

**AN ORDINANCE**

**REZONING THE REAL PROPERTY LOCATED AT 3347 LADSON RD, PARCEL IDENTIFICATION NUMBER 390-00-00-076 FROM THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT TO THE GENERAL OFFICE (GO) ZONING DISTRICT.**

WHEREAS, the property located at 3347 Ladson Road, identified as Parcel Identification Number 390-00-00-076 is currently zoned Community Commercial (CC) Zoning District; and

WHEREAS, the current owner 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 this parcel be rezoned to the General Office (GO) 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, 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;

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 390-00-00-076 is hereby rezoned from the Community Commercial (CC) Zoning District to the General Office (GO) Zoning District. The zoning map of Charleston County is hereby amended to conform to this change. Any development on the sites 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 21st day of June 2022.

CHARLESTON COUNTY COUNCIL

By: \_\_\_\_\_

Teddie E. Pryor, Sr.

Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_

Kristen Salisbury

Clerk of Charleston County Council

First Reading: May 24, 2022

Second Reading: June 7, 2022

Third Reading: June 21, 2022