

Case 3326-C
PD-121

AN ORDINANCE

REZONING PROPERTY LOCATED AT 1770 HIGHWAY 174, PARCEL IDENTIFICATION 070-00-00-028, FROM AGRICULTURAL RESIDENTIAL (AGR) DISTRICT TO PLANNED DEVELOPMENT (PD-121) DISTRICT.

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

WHEREAS, the property known as Parcel Identification 070-00-00-028 is currently zoned Agricultural Residential (AGR) District; and

WHEREAS, the site is approximately 1.97 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 allowing for the expansion of the existing day care center;

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, by preserving the majority of the existing wooded area.

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 070-00-00-028 BE AND HEREBY IS REZONED FROM AGRICULTURAL RESIDENTIAL (AGR) DISTRICT TO PLANNED DEVELOPMENT (PD-121) 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.