AN ORDINANCE
REZONING THE REAL PROPERTY LOCATED AT 2630 BRYANS DAIRY ROAD,
PARCEL IDENTIFICATION NUMBER 259-00-00-074, FROM THE PD, PLANNED
DEVELOPMENT ZONING DISTRICT (PD-138, BRYANS DAIRY ROAD) TO THE
AGRICULTURAL PRESERVATION (AG-8) ZONING DISTRICT.

WHEREAS, the property identified as parcel identification number 259-00-00-074 is currently
zoned Bryans Dairy Road Planned Development Zoning District; and

WHEREAS, the current owner of the property or agent thereof requests a rezoning of the
property, and a complete application for rezoning the property was submitted to the Charleston
County Zoning and Planning Department requesting, among other things, that the parcel be rezoned
to the AG-8, Agricultural Preservation Zoning District pursuant to Article 3.4 of the Charleston
County Zoning and Land Development Regulations Ordinance (“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
the Charleston County Council ("County Council") approve the application for rezoning based on the
procedures established in South Carolina law and the Approval Criteria of Article 3.4 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, the 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 property identified as parcel identification number 259-00-00-074 is hereby rezoned from
the PD, Bryans Dairy Road Planned Development Zoning District to the AG-8, Agricultural
Preservation Zoning 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 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 20th day of December, 2018.

CHARLESTON COUNTY, SOUTH CAROLINA

By: ____________________________
   A. Victor Rawl
   Chairman of Charleston County Council

ATTEST:

By: ____________________________
   Kristen L. Salisbury
   Clerk to Charleston County Council

First Reading: November 27, 2018
Second Reading: December 11, 2018
Third Reading: December 20, 2018