

AN ORDINANCE

REZONING A 0.34-ACRE PORTION OF THE REAL PROPERTY LOCATED AT 1376 BEES FERRY ROAD, PARCEL IDENTIFICATION NUMBER 301-00-00-038, FROM THE INDUSTRIAL (I) ZONING DISTRICT TO THE PD, PLANNED DEVELOPMENT ZONING DISTRICT (PD-175).

WHEREAS, the property located at 1376 Bees Ferry Road, identified as parcel identification number 301-00-00-038, is currently zoned Industrial (I) Zoning District; and

WHEREAS, the applicant seeks to rezone a 0.34-acre portion of the property to PD, Planned Development Zoning District (PD-175); 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 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 .34 acres of the property located at 1376 Bees Ferry Road, identified as parcel identification number 301-00-00-038, from Industrial (I) Zoning District to PD, Planned Development Zoning District (PD-175) as shown on Exhibit A;
- B. The PD Development Plan submitted by the applicant and identified as the “Bees

Ferry Sign PD”, submitted February 6, 2020, approved by County Council as Planned Development 175 or PD-175, is incorporated herein by reference, and shall constitute the PD Development Plan for the .34 acre portion of the parcel identified above; and

C. Any and all development of PD-175 must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for the .34 acre portion of parcel identification number 301-00-00-038, is amended to PD-175 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 8th day of September, 2020.

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: July 14, 2020
Second Reading: August 11, 2020
Third Reading: September 8, 2020

EXHIBIT "A"

0.34-acre portion of TMS 301-00-00-038 rezoned to PD-175

