

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 rezoning 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



ATTEST:

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

By: Kristen Salisbury
Kristen Salisbury
Clerk of Charleston County Council

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

EXHIBIT "A"

614000074	6140000181	6140000182	6140000307	6140000187	6140000330	6140000733	6140000739
614000078	6140000296	6140000461	6140000347	6140000188	6140000072	6140000133	6140000746
614000093	6140000298	6140000063	6140000357	6140000189	6140000256	6140000066	6140000745
614000094	6140000233	6140000051	6140000360	6140000190	6140000073	6140000079	6140000740
614000095	6140000235	6140000370	6140000361	6140000191	6140000134	6140000608	6140000744
614000096	6140000245	6140000372	6140000362	6140000192	6140000087	6140000252	6140000743
614000097	6140000247	6140000348	6140000367	6140000193	6140000090	6140000064	6140000741
614000098	6140000080	6140000350	6140000368	6140000194	6140000088	6140000265	6140000742
614000099	6140000217	6140000040	6140000197	6140000195	6140000026	6140000393	6140000753
614000100	6140000227	6140000041	6140000198	6140000196	6140000031	6140000568	6140000754
614000102	6140000272	6140000042	6140000206	6140000038	6140000030	6140000257	6140000732
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614000119	6140000244	6140000351	6140000222	6140000070	6140000050	6140000308	6140900303
614000120	6140000249	6140000146	6140000232	6140000075	6140000231	6140000718	6140900309
614000153	6140000342	6140000154	6140000246	6140000076	6140000052	6140000065	6140900304
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614000334	6140000207	6140000162	6140000269	6140000057	6140000091	6140000037	6140000757
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614000340	6140000135	6140000035	6140000271	6140000157	6140000086	6140000139	6140000762
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614000346	6140000311	6140000278	6140000166	6140000020	6140000082	6140000735	6140000761
614000349	6140000200	6140000279	6140000170	6140000175	6140000081	6140000750	6140000764
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614000356	6140000211	6140000297	6140000183	6140000291	6140000395	6140000737	6140000765
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6140000171	6140000228	6140000300	6140000185	6140000036	6140000302	6140000738	6140000767
6140000172	6140000180	6140000612	6140000186	6140000152	6140000032	6140000747	6140000768