AN ORDINANCE
REZONING THE REAL PROPERTY LOCATED AT 1820 1ST DRIVE,
PARCEL IDENTIFICATION NUMBER 350-05-00-159, FROM THE
RESIDENTIAL OFFICE (OR) DISTRICT TO THE COMMERCIAL TRANSITION
(CT) DISTRICT

WHEREAS, the property identified as parcel identification number 350-05-00-159 is
currently zoned Residential Office (OR) District; and

WHEREAS, the current owner or agent thereof requests a rezoning of the property and
a complete application for rezoning the property was submitted to the Charleston County
Planning Department requesting, among other things, that the parcel be rezoned from
Residential Office (OR) District to the Commercial Transition (CT) District pursuant to Article 3.4
of the Charleston County Zoning and Land Development Regulations (ZLDR); and

WHEREAS, the Charleston County Planning Commission reviewed the application for
rezoning and adopted a resolution, by majority vote of the entire membership, recommending
that Charleston County Council ("County Council") approve the application for rezoning based
on the procedures established in State law and the Approval Criteria of Article 3.4 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
determined that the rezoning meets the following criteria of Section 3.4.6 of Article 3.4 of the
ZLDR:

A. The proposed amendment is consistent with the Comprehensive Plan and the
stated purposes of this ordinance;

B. The proposed amendment will allow development that is compatible with existing
uses and zoning of nearby property;

C. The County and other service providers will be able to provide adequate water
and sewer supply, storm water facilities, waste disposal and other public
facilities, and services to the subject property, while maintaining adequate levels
of service to existing development;

D. The applicant documentation that the proposed amendment will not result in
significant adverse impacts on other property in the vicinity of the subject tract or
on the environment, including air, water, noise, storm water management, wildlife
and natural resources; and

E. The subject property is suitable for proposed zoning classification considering
such things as parcel size, parcel configuration, road access, and the
presence of natural resources and amenities.
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 350-05-00-159 is hereby rezoned from the Residential Office (OR) District to the Commercial Transition (CT) 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.

ADOPTED and APPROVED in meeting duly assembled this 18th day of September, 2012

CHARLESTON COUNTY COUNCIL
By: ____________________________
Teddie E. Pryor, Sr.
Chairman of County Council

ATTEST:
By: ____________________________
Beverly T. Craven
Clerk of County Council

First Reading: August 21, 2012
Second Reading: September 4, 2012
Third Reading: September 18, 2012