

AN ORDINANCE

REZONING THE PROPERTY LOCATED AT 6071 MAYBANK HIGHWAY, WADMALAW ISLAND (PARCEL ID# 199-00-00-017) FROM AGRICULTURAL PRESERVATION (AG-15) TO PD, PLANNED DEVELOPMENT DISTRICT.

Charleston County Council, in meeting duly assembled, hereby makes the following findings of fact:

WHEREAS, the property known as PID# 199-00-00-017 is currently zoned AG-15; and

WHEREAS, the site is approximately 747 acres and thus is in excess of the minimum acreage necessary for PD zoning; and

WHEREAS, after thorough consideration, the County Planning Commission recommended in favor of the proposed rezoning; and

WHEREAS, the rezoning complies in all respects with Article 3.4 of the Charleston County Zoning and Land Development Regulations; and

WHEREAS, the development plan meets the objectives of Article 3.5 the Charleston County Zoning and Land Development Regulations by:

Providing a greater choice in the type of environment and living units available to the public through lot size ranges (minimum of one acre);

Providing more open space land use by 224 acres of common open space land use and an additional 345 acres of open space land use on residential lots totaling 569 acres of the tract=s 747 acres;

Providing a creative approach to the use of land by limiting the total number of residential lots to 107, limiting the uses in these areas from that which would be allowed in the AG-15 Zoning District, and incorporating existing water features into the common open space areas providing for greater wildlife habitat area and protecting water quality; and by Providing an efficient use of the land that results in a smaller network of utilities and streets and a variety of lot sizes; and

WHEREAS, the development plan conforms to and implements the Charleston County Comprehensive Plan;

NOW, THEREFORE BE IT ORDAINED BY CHARLESTON COUNTY COUNCIL THAT THE PROPERTY KNOWN AS PID# 199-00-00-017 BE AND HEREBY IS REZONED FROM AGRICULTURAL PRESERVATION (AG-15), TO PD, PLANNED DEVELOPMENT DISTRICT.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON APPROVAL FOLLOWING THIRD READING.

Ordained in County Council this ____ day
of _____, 2004.

Barrett S. Lawrimore
Council Chairman

ATTEST:

Beverly T. Craven
Clerk of Council