

**AN ORDINANCE**

**REZONING PROPERTY LOCATED AT 930 THROUGH 936 FOLLY ROAD, PARCEL IDENTIFICATION 425-06-00-004, FROM PLANNED DEVELOPMENT (PD-97) DISTRICT; TO PLANNED DEVELOPMENT (PD-97A) DISTRICT.**

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

**WHEREAS**, the property known as Parcel Identification 425-06-00-004 is currently zoned Planned Development (PD-97) District; and

**WHEREAS**, the site is approximately 2.5 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 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 in 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 by using flexible setback criteria , thus allowing for the subdivision of property;

Allowing greater freedom in selecting the means to provide access, light, open space and design amenities, thus provisioning for creative site design and access that is sensitive to Folly Road;

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, preserving the trees on the property and offering large buffers to adjacent parcels; 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 425-06-00-004 BE AND HEREBY IS REZONED FROM PLANNED DEVELOPMENT (PD-97) DISTRICT TO PLANNED DEVELOPMENT (PD-97A) 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.