

AN ORDINANCE

REZONING THE REAL PROPERTY LOCATED AT 4394 HOPE PLANTATION DRIVE, PARCEL IDENTIFICATION NUMBER 203-00-00-055, FROM THE PD, PLANNED DEVELOPMENT ZONING DISTRICT (PD-27D) TO THE PD, PLANNED DEVELOPMENT ZONING DISTRICT (PD-27E).

WHEREAS, the property identified as parcel identification number 203-00-00-055 is currently zoned PD, Planned Development Zoning District (PD-27D); and

WHEREAS, the applicant seeks to rezone the property to PD, Planned Development Zoning District (PD-27E), and submitted a complete application for PD Development Plan approval pursuant to Article 4.23 of the Charleston County Zoning and Land Development Regulations Ordinance (“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 the Charleston County Council (“County Council”) approve 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, County Council held at least one public hearing, and after close of the public hearing, County Council approved the proposed PD Development Plan based on the Approval Criteria of Section 4.23.9.E.9 of Article 4.23 of the ZLDR; and

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; and
- 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 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. Charleston County Council rezones the property located at 4394 Hope Plantation Drive, identified as Tax Map Parcel Number 203-00-00-055, from PD, Planned Development Zoning District (PD-27D) to PD, Planned Development Zoning District (PD-27E); and

B. The PD Development Plan submitted by the applicant and identified as the "Hope Plantation", submitted October 18, 2018, approved by the County Council as Planned Development 27E or PD-27E, 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-27E 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 203-00-00-055 is amended to PD-27E 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 26th day of February, 2019.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
J. Elliott Summey
Chairman of Charleston County Council

ATTEST:

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

First Reading: January 22, 2019
Second Reading: February 12, 2019
Third Reading: February 26, 2019

