

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN AT THE FOLLOWING DOCUMENT LOCATIONS: MAP 3.1.4, FUTURE LAND USE, AND MAP 3.1.5, URBAN/SUBURBAN FUTURE LAND USE DETAIL, TO SHOW A FUTURE LAND USE DESIGNATION OF COMMERCIAL FOR PARCEL IDENTIFICATION NUMBER 343-03-00-208

Charleston County Council, in a meeting duly assembled, hereby makes the following findings of fact:

WHEREAS, the Charleston County Comprehensive Plan adopted on April 20, 1999 by Ordinance No. 1095 included a Future Land Use Designation of "Suburban" for Parcel Identification Number 343-03-00-208; and,

WHEREAS, the Charleston County Comprehensive Plan 5-Year Review adopted on November 18, 2003 by Ordinance No. 1274 and amended on October 5, 2004 by Ordinance No. 1334 included a Future Land Use Designation of "Suburban" for Parcel Identification Number 343-03-00-208; and,

WHEREAS, at the time of the adoption of the Charleston County Comprehensive Plan 10-Year Update on November 18, 2008 by Ordinance No. 1567 and amendments adopted on December 22, 2009 by Ordinance No. 1622, Parcel Identification Number 343-03-00-208 was located within the municipal boundaries of the Town of James Island and the Charleston County Comprehensive Plan Future Land Use maps designated this parcel as "Incorporated Area"; and,

WHEREAS, the Town of James Island was dissolved in August 2011 and Parcel Identification Number 343-03-00-208 was placed in the unincorporated County; and,

WHEREAS, Charleston County Comprehensive Plan amendments adopted after the Town's dissolution did not affect the Future Land Use designation for Parcel Identification Number 343-03-00-208; and,

WHEREAS, the property owner of Parcel Identification Number 343-03-00-208 has made application to amend the Comprehensive Plan in order to indicate a Commercial Future Land Use designation for Parcel Identification Number 343-03-00-208; and,

WHEREAS, the application has been reviewed by County staff and has been found to be complete and in proper form; and,

WHEREAS, the County Planning Commission has reviewed the application and adopted a resolution, by majority vote of the entire membership, recommending that Charleston County Council (the "County Council") approve the application based on the procedures established in State law and the Approval Criteria of Article 3.2 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 the proposed amendments to the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED, by 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. MAP AMENDMENTS TO THE COMPREHENSIVE PLAN

The Charleston County Comprehensive Plan is hereby amended at the following document locations: Map 3.1.4, Future Land Use, and Map 3.1.5, Urban/Suburban Future Land Use Detail, to indicate a Commercial Future Land Use designation for Parcel Identification Number 343-03-00-208.

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 22nd day of May, 2012.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
Teddie E. Pryor, Sr.
Chairman of Charleston County Council

ATTEST:

By: _____
Beverly T. Craven
Clerk to Charleston County Council

First Reading: April 24, 2012
Second Reading: May 8, 2012
Third Reading: May 22, 2012