

AN ORDINANCE

REZONING THE PROPERTY LOCATED AT 1125 FAIRVIEW PLANTATION ROAD, WADMALAW ISLAND (PARCEL IDENTIFICATION 158-00-00-015) FROM AGRICULTURAL PRESERVATION (AG-15) TO PLANNED DEVELOPMENT (PD-102) DISTRICT.

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

WHEREAS, the property known as Property Identification 158-00-00-015 is currently zoned AG-15; and

WHEREAS, the site is approximately 5.60 acres and thus is in excess of the minimum acreage necessary for PD zoning; and

WHEREAS, the County Planning Commission has reviewed the application in accordance with the procedures established in state law and the County Zoning and Land Development Regulations; 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 different lot sizes than those provided in the base zoning district;

Providing more open space than the AGR district initially requested by the applicant;

Providing a creative approach to the use of land and related physical development by adapting lot placement to address existing natural and manmade features on the property; and

Providing an efficient use of the land that results in no need for additional streets or significant utility additions, and varying 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 PARCEL IDENTIFICATION NUMBER 158-00-00-015 BE AND HEREBY IS REZONED FROM AGRICULTURAL PRESERVATION (AG-15), TO PLANNED DEVELOPMENT (PD-102) DISTRICT.

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

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

Barrett S. Lawrimore
Chairman, Charleston County Council

ATTEST:

Beverly T. Craven
Clerk of Council