CHARLESTON COUNTY ORDINANCE

APPROVING THE AMENDMENT OF THE CHARLESTON COUNTY COMPREHENSIVE PLAN TO AMEND THE FUTURE LAND USE DESIGNATION IN THE PARKERS FERRY OVERLAY ZONING DISTRICT OF TMS 121-00-00-010 (0.7 ACRES) AND AN 8.363-ACRE PORTION OF TMS 121-00-00-009 FROM THE RESIDENTIAL AREA TO THE COMMERCIAL AREA.

WHEREAS, the Charleston County Council (the “County Council”) adopted Ordinance No. 1095, effective April 20, 1999, with subsequent amendments and additions made thereto, which enacted and amended the Charleston County Comprehensive Plan (the “Comprehensive Plan”) in compliance with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as amended) (“Planning Act”); and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1274, effective November 18, 2003, with subsequent amendments and additions made thereto, at the 5-year review of the Comprehensive Plan; and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1567, effective November 18, 2008, with subsequent amendments and additions made thereto, at the 10-year update of the Comprehensive Plan; and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1835, effective January 6, 2015, with subsequent amendments and additions made thereto, at the Five-Year Review of the Comprehensive Plan; and

WHEREAS, the Charleston County Planning Commission (the “Planning Commission”) has reviewed the proposed amendments to the Comprehensive Plan in accordance with the procedures established in State law and the Charleston County Zoning and Land Development Regulations Ordinance; and

WHEREAS, the Charleston County Council (the “County Council”) adopted Ordinance No. 1095, effective April 20, 1999, with subsequent amendments and additions made thereto, which enacted and amended the Charleston County Comprehensive Plan (the “Comprehensive Plan”) in compliance with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as amended) (“Planning Act”); and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1274, effective November 18, 2003, with subsequent amendments and additions made thereto, at the 5-year review of the Comprehensive Plan; and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1567, effective November 18, 2008, with subsequent amendments and additions made thereto, at the 10-year update of the Comprehensive Plan; and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1835, effective January 6, 2015, with subsequent amendments and additions made thereto, at the Five-Year Review of the Comprehensive Plan; and

WHEREAS, the Charleston County Planning Commission (the “Planning Commission”) has reviewed the proposed amendments to the Comprehensive Plan in accordance with the procedures established in State law and the Charleston County Zoning and Land Development Regulations Ordinance; 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 approves the proposed amendments to the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED, by County Council of Charleston County, South Carolina, in meetings 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 TO THE COMPREHENSIVE PLAN

The Charleston County Comprehensive Plan is hereby amended to change the future land use designation of TMS 121-00-00-010 (0.7 acres) and an 8.363-acre portion of TMS 121-00-00-009 from the Residential Area to the Commercial Area.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of the Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its approval following third reading by the County Council.

ADOPTED and APPROVED in meeting duly assembled this 14th day of July, 2020.

CHARLESTON COUNTY, SOUTH CAROLINA

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

ATTEST:

By: ____________________________
   Kristen L. Salisbury
   Clerk to Charleston County Council
First Reading: June 2, 2020
Second Reading: June 18, 2020
Third Reading: July 14, 2020