

**AN ORDINANCE FOR A TEXT AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT, AWENDAW STORAGE, IDENTIFIED BY TMS 661-00-00-029. AMENDMENT TO INCLUDE CLARIFICATIONS TO DIMENSIONAL STANDARDS, BUFFER REQUIREMENTS, AND DEVELOPMENT REVIEW PROCEDURES.**

WHEREAS, the Town of Awendaw approved the *Awendaw Storage Planned Development Guidelines* ("PD") for TMS 661-00-00-029 via Ordinance No. 2019-01 on January 3, 2019 ("PD");

WHEREAS, the PD is no longer vested and is outside of the vested rights period as prescribed in the South Carolina Vest Rights Act, SC Code Ann. §6-29-1510 et seq;

WHEREAS, the Town of Awendaw has the legislative authority to amend the provisions the PD Ordinance (Ordinance No. 2019-01);

WHEREAS, such amendments are to include for clarifications to dimensional standards, buffer requirements, and development review procedures;

WHEREAS, the Town's amendments collectively support the Town's goals of sustainable development, better environmental protection, and improved aesthetics, all of which contribute to the Town's overall quality of life; and

**NOW, THEREFORE, be it Ordered and Ordained** by the Council of the Town of Awendaw, S. C. that and by the authority of said council to amend under Sections 6-29-340 and 6-29-760 of the South Carolina Code of Laws, the PD Ordinance (Ordinance No. 2019-01) as amended as part of the official Zoning Ordinance Text:

**SECTION 1:**

The property known as TMS #661-00-00-029, located at Highway 17 and containing 7.21 acres, is hereby amended per the Planned Development Guideline revisions recommended by the Town of Awendaw Planning Commission on \_\_\_\_\_, 2025. A copy of the amended document containing all the supporting text is attached hereto. A new conceptual site plan and corresponding Design Review Comments will need to be submitted to comply with the amended Planned Development Guidelines.

**SECTION 2:**

This change in the Planned Development Guidelines does not provide for the issuance of a Zoning Permit for construction of any structures. Prior to the issuance of any permits for construction, plans must be submitted to the Town of Awendaw Planning Commission for approval of all site features and architectural plans. Information submitted shall be as outline in the Planned Development Zoning Districts Provisions, Chapter 153 sections 153.045 through 153.050.

SECTION 3: Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4: Severability

The provisions of this ordinance are intended to be severable, and if a court of competent jurisdiction should hold any part of this ordinance invalid, unconstitutional, or otherwise unlawful, such ruling shall not affect the remainder of the ordinance, which shall remain in full force and effect.

Be it further ordained that the Town Council declares its intention that the “Pending Ordinance Doctrine” be effective upon first reading of this ordinance.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING

First Reading: November 6, 2025  
Public Hearing: November 6, 2025  
Planning Commission: November 17, 2025  
Second Reading:

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Chris Crolley, Mayor  
Town of Awendaw

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Attest: Town Clerk