AN ORDINANCE
CHANGING ZONING OF PROPERTY LOCATED AT 2230 WREN STREET, PARCEL
IDENTIFICATION NUMBER 475-06-00-040 FROM A SINGLE FAMILY
RESIDENTIAL-4 DISTRICT TO A RESIDENTIAL OFFICE (OR) DISTRICT.

WHEREAS, the property identified as parcel identification number 475-06-00-040
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 the Charleston County
Planning Department and has been found to be complete and in proper form, and

WHEREAS, the Charleston 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 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 PROPERTY

The property identified as parcel identification number 475-06-00-040 is hereby
rezoned from the Single Family Residential 4 (R-4) District; to Residential Office (OR)
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
Charleston County Zoning and Land Development Regulations and other applicable
laws, rules and regulations.

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.