

**AN ORDINANCE**

**REZONING PROPERTY LOCATED AT 2938, 2944, 2948 MAYBANK HIGHWAY, PARCEL IDENTIFICATION 312-00-00-103, -104, -105, FROM COMMERCIAL TRANSITION (CT) AND LOW DENSITY SUBURBAN RESIDENTIAL (RSL) DISTRICTS TO PLANNED DEVELOPMENT (PD-126) DISTRICT.**

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

**WHEREAS**, the property known as Parcel Identification 312-00-00-103, -104, -105 is currently zoned Commercial Transition (CT) and Low Density Suburban Residential (RSL) Districts; and

**WHEREAS**, the site is approximately 2.90 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 residential and commercial uses within the same development that connects to a similar development;
- B.  
Allowing greater freedom in selecting the means to provide access, light, open space and design amenities, by reducing the number of access points along Maybank Highway and providing interconnectivity to the adjacent parcel to the east;
- C.  
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements, and by preserving part of existing freshwater wetland.

**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 312-00-00-103, -104, -105 BE AND HEREBY IS REZONED FROM FROM COMMERCIAL TRANSITION (CT) AND LOW DENSITY SUBURBAN RESIDENTIAL (RSL) DISTRICTS TO PLANNED DEVELOPMENT (PD-126) 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

