

Case 3310-C
PD-112

AN ORDINANCE

REZONING THE PROPERTY LOCATED AT 1161 DINGLE ROAD, PARCEL IDENTIFICATION 578-00-00-162, -262, FROM RURAL RESIDENTIAL (RR-1) DISTRICT TO PLANNED DEVELOPMENT (PD-112) DISTRICT.

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

WHEREAS, the property known as Parcel Identification 578-00-00-162, -262 is currently zoned Rural Residential (RR-1) District; and

WHEREAS, the site is approximately 9.88 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 578-00-00-162, -262, BE AND HEREBY IS REZONED FROM RURAL RESIDENTIAL (RR-1) DISTRICT TO PLANNED DEVELOPMENT (PD-112) 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.