

AN ORDINANCE

REZONING PROPERTY LOCATED AT 3757, 3759, 3761, 3775 MAYBANK HIGHWAY, PARCEL IDENTIFICATION 279-00-00-315, -320, -322, -323, FROM AGRICULTURAL RESIDENTIAL (AGR) DISTRICT TO PLANNED DEVELOPMENT (PD-128) DISTRICT.

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

WHEREAS, the property known as Parcel Identification 279-00-00-315, -320, -322, -323 is currently zoned Agricultural Residential (AGR) District; and

WHEREAS, the site is approximately 3.28 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 flexibility in waterfront development standards to permit two waterfront lots where only one currently exists.

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 279-00-00-315, -320, -322, -323, BE AND HEREBY IS REZONED FROM AGRICULTURAL RESIDENTIAL (AGR) DISTRICT TO PLANNED DEVELOPMENT (PD-128) 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.