

**AN ORDINANCE**

**REZONING PROPERTIES LOCATED AT 1147 SIX MILE ROAD FROM THE SPECIAL MANAGEMENT 3 DISTRICT (S-3) TO THE PLANNED DEVELOPMENT ZONING DISTRICT (PD-147).**

WHEREAS, the property located at 1147 Six Mile Road, identified as Tax Map Parcel Number 558-00-00-109 , is currently zoned Special Management 3 District (S-3); and

WHEREAS, the applicant requests the parcel be rezoned to Planned Development Zoning District (PD-147) 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 the proposed development plan with conditions, 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 the proposed PD Development Plan with conditions based on the Approval Criteria of Section 4.27.9.E.9 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 property located at 1147 Six Mile Road, identified as Tax Map Parcel Number 558-00-00-109, from the Special Management 3 District (S-3) to the Planned Development Zoning District (PD-147) ; and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for the Property Located at 1147 Six Mile Road, Mount Pleasant, South Carolina" dated June 2010 including the changes thereto 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 parcel which shall be identified as Planned Development 147 or PD 147; and

C. Any and all development of PD-147 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 Number 558-00-00-109 is amended to PD-147 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.

ADOPTED and APPROVED in meeting duly assembled this \_\_\_\_\_ day of October, 2010.

CHARLESTON COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Teddie E. Pryor, Sr.  
Chairman of County Council

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk to County Council

First Reading: \_\_\_\_\_, 2010  
Second Reading \_\_\_\_\_, 2010  
Third Reading: \_\_\_\_\_, 2010

**EXHIBIT "A"**

**PLANNING AND PUBLIC WORKS COMMITTEE  
RECOMMENDED CHANGES AND CONDITIONS TO PD-147  
APPROVED BY COUNTY COUNCIL**

1. Clarify the height discrepancy between the fencing language in the text portion of the PD document and the construction details. If there is to be barbed wire attached to the fence, as stated in the construction details, show the barbed wire in the detail.
2. Revise the landscape plan to include the scientific name of the proposed plant material. All trees to be planted within the landscape buffer shall be evergreen.
3. The existing communications tower must be removed following the construction of a new communications tower.