

Case 3318a, b, c-C
PD-107A

AN ORDINANCE

REZONING PROPERTIES LOCATED AT MARGINAL ROAD: PARCEL IDENTIFICATION NUMBERS 307-00-00-005, 307-05-00-014, 307-10-00-073, CURRENTLY ZONED PLANNED DEVELOPMENT (PD-107) DISTRICT; PARCEL IDENTIFICATION 307-05-00-01, CURRENTLY ZONED LOW DENSITY SUBURBAN RESIDENTIAL (RSL) DISTRICT; AND PARCEL IDENTIFICATION 307-00-00-004, CURRENTLY ZONED LOW DENSITY SUBURBAN RESIDENTIAL (RSL) DISTRICT; TO PLANNED DEVELOPMENT (PD-107A) DISTRICT.

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

WHEREAS, the properties known as Parcel Identification 307-00-00-005, 307-05-00-014, and 307-10-00-073 are currently zoned Planned Development (PD-107) District; the property known as Parcel Identification 307-05-00-001 is currently zoned Low Density Suburban Residential (RSL) District; the property known as Parcel Identification 307-00-00-004 is currently zoned Low Density Suburban Residential (RSL) District; and

WHEREAS, the site is approximately 466 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 and designing smaller lot sizes to allow for traditional neighborhood style development;

Allowing greater freedom in selecting the means to provide access, light, open space and design amenities by allowing smaller lot sizes, the reduced dimensions of which offer greater freedom in providing such amenities;

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements by preserving open space and protecting natural features of the property; 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 PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS 307-00-00-005, 307-05-00-014, 307-10-00-073, 307-05-00-01, AND 307-00-00-004 BE AND HEREBY ARE REZONED TO PLANNED DEVELOPMENT (PD-107) 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.