

Case 3394-C

**AN ORDINANCE**

**REZONING THE PROPERTY LOCATED AT 3920, 3930 JAMES BAY ROAD, PARCEL IDENTIFICATION 285-00-00-202, -213, FROM SINGLE FAMILY RESIDENTIAL 4 (R-4) DISTRICT TO COMMUNITY COMMERCIAL (CC) DISTRICT.**

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

**WHEREAS**, the property known as Parcel Identification 285-00-00-202, -213, Case Number 3394-C, is currently zoned Single Family Residential 4 (R-4) District; and

**WHEREAS**, the current owner or an agent thereof has applied for a change in the zoning district applicable to the parcel, and

**WHEREAS**, the application has been reviewed by County staff and has been found to be complete and in proper form, and

**WHEREAS**, the County Planning Commission has reviewed the application in accordance with the 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 rezoning would conform to and implement the Charleston County Comprehensive Plan;

**NOW, THEREFORE BE IT ORDAINED BY CHARLESTON COUNTY COUNCIL THAT THE PROPERTY KNOWN AS PARCEL IDENTIFICATION 285-00-00-202, -213, BE AND HEREBY IS REZONED FROM SINGLE FAMILY RESIDENTIAL 4 (R-4) DISTRICT TO COMMUNITY COMMERCIAL (CC) DISTRICT. THE ZONING MAP OF CHARLESTON COUNTY IS HEREBY AMENDED TO CONFORM TO THIS CHANGE. 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.