

AN ORDINANCE

REZONING PROPERTY LOCATED AT 6118 BEARS BLUFF ROAD, PARCEL IDENTIFICATION 157-00-00-105, FROM AGRICULTURAL PRESERVATION (AG-15) DISTRICT TO PLANNED DEVELOPMENT (PD-125) DISTRICT.

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

WHEREAS, the property known as Parcel Identification 157-00-00-105 is currently zoned Agricultural Preservation (AG-15) District; and

WHEREAS, the site is approximately 4.02 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 the provision of more affordable housing units than could be constructed under current zoning;
- B.
Allowing greater freedom in selecting the means to provide access, light, open space and design amenities, by allowing for affordable housing units in character with surrounding development;
- C.
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, by providing a naturally vegetated buffer between the less dense AG-15 area and the proposed site.

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 157-00-00-105 BE AND HEREBY

IS REZONED FROM AGRICULTURAL PRESERVATION (AG-15) DISTRICT TO PLANNED DEVELOPMENT (PD-125) 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 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.