

**AN ORDINANCE  
REZONING THE REAL PROPERTY LOCATED AT 1594 JOE ROUSE ROAD, A 0.07- ACRE  
PORTION OF PARCEL IDENTIFICATION NUMBER 583-00-00- 016 FROM THE SPECIAL  
MANAGEMENT (S-3) ZONING DISTRICT TO THE RUTLEDGE TOMB SITE PLANNED  
DEVELOPMENT (PD-189) ZONING DISTRICT**

WHEREAS, the property located at 1594 Joe Rouse Road, identified as Parcel Identification Number 583-00-00-016, is currently zoned Special Management (S-3) Zoning District; and

WHEREAS, the applicant seeks to rezone to the Rutledge Tomb Site Planned Development Zoning District (PD-189); 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 and adopted a resolution, by majority vote of the entire membership, recommending that the Charleston County Council ("County Council") approve with conditions 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 one public hearing, and after close of the public hearing, County Council approved with conditions the proposed PD Development Plan 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 rezones the 0.07 acre portion of the property, as shown on Exhibit "A" attached hereto and incorporated by reference, located at 1594 Joe Rouse

Road identified as Parcel Identification Number 583-00-00-016, from the Special Management (S-3) Zoning District to the Rutledge Tomb Site Planned Development Zoning District (PD-189);

- B. The PD Development Plan submitted by the applicant and identified as "Rutledge Tomb Site Planned Development (PD)", submitted March 6, 2024 including the conditions of approval attached thereto as Exhibit "B" and made part of this Ordinance by reference, approved by the County Council as Planned Development 189 or PD-189, is incorporated therein by reference, and shall constitute the PD Development Plan for the parcel identified above; and
- C. Any and all development of PD-189 must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and
- D. The zoning map for Parcel Identification Number 583-00-00-016 is amended to PD-189 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.

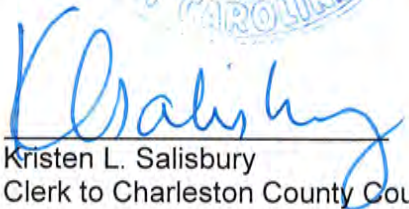
ADOPTED and APPROVED in meeting duly assembled this 18th day of June 2024.

**CHARLESTON COUNTY, SOUTH CAROLINA**



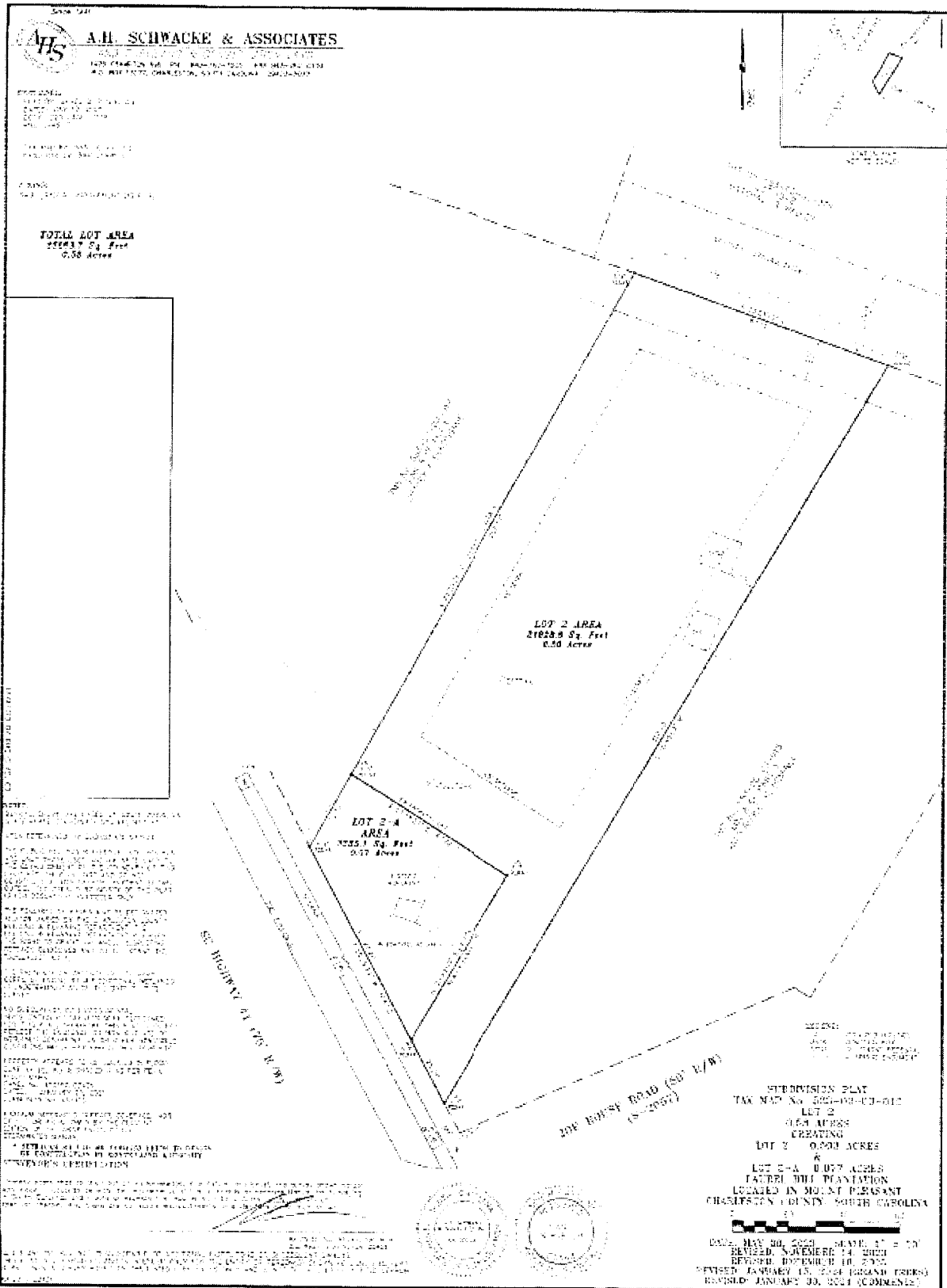
By:   
Herbert Ravenel Sass, III  
Chairman of Charleston County Council

ATTEST:

By:   
Kristen L. Salisbury  
Clerk to Charleston County Council

First Reading: May 21, 2024  
Second Reading: June 4, 2024  
Third Reading: June 18, 2024

EXHIBIT "A"



## EXHIBIT "B"

### THE PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDED CHANGES AND CONDITIONS TO PD-189 APPROVED BY CHARLESTON COUNTY COUNCIL

1. Section 2.1, Allowed Land Uses: Include a statement as follows: "Nothing other than the historic site and pocket park described in this PD shall be developed on this site whether developed pursuant to this PD or the S-3 zoning district."
2. Section 3.1, Existing Zoning and Site Conditions: Include a statement as follows: "See buffer requirements in Section 4.2."
3. Section 4.2 Right-of-Way Buffer:
  - a. Rename section to "Buffers".
  - b. Replace the first and second sentences with the following: "No land use, perimeter, or right-of-way buffers shall be required."
  - c. In the third sentence remove the term "right-of-way" as this sentence should apply to all buffer types.
4. Section 4.3 Signage: Change the first sentence as follows: "Signage will be limited to one sign, **which shall be** monument **style** and landscape ~~style~~ **lit**."