

**AN ORDINANCE  
AMENDING THE WEST CHARLESTON BUSINESS CENTER PLANNED DEVELOPMENT  
ZONING DISTRICT (PD-24B) TO WEST CHARLESTON BUSINESS CENTER PLANNED  
DEVELOPMENT ZONING DISTRICT (PD-24C).**

WHEREAS, the property located at 1941 Savage Road, identified as Parcel Identification Number 351-02-00-057, is currently zoned West Charleston Business Center Planned Development (PD-24B) Zoning District; and

WHEREAS, the applicant seeks to amend PD-24B to allow for Personal Service uses, including gymnastics studios; and WHEREAS, the applicant submitted a complete application for PD Development Plan amendment pursuant to Article 4.25 of the Charleston County Zoning and Land Development Regulations Ordinance (“ZLDR”); and

WHEREAS, the Charleston County Planning Commission (“Planning Commission”) reviewed the proposed PD Development Plan amendments 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 4.25.8.J of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least two public hearings, and after close of the public hearings, County Council approved the proposed PD Development Plan amendments with conditions based on the Approval Criteria of Section 4.25.8.J of Article 4.25 of the ZLDR; and

WHEREAS, County Council has determined the PD Development Plan amendments meet the following criteria:

A. The PD Development Plan complies with the standards contained in Article 4.25 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 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 approves the amendments to the West Charleston Business Center Planned Development Zoning District (PD-24B), rezoning the subject properties to the West Charleston Business Center Planned Development Zoning District (PD-24C);

B. The PD Development Plan amendments submitted by the applicant and identified as “West Charleston Business Center Planned Development”, submitted December 29, 2022, approved by the County Council as Planned Development 24C or PD-24C, is incorporated therein by reference, and shall constitute the PD Development Plan for the parcels included in PD-24C;

and

C. Any and all development of PD-24C must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for the properties included in the West Charleston Business Center Planned Development Zoning District (PD-24B) is amended to PD-24C in accordance with Section 4.25.11 of Article 4.25 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 25<sup>th</sup> day of April 2023.

CHARLESTON COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Herbert Ravenel Sass, III  
Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_  
Kristen L. Salisbury  
Clerk to Charleston County Council

First Reading: March 21, 2023  
Second Reading: April 4, 2023  
Third Reading: April 25, 2023