AN ORDINANCE TO AMEND THE SUBDIVISION REGULATIONS DIVISION OF CHAPTER 153, ZONING CODE, OF THE TOWN OF AWENDAW CODE OF ORDINANCES; SUBSECTION 153.305 ZONING DISTRICT, PERTAINING TO WATER SUPPLY AND SEWAGE DISPOSAL

WHEREAS, Section 153.305 of the Town of Awendaw Code of Ordinances, entitled *Water Supply and Sewage Disposal*, provides for water and sewage standards for properties seeking to subdivide within the Town, which was last amended on December 7, 2000 by Ordinance 20-8; and

WHEREAS, Awendaw Town Council now desires to amend Section 153.305 of the Awendaw Code of Ordinances, to require new water and sewage regulations for properties seeking subdivision approval to require conventional anaerobic waste disposal systems and prohibit any mechanically assisted engineered aerobic waste disposal systems and shared systems, as shown below; and

WHEREAS, pursuant to the Comprehensive Plan adopted by Town Council on August 7, 2025, the use of conventional anaerobic waste disposal systems were recommended over mechanically assisted engineered aerobic waste disposal systems; and

WHEREAS, the Awendaw Town Council held a public hearing on **July 2nd, 2026**, to consider the amendments described herein; and

WHEREAS, Town Council has the authority to amend sections of its Code of Ordinances when deemed to be in the best interest of the citizens of the Town and now desires to do so as displayed herein.

NOW THEREFORE, be it Ordered and Ordained by the Council of the Town of Awendaw, S. C. and it is ordained by the authority of said Council that the Subdivision Regulations Division of Chapter 153, Subsection 153.305, entitled *Water Supply and Sewage Disposal*, of the Code of the Town of Awendaw shall be and hereby is amended to read as follows:

For all changes new language and symbols shall be underlined and removed language and symbols shall be represented by a strikethrough.

SUBDIVISION REGULATIONS

§ 153.305 WATER SUPPLY AND SEWAGE DISPOSAL.

(A) In accordance with State Department of ~~Health and~~ Environmental ~~Control~~ Services regulations, all subdivisions shall be served by approved public water ~~and sewerage~~ systems, if accessible for connection according to applicable requirements of the town code, or, a private well, and an on-site, private, conventional anaerobic waste disposal system. ~~if in the opinion of the State Department of Health and Environmental Control, the public's health and the environment would best be protected by the installation of such systems. Where public sewer is not available, all buildable lots must meet minimum soil requirements established by the State Department of Health and Environmental Control.~~ Mechanically assisted engineered aerobic waste disposal systems and shared systems are prohibited.

(B) The developer shall install public water lines where public water service is available within ~~500~~ 300 feet of the property (measured along adjacent rights-of-way). ~~provided that this requirement shall~~

~~not apply when the decision-making body determines that the extension of public water service is infeasible; or that the property owner would be required to consent to annexation in order to obtain public water service.~~

(C) ~~The developer shall install public sanitary sewer lines where public sanitary sewer service is available within 500 feet of the property (measured along adjacent rights-of-way), provided that this requirement shall not apply when the decision-making body determines that the extension of public water service is infeasible; or that the property owner would be required to consent to annexation in order to obtain public sanitary sewer service.~~ These provisions shall not apply to legal lots of record existing at the time of adoption of this ordinance or to other lots which have a vested right to density and intensity of development in accordance with an approved site-specific development plan, including applicable timeframes thereto, as certified in writing by the Town Attorney; and further provided that neither of which can otherwise accommodate an individual private conventional anaerobic septic disposal system as provided of Paragraph (A) above.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING

Chris Crolley. Mayor

Town of Awendaw

First reading: **May 7th, 2026**

Final Reading: **September 3rd, 2026**

Attest: _____

By its: Town Clerk