

**AN ORDINANCE**

**AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED: CHAPTER 6, USE REGULATIONS, AND CHAPTER 12, DEFINITIONS.**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Section 6-29-310 et seq., of the South Carolina Code of Laws, 1976, as amended, authorizes the County of Charleston to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed amendments of the text of various chapters of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Charleston County Council adopt the proposed amendments of the text of the ZLDR as set forth herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least 1 public hearing, and after close of the public hearing, County Council approves the proposed text amendments based on the Approval Criteria of Section 3.3.6 of Article 3.3 of the ZLDR; and

WHEREAS, the County Council has determined the proposed text amendments meet the following criteria:

- A. The proposed amendment corrects an error or inconsistency or meets the

challenge of a changing condition; and

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

NOW, THEREFORE, be ordained it by the Charleston County Council of Charleston, in meeting duly assembled, 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. AMENDMENTS OF THE TEXT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments as attached hereto as Exhibit "A" and made part of this Ordinance by reference.

#### 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 the County Council.



ADOPTED and APPROVED in meeting duly assembled this 22<sup>nd</sup> day of April, 2014.

CHARLESTON COUNTY COUNCIL

By:

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Teddie E. Pryor, Sr.  
Chairman of Charleston County Council

ATTEST:

By:

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Beverly T. Craven  
Clerk to Charleston County Council

First Reading:     March 25, 2014  
Second Reading:   April 8, 2014  
Third Reading:     April 22, 2014

**EXHIBIT "A"**

**AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED: CHAPTER 6, USE REGULATIONS, AND CHAPTER 12, DEFINITIONS.**

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AGR	RR3	S3	R4	M8	M 12	MHS	MHP	OR	OG	CN	CR	CT	CC	I	
<b>MANUFACTURING AND PRODUCTION</b>																				
Beverage or Related Products Manufacturing, including Alcoholic Beverages and excluding microbreweries and brewpubs																				A
Microbrewery																		C	C	§6.4.62
<b>FOOD SERVICES AND DRINKING PLACES</b>																				
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges															S	S	S	S	S	§6.4.15

**§6.4.62**

**MICROBREWERIES**

- A. Microbreweries located in the Community Commercial (CC) Zoning District shall have a maximum capacity of 5,000 barrels per year; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
- B. Microbreweries proposed to be located in the Community Commercial (CC) Zoning District shall require review and approval in accordance with the Special Exception procedures of this Ordinance if: (1) they allow on-site consumption of beer or alcoholic beverages in conjunction with the microbrewery use or an accessory use; and (2) they are located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district.
- C. All Accessory Uses and Structures shall comply with the requirements of Article 6.5 of this ordinance.
- D. All Special Events uses shall comply with the requirements of Article 6.7 of this ordinance.

**Add the following definitions to Chapter 12:**

- Microbrewery: A facility for the production and packaging of beer as allowed by SC Code Title 61, Chapter 4, as amended, with a capacity of not more than 5,000 barrels per year.
- Brewbar: A bar, lounge, or restaurant which produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises as allowed by SC Code Title 61, Chapter 4, as amended.