

AN ORDINANCE

REZONING PROPERTY LOCATED AT HUNT CLUB RUN, PARCEL IDENTIFICATION 286-00-00-043, 286-13-00-001 THROUGH -146, 301-00-00-034, -113, FROM PLANNED DEVELOPMENT (PD-73B) TO PLANNED DEVELOPMENT (PD-73C) DISTRICT.

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

WHEREAS, the property known as Parcel Identification 286-00-00-043, 286-13-00-001 through -146, 301-00-00-034, -113, is currently zoned Planned Development (PD-73B); and

WHEREAS, the site is approximately 507.62 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:

A.

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

B.

Allowing greater freedom in selecting the means to provide access, light, open space and design amenities, providing flexibility in design by allowing for residential units above retail, designed for efficient access and circulation;

C.

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, thereby maintaining wetlands and vegetation as they currently exist; 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 286-00-00-043, 286-13-00-001 THROUGH -146, 301-00-00-034, -113 BE AND HEREBY IS REZONED FROM PLANNED DEVELOPMENT (PD-73B) TO PLANNED DEVELOPMENT (PD-73C) 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