

AN ORDINANCE

REZONING THE PROPERTY LOCATED AT 4091 HIGHWAY 17 NORTH, PARCEL IDENTIFICATION 632-00-00-023, FROM RURAL RESIDENTIAL (RR-3) TO PLANNED DEVELOPMENT (PD-105).

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

WHEREAS, the property known as PID# 632-00-00-023 is currently zoned RR-3; and

WHEREAS, the site is approximately 2.50 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, Charleston County Council has determined that the development plan meets the objectives of Article 3.5 of the Charleston County Zoning and Land Development Regulations by:

Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designated primarily for development on individual lots;

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements.

WHEREAS, Charleston County Council has determined that the development plan so 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 632-00-00-023, BE AND HEREBY IS REZONED FROM RURAL RESIDENTIAL (RR-3) DISTRICT TO PLANNED DEVELOPMENT (PD-105) DISTRICT. ANY DEVELOPMENT ON THE SITE MUST CONFORM TO ALL REQUIREMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND OTHER APPLICABLE LAWS, RULES AND REGULATIONS.

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