

**AN ORDINANCE**

**REZONING PROPERTY LOCATED AT 4052 HIGHWAY 17 NORTH, PARCEL IDENTIFICATION 615-00-00-041, FROM RURAL RESIDENTIAL (RR-3) DISTRICT TO PLANNED DEVELOPMENT (PD-133).**

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

**WHEREAS**, the property known as Parcel Identification 615-00-00-041 is currently zoned Rural Residential (RR-3) District; and

**WHEREAS**, the site is approximately 3.67 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.  
Designing for commercial development where zoning restricts commercial uses, thereby providing a maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development in individual lots;

B.  
Placing commercial uses in a primarily residential area, thereby providing a development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the 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 615-00-00-041 BE AND HEREBY IS REZONED FROM RURAL RESIDENTIAL (RR-3) DISTRICT TO PLANNED DEVELOPMENT (PD-133). 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.