

**AN ORDINANCE**

**REZONING THE PROPERTY LOCATED AT HIGHWAY 174, EDISTO ISLAND, PARCEL IDENTIFICATION 027-00-00-002, -004, -034, FROM AGRICULTURAL RESIDENTIAL (AGR) AND AGRICULTURAL PRESERVATION (AG-10) TO PLANNED DEVELOPMENT (PD-99).**

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

**WHEREAS**, the property known as PID# 027-00-00-002, -004, -034 is currently zoned AGR and AG-10; and

**WHEREAS**, the site is approximately 66.5 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;

Providing more open space land use by reducing the number of dwelling units and the overall density;

Providing a creative approach to the use of land by protecting freshwater wetlands and preserving agricultural uses and maintaining the rural character of the land, reducing the number of allowed lots and using the natural features as open space which helps protect the waterfront and the freshwater wetlands, creating a buffer around the wetlands, and reducing the maximum lot coverage from 30% to 25%; 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 PARCEL IDENTIFICATION 027-00-00-002, -004, -034, BE AND HEREBY ARE REZONED FROM AGRICULTURAL RESIDENTIAL (AGR) AND AGRICULTURAL PRESERVATION (AG-10) TO PLANNED DEVELOPMENT (PD-99) 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