

**AN ORDINANCE**

**REZONING THE PROPERTY LOCATED AT 140 MAIN ROAD, PARCEL IDENTIFICATION 285-07-00-003, -012, FROM INDUSTRIAL (I) TO PLANNED DEVELOPMENT (PD-106).**

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

**WHEREAS**, the property known as PID# 285-07-00-003, -012 is currently zoned Industrial (I); and

**WHEREAS**, the site is approximately 25.68 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**, Charleston County Council has determined that the rezoning complies with Article 3.4 of the Charleston County Zoning and Land Development Regulations; 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:

Allowing greater choice in the type of environment and living units available to the public;

Allowing greater freedom in selecting the means to provide access, light, open space and design amenities;

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 285-07-00-003, -012, BE AND HEREBY IS REZONED FROM INDUSTRIAL (I) TO PLANNED DEVELOPMENT (PD-106). 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.