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 CHANGE THE ZONING DESIGNATION FOR PROPERTY
LOCATED AT 3320 MAYBANK HIGHWAY (PARCEL IDENTIFICATION
NUMBER 279-00-00-029) IN THE MAYBANK HIGHWAY OVERLAY ZONING
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
amendment to Chapter 5, Overlay and Special Purpose Zoning Districts 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 amendment 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 23rd day of April, 2019.

CHARLESTON COUNTY COUNCIL

By: ________________________________
    J. Elliott Summey
    Chairman of Charleston County Council

ATTEST:

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

First Reading: March 21, 2019
Second Reading: April 9, 2019
Third Reading: April 23, 2019