AN ORDINANCE

AMENDING THE CHARLESTON COUNTY ZONING AND LAND
DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS
AMENDED: CHAPTER 5, OVERLAY AND SPECIAL PURPOSE ZONING
DISTRICTS TO AMEND THE PARKERS FERRY OVERLAY DISTRICT MAP TO
CHANGE THE ZONING DESIGNATION FOR PROPERTY LOCATED AT 4860
HIGHWAY 174 (PARCEL IDENTIFICATION NUMBER 059-00-00-284) FROM
THE RESIDENTIAL DISTRICT TO BUSINESS/SERVICE DISTRICT.

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
South Carolina law and the ZLDR and has recommended that the Charleston County Council
(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 one public hearing, and after close of the public hearing, County Council
approved the proposed text amendments based on the Approval Criteria of Section 3.3.6 of Article
3.3 of the ZLDR; and

WHEREAS, 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 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 County Council.

ADOPTED and APPROVED in meeting duly assembled this 27th day of March, 2018.

CHARLESTON COUNTY COUNCIL

By: ________________________________
   A. Victor Rawl
   Chairman of Charleston County Council

ATTEST:

By: ________________________________
   Kristen L. Salisbury
   Clerk to Charleston County Council

First Reading: February 27, 2018
Second Reading: March 13, 2018
Third Reading: March 27, 2018