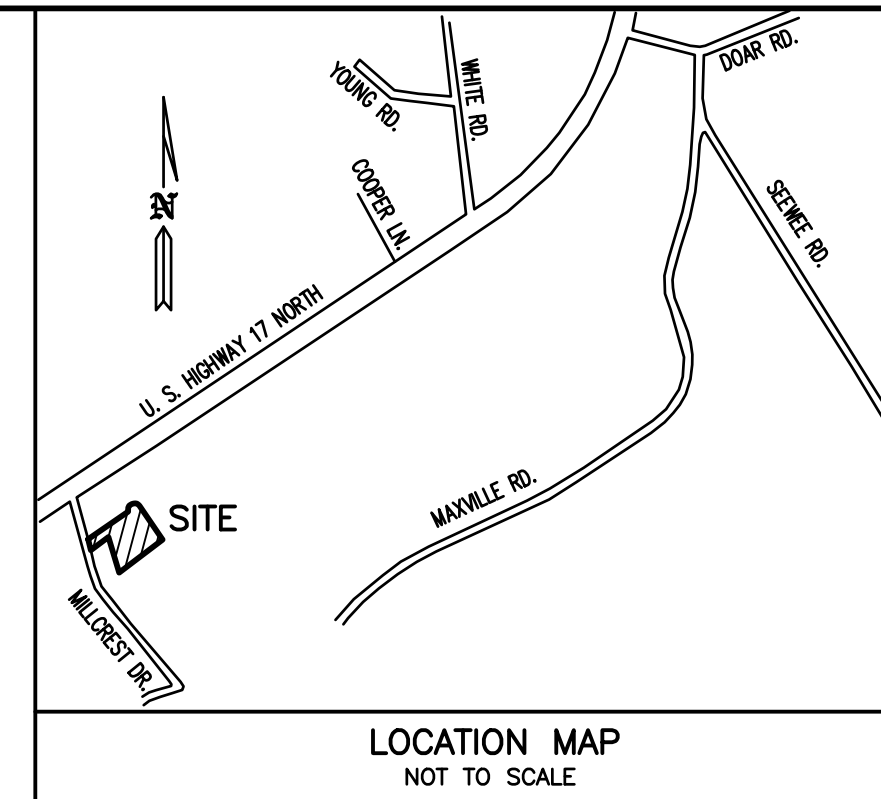
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Author: Charleston County SC  
 Date: 12/11/2025

APPROVED PLAT

PLANNING DIRECTOR  
TOWN OF AWENDAW PLANNING COMMISSION

APP.# \_\_\_\_\_ DATE \_\_\_\_\_



- NOTES:**
1. AREA DETERMINED BY COORDINATES
  2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0360 K DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES X (AREA OUTSIDE 500 YEAR FLOODPLAIN) AND SHADED X. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
  3. LOTS WILL BE SERVED BY PRIVATE WELLS, OWNERS ARE REQUIRED TO OBTAIN WELL PERMITS PRIOR TO THE ISSUANCE OF ANY ZONING PERMIT.
  4. OWNERS MUST RETAIN THE BUILDABLE AREA ON EACH INDIVIDUAL PLAT FOR THE PURPOSES OF ZONING PERMIT REVIEW.
  5. A PRIVATE ROAD ACCESS AND MAINTENANCE AGREEMENT WILL BE RECORDED AT THE CHARLESTON COUNTY ROD OFFICE PRIOR TO THE ISSUANCE OF ANY ZONING PERMIT.
  6. THIS PROPERTY WAS REZONED PD ON AUGUST 2, 2018.
  7. TRACT 7-B HAS BEEN PERMITTED FOR ON-SITE WASTE DISPOSAL SYSTEMS SC DHEC PERMIT#05W002404V1.0 DATED MARCH 10, 2023

**ZONING:**  
PD PLANNED DEVELOPMENT

MINIMUM SETBACKS:	
FRONT	20 FEET
SIDES	20 FEET
REAR	25 FEET
MAX. BUILDING COVERAGE	35%
MAX. BUILDING HEIGHT	35 FEET

- REFERENCES:**
1. PLAT BY JAMES L. WHITE DATED NOV. 1964 RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK J PAGE 68
  2. PLAT BY GEORGE D. SAMPLE DATED APRIL 12, 1975, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK S PAGE 36
  3. PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MARCH 26, 1997, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK EB PAGE 979
  4. PLAT BY EAST COOPER LAND SURVEYING, LLC DATED MARCH 30, 2018, REVISED MAY 21, 2018, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L18 PAGE 300
  5. PLAT BY EAST COOPER LAND SURVEYING, LLC DATED MARCH 17, 2023, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L23 PAGE 0139

I HEREBY DEDICATE THE 50' ACCESS AND GENERAL UTILITY EASEMENT TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

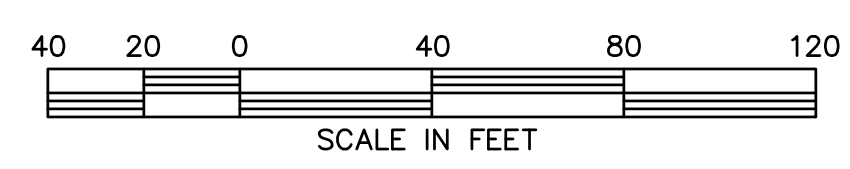
JSP PARCELS, LLC \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN POPELKA

**LEGEND**  
IPF IRON PIPE FOUND  
IRF IRON REBAR FOUND  
IRS IRON REBAR SET

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

*Lewis E. Seabrook*  
LEWIS E. SEABROOK  
CIVIL ENGINEER & LAND SURVEYOR  
S. C. REG. NO. 09860  
P. O. BOX 96  
MOUNT PLEASANT, S. C. 29465  
(843) 884-4496

**TOWN OF AWENDAW**  
CHARLESTON COUNTY, S. C.  
PROPOSED SUBDIVISION OF LOT 7-B CONTAINING 2.67 ACRES  
INTO LOT 7-B-1, LOT 7-B-2, AND LOT 7-B-3  
OWNED BY JSP PARCELS LLC



SCALE: 1" = 40'      OCTOBER 29, 2025

**E.M. SEABROOK**  
Engineers | Surveyors  
1037 Chuck Dawley Blvd.  
Building F • Suite 200  
Post Office Box 96  
Mount Pleasant, SC 29465  
Phone (843) 884-4496  
www.emseabrook.com



## ROYKEISHA DRIVE

PID: 661000092

OWNER1: ALSTON TIMOTHY

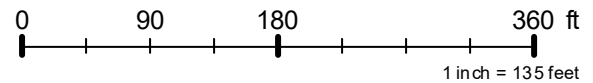
PLAT BOOK PAGE: L25- 0006

DEED BOOK PAGE: 1213-256

Jurisdiction: TOWN OF AWENDAW

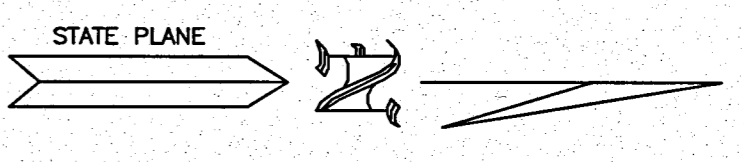
TMS #661-00-00-092

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Author: Charleston County SC

Date: 1/22/2026



FOR APPROVAL STAMPS

APPROVED PLAT

PLANNING DIRECTOR

TOWN OF AWARDAY PLANNING COMMISSION

APP# **0V231T** DATE **12/4/2024**

RECORDED

DATE: 11/27/2024 TIME: 11:00:15 AM

Book-Page: [L25] [0006] Doc-Type: [Large Plat]

Karen Hollings, Register of Deeds, Charleston County, SC

Record Fee: \$25.00 E.M. SEABROOK, JR. INC.

Postage: \$2.00

Doc. No: 0 BOX 96

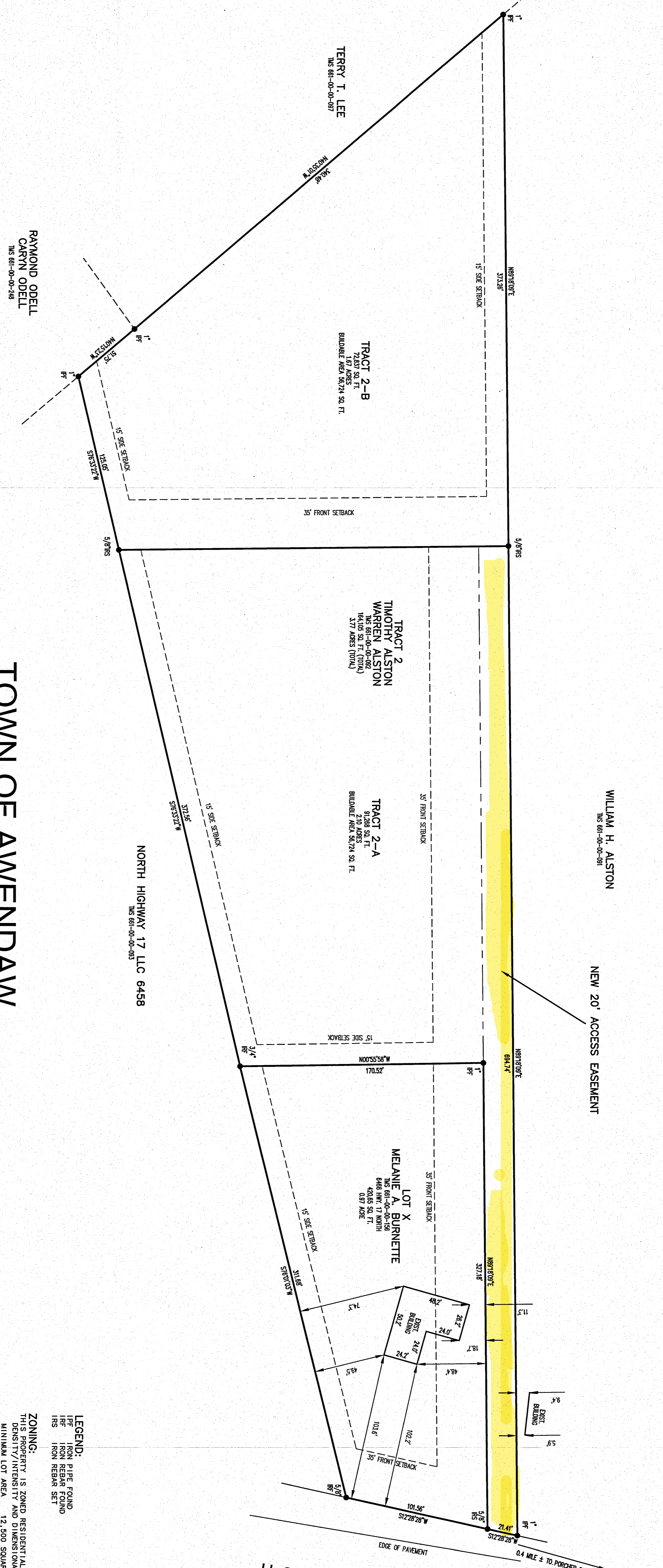
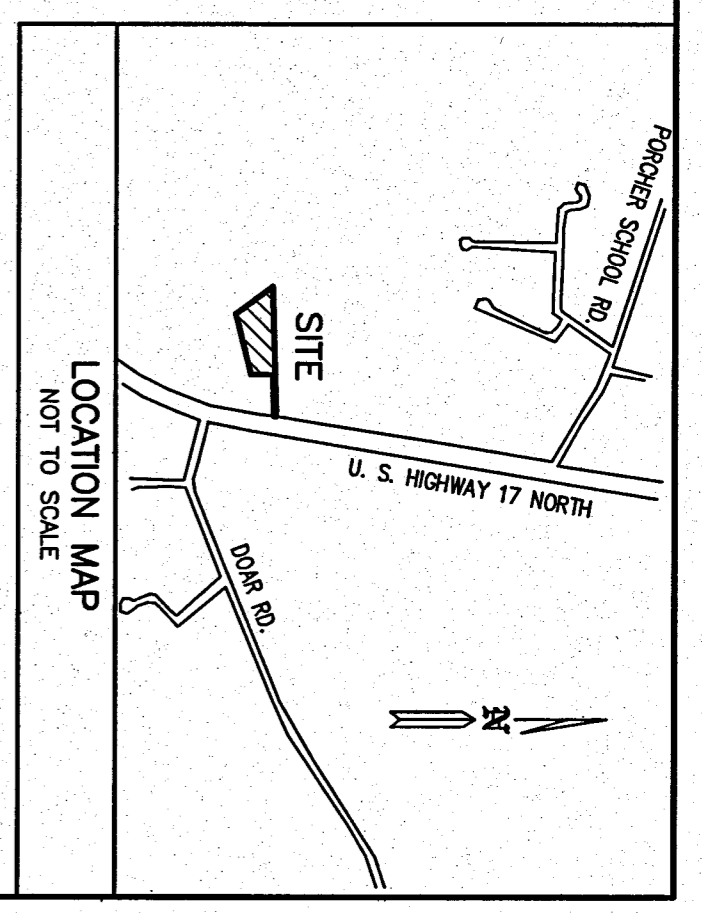
Dist: MT PLEASANT SC 29465

Location: U S HIGHWAY 17 NORTH

WE HEREBY DEDICATE THE 20' ACCESS EASEMENT TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

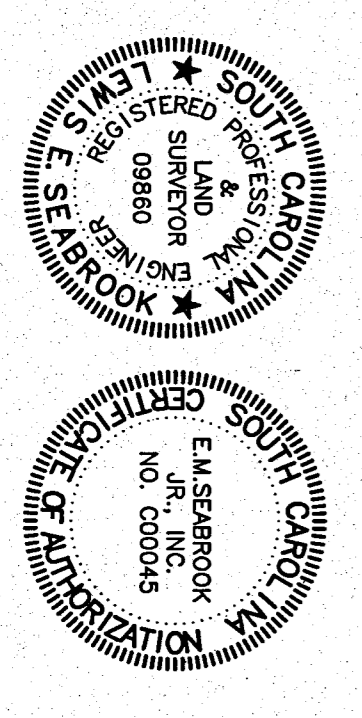
TIMOTHY ALSTON DATE: 10-31-2024

WARREN ALSTON DATE: 12-31-2024



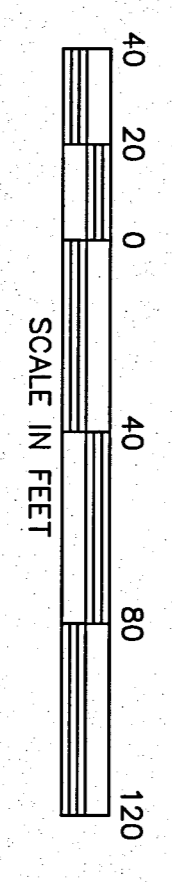
- REFERENCES:
1. PLAT BY W. L. GALLIARD DATED AUGUST, 15, 1978, RECORDED IN CHARLESTON COUNTY ROAD OFFICE RECORD BOOK PAGE 45.
  2. PLAT BY TOMMY E. AVENS DATED APRIL 13, 1983, RECORDED IN CHARLESTON COUNTY ROAD OFFICE IN PLAT BOOK 0 PAGE 138.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



**TOWN OF AWARDAY**  
**CHARLESTON COUNTY, S. C.**

PLAT OF THE SUBDIVISION OF TRACT 2 (TMS 661-00-00-092) INTO TRACT 2-A CONTAINING 2.10 ACRES, AND TRACT 2-B CONTAINING 1.77 ACRES OWNED BY TIMOTHY ALSTON AND WARREN ALSTON AND SHOWING LOT X CONTAINING 0.97 ACRE OWNED BY MELANIE A. BURNETTE



SCALE: 1" = 40'

NOVEMBER 19, 2024

**E.M. SEABROOK**

Engineers | Surveyors

1037 Chuck Dawley Blvd.  
 Building F, Suite 200  
 Mt. Pleasant, SC 29565  
 Phone (843) 884-4496  
 www.emseabrook.com

- LEGEND:**  
 PF PIPE FOUND  
 IRF IRON REBAR FOUND  
 IRS IRON REBAR SET
- ZONING:**  
 THIS PROPERTY IS ZONED RESIDENTIAL STANDARDS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS:  
 MINIMUM LOT AREA 12,000 SQUARE FEET  
 NOTE: IF WATER OR SEWER IS NOT AVAILABLE  
 MINIMUM LOT SIZE IS TO BE 30,000 SQUARE FEET.  
 MINIMUM LOT WIDTH 100 FEET  
 MINIMUM SETBACKS:  
 FRONT 35 FEET  
 INTERIOR SIDE 15 FEET  
 OTHER ORITICAL LINE 35 FEET  
 MAXIMUM BUILDING COVER 30% OF LOT  
 MAXIMUM HEIGHT 35 FEET
- NOTES:**  
 1. AREAS DETERMINED BY COORDINATES, FLOOR AREA, PERIMETER, AND INSURANCE PLAT MAP NUMBER 45010C 0380 K DATED JANUARY 29, 2021. THE BUILDABLE AREA OF THESE PROPERTIES SHOWN HEREON LIE IN FLOOD ZONE X.  
 2. (AREA OUTSIDE 500-YEAR FLOODPLAIN) THE LOCATION OF CENTERLINES OR BURIAL GROUNDS ON THIS PROPERTY, SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING OR FURTHER DEVELOPMENT OF THIS PROPERTY.  
 3. THE NEW 20' ACCESS EASEMENT ACROSS TRACT 2-A SHOULD NOT HINDER ACCESS TO TMS 661-00-00-158 NOR ANY SUBSEQUENT SUBDIVISION OF TMS 661-00-00-082. THE EASEMENT IS BINDING AND TRANSFERABLE THROUGHOUT THE EXISTENCE OF THE PROPERTIES SHOWN FOREVER.



## NEW EASEMENT - FINNIGANS WAY

**PID:** 681000020

**TMS#**681-00-00-020

**OWNER1:** SIMMS FAMILY  
REVOCABLE TRUST

**PLAT BOOK PAGE:** L25- 0325

**DEED BOOK PAGE:** 1256-575

**Jurisdiction:** TOWN OF AWENDAW

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Author: Charleston County SC  
Date: 12/18/2025



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**Town Council**

Paul Brown | Wendy Helms

Grace Gasper | Rodney Porcher

Kent Prause | John Timmons

**Town of Awendaw  
Special Called Planning Commission Meeting  
Minutes**

**Monday, January 12th, 2026  
6:00 PM, Awendaw Town Hall  
6971 Doar Road, Awendaw, SC 29429**

**A. Prayer, Pledge of Allegiance & Reading of the Civility Pledge**

At 6:02 pm, Chairman John Osguthorpe, began the VIRTUAL Planning Commission Meeting. Town Planner, Mr. Daniel O'Hara, read the Serenity Prayer, recited the Pledge of Allegiance & led the Civility Pledge.

**B. Call to Order and Roll Call**

Chairman Osguthorpe called the meeting to order. Mr. Jay Reigart, Mr. James Gardner, Ms. Kelly Cousino, Mr. Jeff Hardee Town Administrator, Mrs. Katharine Watkins, Town Attorney, Chloe Satzer, Town Planner, Mr. Daniel O'Hara, and Town Planning Clerk Takeya White were all present.

Chairman Osguthorpe then moved on to Agenda Item C, Public Comments.

**C. Public Comments – [Time Stamp 1:49]**

*The public comment period will be limited to a total of 25 minutes. Each speaker will have up to 2 minutes. No individual may speak more than once until all others wishing to comment have had an opportunity.*

Mr. O'Hara prefaced the public comment portion of the meeting. There were no public comments. Mr. O'Hara then prompted the board for a motion to close public comments.

**Motion: Motion to close public comments.  
Posed By: Mr. James Gardner**

**Second: Dr. John Osguthorpe**  
**Vote: Unanimous Approval**

Chairman Osguthorpe then moved on to agenda item D, "Old Business." Before he went into old business, he wanted to give commentary and congratulate the Friends of South Carolina and the South Carolina Environmental Law Project (SCELP) on their victory before the State Supreme Court in getting a hold on the septic development of one portion of the White Tract (Bulls Island Road). He spoke to SCELP lead attorney, Ms. Monica Waylin, and they are litigating the 2<sup>nd</sup> tract as of that day. [Time Stamp 4:32]

The chairman then went on to agenda item D and began to preface Old Business.

**D. Old Business –**

Chairman Osguthorpe stated that the Commission 1<sup>st</sup> breached the topic of Vested Rights in February of 2025 and have looked at numerous variations of this ordinance. The town attorneys have a finalized version for them to review. He then opened the floor for comments from the commission around the Vested Rights Draft Ordinance. [Time Stamp 5:46]

Town Administrator, Katharine Watkins, then called a point of clarification and requested the board make a motion and second for further discussion.

**Motion: Motion to start further discussion.**  
**Posed By: Mr. James Gardner**  
**Second: Mr. Jeff Hardee**  
**Vote: Unanimous Approval**

The board then continued a brief discussion around the drafted Vested Rights Ordinance. At the end of that discussion, Mr. O'Hara called a point of correction and asked the board to reword their motion.

Before the vote was called, Commissioner Kelly Cousino stated for the record that she was not going to support the posed motion because she didn't agree. She stated that she doesn't believe that state law allows the Planning Commission to limit the amount of annual extensions; she thinks that it requires at least five (5). The chairman then moved forward with the vote.

**a. Vested Rights Draft Ordinance – Action Item (Recommendation ONLY)**

**Motion: Motion to approve for recommendation with edits as provided. (below)**

*3 Noted Changes:*

1. Section 153.057, subsection (B) – change “reasonable amount of time” to “60 Days prior to the expiration.”
2. Section 153.057, subsection (C, 1, b) – change language “formal approval” to “town specific approval”
3. Section 153.057, subsection (A) – change language back to “may,” instead of “shall.”

Posed By: Dr. John Osguthorpe

Second: Mr. James Gardner

Vote: John Osguthorpe – Aye, Jeff Hardee – Aye, Jay Reigart – Aye,  
James Gardner – Aye, Kelly Cousino – Nay

*Motion passed 4 to 1*

E. **New Business** – [Time Stamp 16:04]

Chairman Osguthorpe then moved on to agenda item, E, “New Business,” by speaking on Euclidean vs non-Euclidean planning. He stated that Planned Developments are non-Euclidean. He continued this discussion and then led into a segway on the Planned Development Regulations in the Town of Awendaw.

a. **Planned Development Regulations - Discussion**

The commission discussed the current PD regulations for **2 hours and 39 minutes**, and asked Mr. O’Hara to continue to work on the draft, along with individual planning commission members, make the requested changes, and present the red-lined version of the draft at the next meeting on the 27<sup>th</sup> of January. During this discussion, one motion was made. [Time Stamp 1:39:42]

**Motion: To add a traffic analysis requirement for all Planned Development applications.**

Posed By: Dr. John Osguthorpe

Second: Ms. Kelly Cousino

Vote: John Osguthorpe – Aye, Jeff Hardee – Aye, Jay Reigart – Aye,  
James Gardner – Nay, Kelly Cousino – Nay

*Motion passed 3 to 2*

F. **Closing Remarks** – There were none.

G. **Adjournment**

**Motion: To Adjourn**

Posed By: Dr. John Osguthorpe

Second: Mr. Jeff Hardee

**Vote: Unanimous Approval**

*The meeting adjourned at 9:07 PM*

**IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. • SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 931-8125.**

*DRAFT Minutes Respectfully submitted on Friday, January 23rd, 2026, by Takeya White*

**Note: These meeting minutes are not verbatim. To watch the full meeting video, please visit the town's YouTube channel: <https://www.youtube.com/@TownOfAwendaw>**

**DRAFT**



**Town Council**

Paul Brown | Wendy Helms  
Grace Gasper | Rodney Porcher  
Kent Prause | John Timmons

Staff Report

Subject: Planned Development Ordinance  
Prepared for: Planning Commission  
Date: January 27, 2026

---

Background

Planned Developments (PD) or Planned Unit Developments (PUD) have been an identified land use and development strategy within the Town of Awendaw or “Town”. The Town has approved 28 Planned Developments since 2000. In 2023 the Town amended its regulations that pertain to PDs. The Town has been within a moratorium since 2024 which prohibits rezonings. As outlined in the moratorium revisions to the Planned Development regulations are necessary before any more may be authorized.

Staff at the direction of the Planning Commission began working on these amendments to the Planned Development regulations. The goal is to allow mixed use districts but still maintain the cultural and environmental appearance of the Town of Awendaw.

Staff Findings

Staff have drafted these amendments for the Planning Commission’s consideration for recommendation to Town Council with the following key points:

1. The proposed amendments require the mixture of various land use strategies; and,
2. Unified requirements for environmental preservation; and,
3. Refines the Traffic impact analysis for these developments or infrastructure; and,
4. Includes modified language to match the goals and priorities of the Comprehensive plan; and,
5. Proposed edits prior to January 12, 2026, are captured in **RED**;
6. Proposed edits following January 12, 2026, are captured in **BLUE**;
7. Staff have provided three definitions for impervious surfaces for Planning Commission’s review
8. Staff need clarity on what parameters will be for consideration with these project, total area, gross upland, undisturbed upland, non-converted upland. The ordinance as written incorporates all four of these terms.

Staff will defer to legal counsel regarding the viability of the implementation and adoption of these amendments. Staff drafted the amendments to update the necessary sections to promote more sustainable development within our allowed mixed-use districts.

---

### Potential Motions

The Planning Commission may:

1. Motion to recommend the amended language to Town Council for approval based on staff recommendations.
2. Motion to recommend the amended language to Town Council for approval based on staff recommendations with additional changes (as determined by the commission).
3. Motion to defer a recommendation for further amendments.
4. Take no action.

#### Attachments:

- Staff report
- Amendments to the Planned Development Regulations

# PLANNED DEVELOPMENT ZONING DISTRICT PROVISIONS

## § 153.045 STATEMENT OF INTENT.

Planned developments (PDs) are ~~mixed use developments~~ ~~developments shall be mixed use~~ having a mix of uses that are planned and developed under unified control and following more flexible standards and procedures to achieve innovative site design, improved appearance, greater compatibility of uses, increased preservation of natural and scenic features, improved service by community facilities, better functioning of vehicular access and circulation and otherwise higher quality development than could be achieved through base zoning district regulations. The purpose of this subchapter is to provide a uniform mechanism for amending the official zoning map to establish any of the planned development zoning districts established by this subchapter. ~~The town wants to use these sparingly~~ ~~It is the intent of this Ordinance that PD Districts should be used sparingly.~~ ~~It is the intent of this Town that PD Districts shall be used sparingly, only when the criteria for no other Zone is suitable.~~

(A) Support a higher quality of life and achieve a higher quality of development, environmental sensitivity, energy efficiency and provision of public services;

(B) Reduce the inflexibility of zoning district standards that sometimes results from the strict application of the base district regulations and development standards established in this subchapter;

(C) To achieve the objectives of the Comprehensive Plan by allowing flexibility in development that will exhibit innovative site planning for a mixture of residential ~~and non-residential,~~ ~~commercial and institutional~~ uses as reflected in the planned development map, which becomes the zoning district map for the property;

(D) Allow greater freedom and flexibility in selecting:

(1) The form and design of development;

(2) The ways by which pedestrians, cyclists and vehicular traffic circulate;

(3) How the development will be located and designed to respect the natural features of the land and protect the environment;

(4) How to design amenities ~~to be applied~~; and

(5) The location and integration of open space and civic space into the development.

(E) Preserve natural and scenic features;

(F) Encourage a greater mix of land uses within the same development, including a mix of nonresidential development, residential development, lot sizes and densities and intensities;

(G) Allow more efficient use of land, with smaller networks of streets and utilities;

(H) Provide pedestrian connections within the site and to the public right-of-way;

(I) Encourage the provision of ~~centrally located~~ open space ~~and community~~ amenities on the site;

(J) Promote development forms and patterns that respect the character of established surrounding neighborhoods and/or other types of land uses, and promote development form that respects and takes advantage of a site's natural and human-made features, such as roadways, parks, ponds, wetlands, floodplains, trees and historic resources; and

(K) Promote better site design principles to conserve natural areas, including preservation of tree canopy, reduced use of impervious surfaces and better managed urban stormwater runoff into the Intercoastal Waterway.

(Ord. 20-8, passed 12-7-2000; Ord. 23-05, passed 6-1-2023)

### § 153.046 APPLICABILITY.

The procedures and standards in this section apply to the review of applications to amend the official zoning map to establish a planned development (PD) zoning district. A PD district is established by an amendment to the official zoning map to PD zoning district that is defined by a PD plan and a PD map and a development agreement. Once the PD is approved, the applicant must receive approval for any site plans or subdivisions before development to ensure substantial compliance with the approved PD plan and a PD map.

#### (A) Administrative procedures.

(1) Any request about the establishment of a planned development (PD) zoning district or changes to an existing PD district shall be considered an amendment to the Zoning Ordinance and be administered and processed accordingly per the provisions of this subchapter.

(2) All data about the PD shall be submitted to the Planning Commission for review, public hearing and recommendation, then forwarded to Town Council for final action. If approved by the Council, all information about the proposal shall be adopted as an amendment to the Zoning Ordinance, as the standards of development for that particular planned development district. ~~If the owner or developer is not in agreement with the Planning Commission's findings, they may request approval from the Town Council.~~ A building or zoning permit shall not be issued for construction until a final plat for the PD phase in which the permit is being requested has been submitted to and approved by the Zoning Administrator.

(B) *Standards for qualification as a planned development.* Development proposed for a planned development (PD) shall meet certain basic standards to qualify for consistency with the intent of a planned development.

(1) *Minimum size.* The minimum size for a PD district shall be ~~ten~~ fifteen acres of undisturbed upland.

~~(2) *Minimum width.* The PD site must have a minimum width between any two opposite lines of 200 linear feet~~

(3) *Eligible street.* The PD shall exit onto any primary or secondary paved streets within the Town of Awendaw. ~~a major paved road or arterial and have a minimum frontage width on said arterial of 80 feet. A PD may not have the primary vehicular access point onto a local or unpaved street. Eligible streets for a PD primary frontage include, but may not be limited to~~

~~(a) Highway 17;~~

~~(b) Dear Road;~~

~~(c) Seewee Road;~~

~~(d) Bulls Island Road;~~

~~(e) Broomstraw Hill Road;~~

~~(f) 15 Mile Landing Road;~~

~~(g) Steed Creek Road;~~

~~(h) State Road S-10-98;~~

~~(i) I'on Swamp Road;~~

- ~~(j) White Road;~~
- ~~(k) Maxville Road;~~
- ~~(l) Porcher School Road;~~
- ~~(m) Alston Dingle Road;~~
- ~~(n) Louis McNeil Road;~~
- ~~(o) Thames Road;~~
- ~~(p) Jones Road;~~
- ~~(q) Union Road;~~
- ~~(r) Light Keepers Lane;~~
- ~~(s) Limehouse Road;~~
- ~~(t) Come About Way;~~
- ~~(u) (?) Bulls Bay  
Boulevard;~~
- ~~(v) Guerin's Bridge Road;~~
- ~~(w) Theodore Brunson Road;~~
- ~~(x) FS Road 5158;~~
- ~~(y) Flatfield Farm Road;~~
- ~~(z) Pointing Brittany Lane;~~
- ~~(aa) Cedar Plantation Lane;~~
- ~~(bb) Clayfield Road; and~~
- ~~(cc) FS Road 260-B.~~

(4) *Mixed use standard.* A PD shall demonstrate a mixed-use concept. The developer shall be responsible for illustrating how that shall be accomplished in order to meet the standard requirement. No one use may be less than 20% of the total area.

(5) *Minimum centrally-located open space required.* A PD shall contain a minimum of 10% 20% open space of net gross upland (developable area) centrally-located open space. The space must be large and useable by the residents of the PD. Drainage ponds, and wetlands, roads, access, drainage or utility easements, right of ways, buffers, ditches, federal, state, or local property may will not qualify to meet this requirement. (SEE ATTACHED PROPOSED LANGUAGE).

(6) *Impervious Surface limitations.* A PD shall be limited to 60% of non-converted upland for impervious lot coverage. Pervious surface calculations may include designed open spaces as identified above and buffers.

(7) *Traffic impact analysis.* Any proposed PD Any PD proposing more than 80-20 dwelling units shall prepare a traffic impact analysis.

~~(67) Minimum number of vehicular access points to the public road. The minimum number of vehicular access points to the public road is one per 150-40 parcels. A second or more access points may **must** be required by the **Town**. Planning Commission if it feels it will help alleviate **the traffic study indicates** a potential safety concern.~~

~~(78) Residential building **Land use** types. A PD district may contain any mixture of residential building **land use** types including, but not limited to:~~

~~(a) Two dwelling types (single-family detached, single-family attached)~~

~~(b) Non-residential~~

~~(a) Single family **Residential** detached large lot;~~

~~(b) Single family detached small lot **Multifamily**;~~

~~(c) Duplex units **General Commercial**;~~

~~(d) **Institutional or Civic**;~~

~~(e) **Parks**~~

~~(8 9) Maximum residential density. Four **One One and a half (1.5)** dwelling units per acre except within 300 feet of the **OCRM critical line**, where the maximum residential density shall be one unit per acre. With no less than 20% of the one use being proposed.~~

~~(109) Term. A PD shall stay in effect for five years from the date of Council adoption of the PD document. A PD shall remain active following its approval as prescribed in the **Vested Rights** section of the Zoning Code. Following any expiration of a Vested Right, any Planned Development is subject to review by the Town Council as listed in **this the aforementioned section of the Code of Ordinance**.~~

~~(101) **Minimum Intercoastal Waterway property impervious surface**. Any PD property that is located within the first 300 feet from the **OCRM critical line** shall incorporate no more than 20% impervious surface, including roads, buildings and parking lots and any other paved surfaces.~~

~~(112) **Traffic impact analysis**. Any PD proposing more than 80-20 dwelling units shall prepare a traffic impact analysis.~~

~~(11) **Tree Preservation**. Any PD shall include a survey with all significant trees identified as outlined in the **Tree Preservation Section of the Code of Ordinance** and these requirements cannot be waived.~~

~~(12) **Clear cutting**. Clear cutting of the existing pine tree canopy is **prohibited for pines of 24" diameter at breast height** strongly discouraged but may be permitted on a case-by-case basis if a **landscaped 2535-foot wide undisturbed buffer** (except for required ingress and egress) is employed **along all project exterior property lines**; otherwise, clear-cutting is not allowed as part of the PD.~~

~~(13) **Development impact fee**. The town requires that a development impact fee of \$3,000 (**study justifying such as required by state law was never done or has been lost ??**) per dwelling unit be paid to the town upon the issuance of a certificate of occupancy.~~

~~(12) **Lighting Requirements**. Any PD shall include a lighting plan and specifications.~~

~~(13) **Waste Disposal**. Any PD shall propose a maintenance and inspection plan for any proposed individual onsite wastewater disposal systems (septic systems) that must be record with any CC&R of the property.~~

~~(14) **Development agreement**. The Town Council may require the execution of a development agreement to establish other development conditions not covered in a PD document.~~

(15) ~~Other provisions. Any other provisions the Town Council determines are relevant and necessary to the development of the planned development.~~ **The Town of Awendaw Zoning and Development regulations will apply to all areas of the Development not otherwise covered by this section.**

(Ord. 20-8, passed 12-7-2000; Ord. 23-05, passed 6-1-2023)

### **§ 153.047 ZONING ORDINANCE STANDARDS.**

(A) Certain town-wide Zoning Ordinance standards may not be modified by the text of a planned development. These ordinances are important to promote the public health, safety and general welfare of the citizens of the town. The Town Council may, at its sole discretion, require more stringent adherence to these controls.

(B) The following may not be modified by a property owner or developer in the PD:

(1) Sections 153.080 through 153.130 **(Use Conditions);**

(2) Sections 153.275 through 153.283

**(Signs);**

(3) Sections 153.210 and 153.211

**(Screens and Buffering);**

(4) Sections 153.195 and 153.196 **(Tree Preservation);**

(5) Sections 153.255 through 153.263

**(Parking and Loading);**

(6) Section 153.302 **(Streets);**

(7) Section 153.310; **(Financial Guarantees – Surety),** and

(8) Any other section having to do with life/safety (i.e., police, fire and building).

(Ord. 23-05, passed 6-1-2023)

### **§ 153.048 STATE PLANNING REQUIREMENTS.**

The project meets the requirements of S.C. Code § 6-29-720(C)(4) and § 6-29-740 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

(Ord. 23-05, passed 6-1-2023)

### **§ 153.049 REQUIRED ELEMENTS OF THE PLANNED DEVELOPMENT PLAN DOCUMENT.**

The following are the required elements of the ~~planned development document~~ **PD plan:**

(A) The name of the planned development, not duplicating the name of any other planned development or subdivision, the final plat of which has been recorded in the town;

(B) A statement of the objective of the proposed development;

(C) The total acreage of the planned development broken down into total acreage, total highland acreage, total freshwater wetland acreage and total jurisdictional wetland or marsh area;

(D) A table of the proposed land uses including:

- (1) A table of proposed maximum ~~and average residential~~ **land use** densities for each residential **land use required**;
- (2) The maximum total acreage of: ~~each residential land use~~; and
  - (a) each type of residential use;
  - (b) each type of non-residential use;
  - (c) open space and buffers
- ~~(3) The maximum allowable number of each type of residential dwelling unit requested.~~
- (E) All dimensional and lot standards proposed, for each land use type designated;
- (F) An analysis of the impact of the proposed development on existing public facilities and services (e.g., streets, water, sewer, stormwater and the like). Any proposed future improvements to these facilities and services to be made as part of the PD shall also be included;
- (G) A traffic impact analysis (~~plus 20 dwelling units~~) that assesses the buildout impact on existing streets. On-site and off-site improvements recommended by the traffic analysis shall be included in the PD document;
- (H) A development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the total number of dwelling units and the total acreage of each residential use, the total gross floor area of any nonresidential use and the percentage and acreage of open space to be included in each phase;
- (I) A statement indicating how all roads and alleys will be owned and maintained;
- (J) A detailed narrative statement defining the proposed stormwater system design approach and system integration within the proposed plan. The statement should include conceptual stormwater system design configuration, including site specific natural and human-made features (e.g., wetlands, ditches, ponds, rivers and the like) incorporated within the stormwater management system; system components; component purpose/function; stormwater system ownership; and party(ies) responsible for maintenance. A compliance statement is required referencing applicable State Department of Health and Environmental **Services Control** (SCDHEGS) and the County Stormwater Program criteria;
- (K) A statement of inclusion and compliance with processes included in the town's municipal code that is not mentioned in the planned development guidelines;
- (L) A statement of agreement to proceed with proposed development per the provisions of these zoning regulations, applicable provisions of the town's Comprehensive Plan and with such conditions as may be attached to any rezoning to the applicable PD district; and
- (M) Letters of coordination from all agencies from which the applicant must:
  - (1) Obtain permits; or
  - (2) Obtain services and/or facilities; and
  - (3) Any other information that the Zoning Administrator determines is necessary to determine whether or not an application complies with the standards established in this section.

(Ord. 23-05, passed 6-1-2023)

## **§ 153.050 MASTER PLAN CONTENTS.**

The following shall be included in the proposed site master plan. Multiple site master plans may be submitted. Master plans shall be drawn to scale.

- (A) The general location and amount of land proposed for each land use including single-family residential, industrial, institutional, office, commercial, common open space/recreation, street use and the like; ~~plan~~ **map** shall be in full color;
- (B) Conceptual lot/property lines;
- (C) Pedestrian and motor traffic circulation;
- (D) Location, acreage and type of all wetlands as they exist before development. The location and acreage of all wetlands to propose **for development** ~~developed upon~~;
- (E) A tree survey. ~~Shall~~ **that** conform with the standards of the ~~Zoning Ordinance~~ **Ordinances 153.195 and 153.196**;
- (F) Colored architectural conceptual elevations for each type of residential and nonresidential unit;
- (G) The general location, size and capacity of all existing and proposed water and ~~sewer lines~~ **septic systems**;
- (H) Areas to be included in each phase of development, including the location of all common open space areas;
- (I) The location of all construction entrances;
- (J) A colored landscape master plan, including the location and composition of all screening and buffering materials as well as preserved **significant** trees as outlined in ~~the Code of Ordinances~~ **153.195 and 153.196**;
- (K) Stormwater plan to provide a graphic representation of existing and proposed stormwater system components and use best management practices that maximize on-site infiltration in smaller, more numerous ponds versus a large central pond;
- (L) A utility plan with the location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including the existing and proposed location of any easements or rights-of-way; and
- (M) Any other information that the Zoning Administrator determines is necessary to determine whether the application complies with the standards established in this subchapter.

(Ord. 23-05, passed 6-1-2023)

## DEFINITIONS TO ADD TO CODE –

### Impervious Surfaces –

**Charleston County:** Impervious Surface Coverage is a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. This term includes, but is not limited to, most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures.

**Bennettsville:** Impervious surfaces are those that do not absorb water. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete and asphalt are considered impervious surfaces within this definition.

**North Myrtle Beach:** A surface that prevents or significantly impedes the infiltration of stormwater into the ground. This includes but is not limited to roofs, buildings, concrete, asphalt, pool decks, patios, compacted gravel, and pavers not meeting the definition of a pervious surface. Surfaces shall be considered impervious unless demonstrated otherwise.

Planned Development District  
**Open Space Standards**

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(B) *Standards for qualification as a planned development.*

(5) *Open space.*

- (a) *Minimum area.* At least 20% of the PD's area must be maintained as open space in perpetuity.
- (b) *Minimum dimensions.* Each open space area must be at least 20 feet in width and at least 500 square feet in area.
- (c) *Minimum composition.* Active and/or passive recreation areas must comprise at least 50% of required open space.
- (d) *Areas counted as open space.* Open space may be comprised of any of the following:
  - 1. Active recreational areas (e.g., ball fields, playgrounds);
  - 2. Passive recreational areas (e.g., pedestrian and bicycle trails, picnic areas);
  - 3. Required perimeter buffers, which may count as up to 25% of required open space;
  - 4. Vegetated low impact development (LID) features, such as bioswales. There are no minimum dimensional requirements for LID features to count as open space; and
  - 5. Resource protection areas, which may count as up to 50% of required open space. Resource protection areas include only the following:
    - a. Natural water bodies;
    - b. Marsh areas;
    - c. Wetlands;
    - d. Cemeteries;
    - e. Historical, cultural, or archaeological sites.
- (e) *Areas not counted as open space.* The following types of areas do not count as open space:
  - 1. Streets and parking areas, unless associated with recreational structures or parks;
  - 2. Private lots and yards;
  - 3. Required building setback areas;
  - 4. Golf courses;

5. Stormwater detention or retention ponds;
6. Ditches; and
7. Utility line rights-of-way, unless the utility is located underground and the aboveground portion is used for active or passive recreation.

(f) *Amenity required.*

1. A PD must provide at least one of the following amenities in open space:

- a. Multi-use trail;
- b. Community garden;
- c. Fenced dog park with a minimum area of 5,000 square feet;
- d. Canoe and kayak launch or boat ramp;
- e. Picnic area with a minimum size of 2,500 square feet that includes at least two picnic tables and at least one barbeque grill or pit;
- f. Playground with a minimum area of 2,500 square feet; and
- g. Bicycle storage and repair station.

2. Boat and RV storage areas do not count as a required amenity.

(g) *Access to open space.*

1. All open space areas must have at least one access point from an internal street that is not located on an individual residential lot.
2. This primary access point must be at least 10 feet in width and clearly marked or delineated as community open space.
3. Lots that do not adjoin open space must be connected to the open space via a sidewalk or trail.
4. The Town may require access to be restricted if it would degrade, destroy, or adversely interfere with sensitive environmental or natural areas or with significant historic or cultural resources.

(h) *Long-term preservation and maintenance.*

1. Land designated as open space must:
  - a. Be platted as a lot;
  - b. Remain as open space in perpetuity; and
  - c. Be maintained so that its use and enjoyment as open space is not diminished or destroyed.

2. Open space must be permanently protected through deed restrictions, covenants, or other legal instruments to:
  - a. Ensure the open space is used for its intended purpose;  
and
  - b. Provide for the continued and effective management, operation, and maintenance of the open space.

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