

**AN ORDINANCE
AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN AT
THE FOLLOWING DOCUMENT LOCATIONS: MAP 3.1.4, FUTURE
LAND USE; MAP 3.1.5, URBAN/SUBURBAN FUTURE LAND USE
DETAIL; MAP 3.1.17, JAMES ISLAND MAYBANK HIGHWAY
CORRIDOR OVERLAY ZONING DISTRICT; TABLE 3.9.1, PROJECT
STATUSES; AND TABLE 3.9.2, PRIORITY RECOMMENDATIONS.**

Charleston County Council, in a meeting duly assembled, hereby makes the following findings of fact:

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on October 9, 2018 by Ordinance No. 2034, as amended, does not currently include the James Island Maybank Highway Overlay Zoning District Map; and,

WHEREAS, the James Island Maybank Highway Corridor Overlay Zoning District was developed in coordination with area residents and the City of Charleston as directed by a priority recommendation in the Charleston County Comprehensive Plan 10-Year Update; and,

WHEREAS, the Charleston County Planning Commission has reviewed the proposed amendments to the Comprehensive Plan and adopted a resolution, by majority vote of the entire membership, recommending that County Council approve the proposed amendments to the Comprehensive Plan based on the procedures established in State law and the Approval Criteria of Article 3.2 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 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. MAP AND TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN

The Charleston County Comprehensive Plan is hereby amended and made part of this Ordinance by reference, at the following document locations: Map 3.1.4, Future Land Use, and Map 3.1.5, Urban/Suburban Future Land Use Detail, to incorporate the James Island Maybank Highway Corridor Overlay Zoning District; and adding Map 3.1.17, James Island Maybank Highway Corridor Overlay Zoning District; and updating Table 3.9.1, Project Statuses marking this project as completed; and Table 3.9.2, Priority Recommendations, removing the project from table.

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 its approval following third reading by the County Council.

ADOPTED and APPROVED in meeting duly assembled this 19th day of November, 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: October 20, 2020
Second Reading: November 10, 2020
Third Reading: November 19, 2020

Exhibit "A"

Exhibit "A"

TABLE 3.9.2: 2018-2023 PRIORITY RECOMMENDATIONS

	Project	Recommended Time Frame*	Intergovernmental Coordination
1	ZLDR Comprehensive Review	2-3 Years	All municipalities and service providers within Charleston County
2	Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island) & Main Road (River Road to Maybank Highway, including Kitford Road Area)	1-2 Years	City of Charleston
3	Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	1-2 Years	Town of Mount Pleasant
4	Urban/Suburban Area Cultural Community Protection Overlay Zoning Districts for Historic African-American Communities, as identified in the 2016 Charleston County Historic Resources Survey Update (e.g. Phillips, Snowden, Ten Mile, Grimball Farm, etc.)	2-3 Years	Applicable jurisdictions
5	Reinforce the location of the Urban Growth Boundary	1-2 Years	City of Charleston, City of Mount Pleasant, a
6	Coordinate with Charleston County Economic Development Department to identify economic development opportunities in the Western area of Charleston County	1-2 Years	Towns of Hollywood
6	Future Land Use Consistency Review in Highway 78 Area	2-3 Years	Town of Lincolnville, Berkeley County
7	Community Resiliency Element for Comprehensive Plan	2-3 Years	All municipalities and Charleston County
8	Voluntary Agricultural and Forestal Areas Ordinance	1-2 Years	Applicable jurisdiction
9	Wadmalaw Island Community Plan	2-3 Years	
10	Edisto Island ZLDR/Comprehensive Plan Amendments	2-3 Years	
11	Implementation of adopted Community Plans (e.g. DuPont Wappoo, Parkers Ferry, Sol Legare)	Ongoing	Applicable jurisdictions
12	ReThink Folly Road Implementation	Ongoing	City of Charleston, Town of James Island, City of Folly Beach, and service providers
13	2016 Charleston County Historic Resources Survey Update Implementation	Ongoing	Applicable jurisdictions and State Historic Preservation Office

*Time frame based on availability of adequate resources, to be directed and reviewed annually by County Council.

In Table 3.9.2, update the Recommended Project column to remove the reference to the James Island Maybank Highway Corridor Overlay Zoning District.

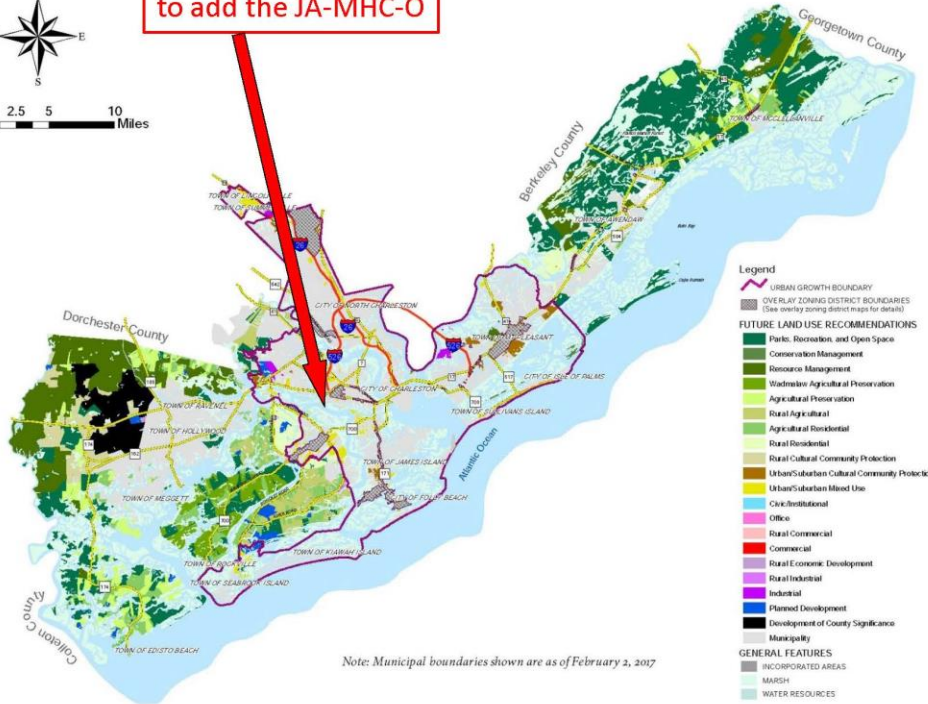
Exhibit "A"

MAP 3.1.4: FUTURE LAND USE

Update Map 3.1.4:
Future Land Use
to add the JA-MHC-O



0 2.5 5 10 Miles



Note: Municipal boundaries shown are as of February 2, 2017

Exhibit "A"

MAP 3.1.5: URBAN/SUBURBAN FUTURE LAND USE DETAIL

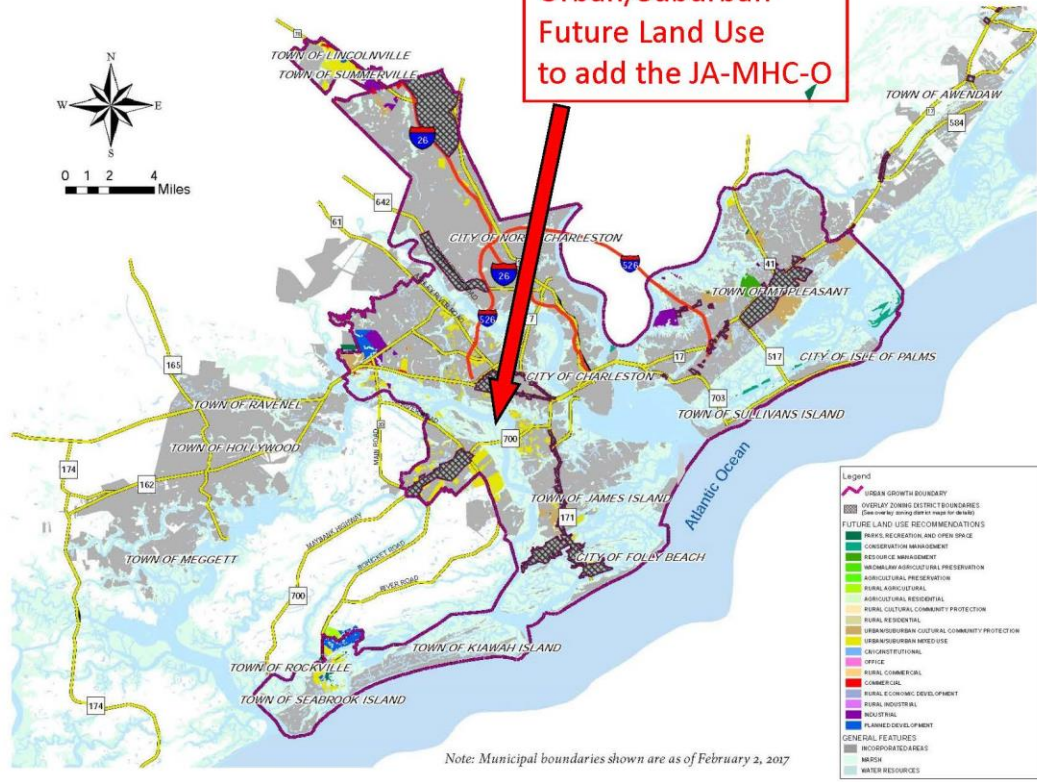


Exhibit "A"

Incorporate Map 3.1.17: James Island Maybank Highway Corridor Overlay Zoning District

Map: 3.1.17: James Island Maybank Highway Corridor Overlay Zoning District

