AN ORDINANCE
REZONING A 2.52-ACRE PORTION OF THE REAL PROPERTY LOCATED AT
2690 SWYGERT BOULEVARD, PARCEL IDENTIFICATION NUMBER 311-00-00-
050 FROM THE INDUSTRIAL (I) ZONING DISTRICT TO THE SINGLE-FAMILY
RESIDENTIAL 4 (R-4) ZONING DISTRICT.

WHEREAS, the property identified as parcel identification number 311-00-00-050 is currently
zoned I, Industrial District; and
WHEREAS, the current owner or agent thereof requests a rezoning of a 2.52-acre portion of
the property located at 2690 Swygert Boulevard, and a complete application for rezoning the
property was submitted to the Charleston County Zoning and Planning Department requesting,
among other things, that a portion of the parcel be rezoned to the R-4, Single-Family Residential 4
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 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
A 2.52-acre portion of the property identified as parcel identification number 311-00-00-050
is hereby rezoned from the I, Industrial Zoning District to the R-4, Single-Family Residential 4 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 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 following third reading by County Council.

ADOPTED and APPROVED in meeting duly assembled this 20th day of December, 2018.

CHARLESTON COUNTY COUNCIL

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

ATTEST:

By: ___________________________________
Kristen L. Salisbury
Clerk of Charleston County Council

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