

2004/28

**Rezoning - Del Webb PUD Master Plan Amendment,
Add School Campus as an additional allowed use in a
limited area of the PUD, Amending 93/37 and 94/28**

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Amendment, Add School Campus as an
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AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE DEL WEBB PLANNED UNIT DEVELOPMENT MASTER PLAN TO ADD SCHOOL CAMPUS AS AN ADDITIONAL ALLOWED USE ON A 32.25 ACRE PORTION OF THE PLANNED UNIT DEVELOPMENT LOCATED NORTH OF HIGHWAY 278, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Applicable development standards for the school campus use shall be those pertaining to the Research and Development zoning district of the Zoning and Development Standards Ordinance (ZDSO);
2. School campus uses shall meet the requirements of the Corridor Overlay District Guidelines of the ZDSO (Appendix B), and shall be reviewed and approved by the Southern Beaufort County Corridor Review Board prior to receiving final development approval;
3. School campus uses shall meet current standards in the ZDSO with regard to tree protection, landscaping, fire safety, site engineering, stormwater management, environmental quality and parking;
4. As part of any submittal to the Development Review Team (DRT) for conceptual plan approval, an application for a school campus use shall include a traffic impact analysis (TIA) using the methodology outlined in Sec. 106-2450 of the ZDSO. Based on this study, the County will determine and approve access locations, driveway requirements, signalization needs, internal circulation, and interconnectivity requirements for this site.

Adopted this 23rd day of August, 2004.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: Wm. Weston J. Newton
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

Kelly J. Golden
Kelly J. Golden, Staff Attorney

ATTEST:

Suzanne M. Rainey
Suzanne M. Rainey, Clerk to Council

First Reading: July 26, 2004
Second Reading: August 9, 2004
Public Hearing: August 28, 2004
Third and Final Reading: August 28, 2004
(Amending 93/37)