

**AN ORDINANCE REZONING PROPERTIES LOCATED  
AT GRANT HILL ROAD AND ASHLEY RIVER ROAD FROM  
COMMUNITY COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT**

WHEREAS, the properties located at Grant Hill Road and Ashley River Road, identified as Tax Map Parcel Numbers 351-06-00-098, -99, -100, -100, -114, -115, -116, -117, -123, and -190, are currently zoned Community Commercial (CC); and

WHEREAS, the applicant requests the parcels be rezoned to Planned Development (PD) and has submitted a complete application for PD Development Plan approval pursuant to Article 4.27 of the Charleston County Zoning and Land Development Regulations (ZLDR); and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed PD Development Plan and adopted a resolution, by majority vote of the entire membership, recommending that County Council approve with conditions the proposed development plan, which recommendation is based on the Approval Criteria of Section 4.27.9.C.6 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least 1 public hearing and after close of the public hearing, County Council approves with conditions the proposed PD Development Plan based on the Approval Criteria of Section 4.27.9.C.6 of Article 4.27 of the ZLDR;

WHEREAS, County Council has determined the PD Development Plan meets the following criteria:

- A. The PD Development Plan complies with the standards contained in Article 4.27 of the ZLDR;
- B. The development is consistent with the intent of the Charleston County Comprehensive Plan;
- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

NOW, THEREFORE, be ordained it by Charleston County Council, in meeting duly assembled, finds as follows:

**SECTION I. FINDINGS INCORPORATED**

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

**SECTION II. REZONING OF PROPERTIES**

A. Charleston County Council rezones the properties located at Grant Hill Road and Ashley River Road, identified as Tax Map Parcel Numbers 351-06-00-098, -99, -100, -100, -114, -115, -116, -117, -123, and -190, from Community Commercial to Planned Development; and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for Grant Hill Planned Development, Charleston County, South Carolina Dated August 15, 2008", including the changes thereto and conditions, if any, approved by County Council as Planned Development 136 or PD-136, is incorporated herein by reference, and shall constitute the PD Development Plan for the parcels identified above; and

C. Any and all development of PD-136 must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for Tax Map Parcel Numbers 351-06-00-098, -99, -100, -100, -114, -115, -116, -117, -123, and -190 is amended to PD-136 in accordance with Section 3.4.7 of Article 3.4 of the ZLDR.

### SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

### SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval of County Council following third reading.

ADOPTED and APPROVED in meeting duly assembled this \_\_\_\_ day of November, 2008.

CHARLESTON COUNTY COUNCIL

By: \_\_\_\_\_  
Timothy E. Scott  
Chairman

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk of Council