AN ORDINANCE
REZONING ALL REAL PROPERTIES LOCATED WITHIN THE URBAN/SUBURBAN AREA OF
THE TEN MILE COMMUNITY HISTORIC DISTRICT AND CURRENTLY ZONED LOW DENSITY
RESIDENTIAL (R-4) OR URBAN RESIDENTIAL (UR) ZONING DISTRICTS TO THE SPECIAL
MANAGEMENT (S-3) ZONING DISTRICT

WHEREAS, the following properties located in the Ten Mile Community Historic District,
an area located in the East Cooper area of unincorporated Charleston County, and identified in
Exhibit A, attached hereto and incorporated by reference, are currently zoned Low Density
Residential (R-4) Zoning District and Urban Residential (UR) Zoning District; and

WHEREAS, at the November 14, 2023, County Council meeting, Charleston County
Council (County Council) requested a rezoning of the properties to the Special Management (S-
3) Zoning District; and

WHEREAS, the Charleston County Planning Commission reviewed the request for
rezing and adopted a resolution, by majority vote of the entire membership, recommending that
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;
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 properties attached hereto as Exhibit "A" are hereby rezoned from the Low Density
Residential (R-4) and Urban Residential (UR) Zoning Districts to the Special Management (S-3)
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 27th day of February 2024.

CHARLESTON COUNTY COUNCIL

By: ________________________________
   Herbert R. Sass, III
   Chairman of Charleston County Council

ATTEST:

By: ________________________________
   Kristen Salisbury
   Clerk of Charleston County Council

First Reading: January 30, 2024
Second Reading: February 13, 2024
Third Reading: February 27, 2024