

AN ORDINANCE

REZONING THE REAL PROPERTIES LOCATED AT 7653 AND 7667 SAVANNAH HIGHWAY, PARCEL IDENTIFICATION NUMBERS 121-00-00-016 AND -014 FROM THE AGRICULTURAL/RESIDENTIAL (AGR) DISTRICT TO THE RURAL COMMERCIAL (CR) DISTRICT

WHEREAS, the properties identified as parcel identification numbers 121-00-00-016 and -014 are currently zoned Agricultural/Residential (AGR) District; and

WHEREAS, the current owner or agent thereof requests a rezoning of the properties, and a complete application for rezoning the properties was submitted to the Charleston County Zoning and Planning Department requesting among other things that the parcels be rezoned to the Rural Commercial (CR) District, pursuant to Article 3.4 of the Charleston County Zoning and Land Development Regulations (ZLDR) Ordinance; 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 one public hearing and after close of the public hearing, County Council has determined 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, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;
- C. The proposed amendment corrects a zoning map error or inconsistency;
- D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

NOW, THEREFORE, be ordained it by the 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 properties identified as parcel identification numbers 121-00-00-016 and -014 are hereby rezoned from the Agricultural/Residential (AGR) District to the Rural Commercial (CR) District. The zoning map of Charleston County is hereby amended to conform to this change. Any development on the sites must conform to all requirements of the Charleston County Zoning and Land Development Regulations Ordinance 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 30th day of January, 2014

CHARLESTON COUNTY COUNCIL

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

ATTEST:

By: _____
Beverly T. Craven
Clerk of County Council

First Reading: December 19, 2013
Second Reading January 7, 2014
Third Reading: January 30, 2014