

Case 3339-C  
PD-116

**AN ORDINANCE**

**REZONING PROPERTY LOCATED AT 2947 BOBO ROAD, PARCEL IDENTIFICATION 583-00-00-207, FROM RURAL RESIDENTIAL (RR-1) DISTRICT TO PLANNED DEVELOPMENT (PD-116) DISTRICT.**

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

**WHEREAS**, the property known as Parcel Identification 583-00-00-207 is currently zoned Rural Residential (RR-1) District; and

**WHEREAS**, the site is approximately 1.15 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 development of four single-family detached affordable housing units;
- B.  
Allowing greater freedom in selecting the means to provide access, light, open space and design amenities, by providing flexibility in lot sizes and standards to allow for four affordable housing units and access to each unit;
- C.  
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, by limiting the sizes of dwelling units and outbuildings and limiting allowable percent of building coverage.

**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 583-00-00-207 BE AND HEREBY IS REZONED FROM RURAL RESIDENTIAL (RR-1) DISTRICT TO PLANNED DEVELOPMENT (PD-116) 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.