

**AN ORDINANCE**

**REZONING THE PROPERTY LOCATED AT 1219, 1225 HAMLIN ROAD, PARCEL IDENTIFICATION 578-00-00-050, -052, FROM RURAL RESIDENTIAL (RR-1) DISTRICT TO PLANNED DEVELOPMENT (PD-129) DISTRICT**

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

**WHEREAS**, the property known as Parcel Identification 578-00-00-050, -052, Case 3389(a,b)-C, is currently zoned Rural Residential (RR-1) District; and

**WHEREAS**, the site is approximately 22.43 acres and thus is in excess of the minimum acreage necessary for Planned Development zoning; and

**WHEREAS**, after thorough consideration, the County Planning Commission recommended in favor of the proposed rezoning; 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 of the Charleston County Zoning and Land Development Regulations by:

Providing a greater choice in the type of environment and living units available to the public by allowing for smaller lot sizes;

Provides for more open space by protecting existing freshwater wetlands;

Provides a creative approach to the use of land and related physical development by locating site development around existing freshwater wetlands;

Provides an efficient use of land resulting in smaller networks of utilities and streets and thereby lowers housing costs by designing smaller lot sizes, which could result in smaller networks;

Furthering implantation of the Comprehensive Plan, which recommends this area for Special Management use.

**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 ID 578-00-00-050, -052, BE AND HEREBY IS REZONED FROM RURAL RESIDENTIAL (RR-1) DISTRICT TO PLANNED DEVELOPMENT (PD-129) 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 WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON APPROVAL FOLLOWING THIRD READING.**

