

**AN ORDINANCE
CHANGING ZONING OF PROPERTY LOCATED AT 21 PENN AVENUE, PARCEL
IDENTIFICATION NUMBER 418-15-00-00 FROM A SINGLE FAMILY RESIDENTIAL-
4 (R-4) DISTRICT TO A COMMUNITY COMMERCIAL (CC) DISTRICT.**

WHEREAS, the property identified as parcel identification number 418-15-00-099 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 418-15-00-099 is hereby rezoned from the 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 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.