

Case 3374-C  
PD-62B

**AN ORDINANCE**

**REZONING PROPERTY LOCATED AT 3665 BOHICKET ROAD, PARCEL IDENTIFICATION 215-00-00-087, -132, FROM PLANNED DEVELOPMENT (PD-62A) DISTRICT TO PLANNED DEVELOPMENT (PD-62B) DISTRICT.**

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

**WHEREAS**, the property known as Parcel Identification 215-00-00-087, -132 is currently zoned Planned Development (PD-62A) District; and

**WHEREAS**, the site is approximately 9.70 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 means of amending the planned development to allow for the expansion of a storage facility into an area designated for AG-8 uses;

B.  
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, by protecting grand trees at the rear of the property by pushing developed areas forward, away from the trees.

**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 215-00-00-087, -132 BE AND HEREBY IS REZONED FROM PLANNED DEVELOPMENT (PD-62A) DISTRICT TO PLANNED DEVELOPMENT (PD-62B) DISTRICT WITH THE FOLLOWING CONDITIONS: THAT THE CURRENT 142 SQ. FT. BUSINESS SIGN REMAIN AT ITS CURRENT LOCATION AND RETAIN ITS CURRENT APPEARANCE, FORM, AND DIMENSIONS; AND THAT THE FRONT BUFFER OF THE PLANNED DEVELOPMENT BE INCREASED TO 200 FT. ANY DEVELOPMENT ON THE SITE MUST CONFORM TO THESE CONDITIONS AS WELL AS ALL REQUIREMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND OTHER APPLICABLE LAWS, RULES AND REGULATIONS.**

The provisions of this Ordinance are hereby declared to be severable and if any section, phrase, or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON APPROVAL FOLLOWING THIRD READING.