AN ORDINANCE
AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN, AS
AMENDED, AT THE FOLLOWING DOCUMENT LOCATIONS: MAP 3.1.4,
FUTURE LAND USE; MAP 3.1.5, URBAN/SUBURBAN FUTURE LAND USE
DETAIL; MAP 3.1.18, MAIN ROAD 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 Main Road
Corridor Overlay Zoning District Map; and,

WHEREAS, the Main Road 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 Main Road Corridor Overlay Zoning District; and adding Map 3.1.18, Main Road 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 the 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 17th day of December, 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: November 19, 2020
Second Reading: December 8, 2020
Third Reading: December 17, 2020
### Table 3.9.2: 2018-2023 Priority Recommendations

<table>
<thead>
<tr>
<th>Project</th>
<th>Recommended Time Frame</th>
<th>Intergovernmental Coordination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. ZDR Comprehensive Review</td>
<td>2-3 Years</td>
<td>All municipalities and service providers within Charleston County</td>
</tr>
<tr>
<td>2. Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island) &amp; Main Road (River Road to Maybank Highway, including Kirford Road Area)</td>
<td>1-2 Years</td>
<td>City of Charleston</td>
</tr>
<tr>
<td>3. Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area</td>
<td>1-2 Years</td>
<td>Town of Mount Pleasant</td>
</tr>
<tr>
<td>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.)</td>
<td>2-3 Years</td>
<td>Applicable Jurisdictions</td>
</tr>
<tr>
<td>5. Reinforce the location of the Urban Growth Boundary</td>
<td>1-2 Years</td>
<td>City of Charleston, C of Mount Pleasant, a</td>
</tr>
<tr>
<td>6. Coordinate with Charleston County Economic Development Department to identify economic development opportunities in the Western area of Charleston County</td>
<td>1-2 Years</td>
<td>Towns of Hollywood</td>
</tr>
<tr>
<td>7. Future Land Use Consistency Review in Highway 78 Area</td>
<td>2-3 Years</td>
<td>Town of Lindollville, Berkeley County</td>
</tr>
<tr>
<td>8. Community Resiliency Element for Comprehensive Plan</td>
<td>2-3 Years</td>
<td>All municipalities and Charleston County</td>
</tr>
<tr>
<td>9. Wadmalaw Island Community Plan</td>
<td>2-3 Years</td>
<td>Applicable Jurisdictions</td>
</tr>
<tr>
<td>10. Edisto Island ZDR Comprehensive Plan Amendments</td>
<td>2-3 Years</td>
<td></td>
</tr>
<tr>
<td>11. Implementation of adopted Community Plans (e.g., DuPont [Wappoo, Parkers Ferry, Sol Legare])</td>
<td>Ongoing</td>
<td>Applicable Jurisdictions</td>
</tr>
<tr>
<td>12. Re/Think Folly Road Implementation</td>
<td>Ongoing</td>
<td>City of Charleston, Town of James Island, City of Folly Beach, and service providers</td>
</tr>
<tr>
<td>13. 2016 Charleston County Historic Resources Survey Update Implementation</td>
<td>Ongoing</td>
<td>Applicable Jurisdictions and State Historic Preservation Office</td>
</tr>
</tbody>
</table>

*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.
In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”
Exhibit “A”

Update Map 3.1.5: Urban/Suburban Future Land Use to add the MRC-O