

**AN ORDINANCE**

**REZONING PROPERTY LOCATED AT 725 SAVAGE ROAD, PARCEL IDENTIFICATION 310-03-00-080, FROM LOW DENSITY SUBURBAN RESIDENTIAL (RSL) DISTRICT TO PLANNED DEVELOPMENT (PD-122) DISTRICT.**

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

**WHEREAS**, the property known as Parcel Identification 310-03-00-080 is currently zoned Low Density Suburban Residential (RSL) District; and

**WHEREAS**, the site is approximately 3.17 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 small lot single family development;

B.  
Allowing greater freedom in selecting the means to provide access, light, open space and design amenities, by the flexibility in lot sizes and standards to allow for better provision of access, open space, and design;

C.  
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, by retaining approximately 10% of the parcel as open space.

**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 310-03-00-080 BE AND HEREBY IS REZONED FROM LOW DENSITY SUBURBAN RESIDENTIAL (RSL) DISTRICT TO PLANNED DEVELOPMENT (PD-122) 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.