

**AN ORDINANCE
REZONING THE REAL PROPERTY LOCATED AT 1491 BEES FERRY ROAD, PARCEL IDENTIFICATION NUMBER 286-00-00-601, FROM THE INDUSTRIAL ZONING DISTRICT (I) TO THE MIXED STYLE RESIDENTIAL ZONING DISTRICT (M-12).**

WHEREAS, the property located at 1491 Bees Ferry Road, identified as Parcel Identification Number 286-00-00-601, is currently zoned Industrial Zoning District (I); and

WHEREAS, the current owner 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 that the parcel be rezoned to the Mixed-Style Residential 12 (M-12) Zoning District, pursuant to Article 3.4 of the *Charleston County Zoning and Land Development Regulations* (ZLDR); and

WHEREAS, the Charleston County Planning Commission ("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, County Council held at least one public hearing and after close of the public hearing, County Council has determined the rezoning meets one or more of 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 286-00-00-601 is hereby rezoned from the Industrial Zoning District (I) to the Mixed-Style Residential 12 Zoning District (M-12). 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 14th day of September 2021.

CHARLESTON COUNTY COUNCIL

By: _____
Teddie E. Pryor, Sr.
Chairman of Charleston County Council

ATTEST:

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

First Reading: July 27, 2021
Second Reading: August 24, 2021
Third Reading: September 14, 2021