

**AN ORDINANCE  
REZONING PROPERTIES LOCATED AT 3350 MAYBANK HIGHWAY &  
3362 MAYBANK HIGHWAY FROM PD-77 ST. JOHN'S WATER COMPANY  
PLANNED DEVELOPMENT AND GENERAL OFFICE (OG) DISTRICT TO A  
PLANNED DEVELOPMENT (PD-148) DISTRICT.**

WHEREAS, the properties located at 3350 Maybank Highway and 3362 Maybank Highway, identified as Tax Map Parcel Numbers 279-00-00-037 and 038, and are currently zoned PD-77, St. John's Water Company Planned Development, and General Office District (OG); 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 set forth in the ZLDR and in accordance with the procedures established in State law; 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; and

WHEREAS, the 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 IT ORDAINED, by the County Council of Charleston County, South Carolina, in meetings duly assembled, 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. The County Council rezones the properties located at 3350 Maybank Highway and 3362 Maybank Highway, identified as Tax Map Parcel Numbers 279-00-00-037 and 038 , from PD-77, St. John's Water Company Planned Development, and the General Office District (OG) to the Planned Development (PD-146); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development Guidelines and Land Use Plan for the St. John's Water Company, Charleston County, South Carolina, Dated January 2009", including the changes and conditions approved by County Council that are attached hereto as "Exhibit A" and made a part of this Ordinance by reference, shall constitute the PD Development Plan for the parcels which shall be identified as Planned Development 146 or PD-146; and

C. Any and all development of PD-146 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 279-00-00-037 and 038 is amended to PD-146 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 its approval following third reading by the County Council.