

**AN ORDINANCE  
REZONING THE WEST CHARLESTON BUSINESS CENTER PLANNED  
DEVELOPMENT (PD-24A)**

WHEREAS, the property located at 1941 Savage Road, identified as Tax Map Parcel Number 351-02-00-057, is currently zoned West Charleston Business Center Planned Development Zoning District (PD-24A); and

WHEREAS, the applicant requests the parcel be rezoned to West Charleston Business Center Planned Development Zoning District (PD-24B) to allow flexibility for tenants while sustaining the intention of the original approved plan; and

WHEREAS, the applicant submitted a complete application for PD Development Plan approval pursuant to Article 4.23 of the Charleston County Zoning and Land Development Regulations (ZLDR); and

WHEREAS, the Charleston County Planning Commission 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 based on the Approval Criteria of Section 4.23.9.E.9 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, Charleston County Council (County Council) held at least one public hearing, and after close of the public hearing, County Council approved with conditions the proposed PD Development Plan based on the Approval Criteria of Section 4.23.9.E.9 of Article 4.23 of the ZLDR;

WHEREAS, County Council has determined the PD Development Plan meets the following criteria:

- A. The PD Development Plan complies with the standards contained in Article 4.23 of the ZLDR;
- B. The development is consistent with the intent of the Charleston County Comprehensive Plan and other adopted policy documents;
- 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 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

A. Charleston County Council rezones the property located at 1941 Savage Road, identified as Tax Map Parcel Numbers 351-02-00-057, from West Charleston Business Center Planned Development Zoning District (PD-24A) to West Charleston Business Center Planned Development Zoning District (PD-24B); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for West Charleston Business Center, Charleston County, South Carolina," dated November 8, 2014, including the changes thereto as Exhibit "A" and made part of this Ordinance by reference, approved by County Council as Planned Development 24B or PD-24B, is incorporated herein by reference, and shall constitute the PD Development Plan for the parcel identified above; and

C. Any and all development of PD-24B 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 351-02-00-057 is amended to PD-24B in accordance with Section 4.23.10 of Article 4.23 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 approval of County Council following third reading.

ADOPTED and APPROVED in meeting duly assembled this 10<sup>th</sup> day of March, 2015.

CHARLESTON COUNTY COUNCIL

By: \_\_\_\_\_  
J. Elliott Summey  
Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_

Beverly T. Craven  
Clerk of Charleston County Council

First Reading: February 3, 2015  
Second Reading: February 26, 2015  
Third Reading: March 10, 2015

## **EXHIBIT "A"**

### **PLANNING AND PUBLIC WORKS COMMITTEE**

### **RECOMMENDED CHANGES AND CONDITIONS TO PD-24B**

### **APPROVED BY CHARLESTON COUNTY COUNCIL**

1. Page 1, Section II, Land Use: Change the proposed phrase "...and office/service uses for multi-purpose area in the rear such as warehousing and limited manufacturing" to read: "...and office/service uses that have accessory enclosed multi-purpose uses such as warehousing and light manufacturing".
2. Pages 2 – 4, Section V, Signage: Delete all existing and proposed language regarding signage and replace with the following: "All signs shall comply with the requirements of ZLDR Art. 9.11, with the following exceptions:
  - a. Directory signs less than ten square feet in area shall be allowed and will be limited to names of establishments and building numbers and/or locations; and
  - b. Permitted signs existing on the site at the time of approval of this amendment (add approval date here) shall be allowed to remain and letter/number/color changes to such signs shall be allowed.
3. Page 2, Section IV, Off Street Parking: Add the following sentence: "Existing and future uses on the property shall comply with the current parking requirements contained in the *Zoning and Land Development Regulations Ordinance* (ZLDR)."
4. The applicant will coordinate with County staff through the site plan review process to improve the landscaping on the perimeter of the subject property. Staff and the property owner subsequently agreed to the following landscape additions:
  - a. Dwarf buford bushes will be planted along the Savage Road side of the property where no bushes currently exist to provide additional buffer for adjacent residences. These bushes will be planted in October 2015 to aid in irrigation.
  - b. 15 palm trees will be installed along the Paul Cantrell Boulevard side of the property upon approval of the PD.