

Cases 3256-C, 3257A-C, 3257B-C
PD-108

AN ORDINANCE

REZONING THE PROPERTIES LOCATED AT 3430, 3460 PATTON AVENUE, 3304 FICKLING HILL ROAD (PARCEL ID 282-00-00-095, -102, -153, -154); 3445 GLAZE ROAD (PARCEL ID 282-00-00-147); AND 3142 FICKLING HILL ROAD (PARCEL ID 282-00-00-089) FROM RURAL RESIDENTIAL (RR-3) DISTRICT TO PLANNED DEVELOPMENT PD-108 DISTRICT.

Charleston County Council, in meeting duly assembled, hereby makes the following findings of fact:

WHEREAS, the properties known as Case 3256-C, Parcel ID 282-00-00-095, -102, -153, -154; Case 3257A-C, Parcel ID 282-00-00-147; and Case 3257B-C, Parcel ID 282-00-00-089 are currently zoned RR-3; and

WHEREAS, the site is approximately 308.8 acres and thus is in excess of the minimum acreage necessary for Planned Development zoning; and

WHEREAS, after thorough consideration, the County Planning Commission recommended in favor of the proposed rezoning; and

WHEREAS, the rezoning complies in all respects with Article 3.4 of the Charleston County Zoning and Land Development Regulations; and

WHEREAS, the development plan meets the objectives of Article 3.5 of the Charleston County Zoning and Land Development Regulations by:

Providing a greater choice in the type of environment and living units available to the public through lot size ranges;

Providing more open space land use by providing for 128.0 acres of open space, equivalent to 42% of the tract= 308.8 acres, making the open space contiguous;

Providing a creative approach to the use of land by limiting the total number of residential lots to a maximum of 590, utilizing 177.2 acres or 58% of the total tract acreage;

Providing an efficient use of the land that results in a smaller network of utilities and streets and a variety of lot sizes; and

WHEREAS, the development plan conforms to and implements the Charleston County Comprehensive Plan;

NOW, THEREFORE BE IT ORDAINED BY CHARLESTON COUNTY COUNCIL THAT THE PROPERTIES KNOWN AS PARCEL ID 282-00-00-095, -102, -153, -154; PARCEL ID 282-00-00-147; AND PARCEL ID 282-00-00-089 BE AND HEREBY ARE REZONED FROM RURAL RESIDENTIAL (RR-3) DISTRICT TO PLANNED DEVELOPMENT PD-108 DISTRICT .

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON APPROVAL FOLLOWING THIRD READING.