

**AN ORDINANCE**

**REZONING THE PROPERTY LOCATED AT 1649 HIGHWAY 17 NORTH, PARCEL IDENTIFICATION 559-00-00-043 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 **559-00-00-043**, Case 3441-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 559-00-00-043, 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 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.