

**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 TABLE 5.13-1, DUPONT-WAPPOO AREA OVERLAY
 ZONING DISTRICT USE TABLE.**

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 to Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table, of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in South Carolina law, and has recommended that the Charleston County Council (County Council) approve the proposed amendments to 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 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 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, 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 TO THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the 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 17th day of December, 2020.

CHARLESTON COUNTY COUNCIL

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

EXHIBIT A

Chapter 5, Overlay and Special Purpose Zoning Districts: Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table

Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table

"A" indicates uses allowed by right.

"C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
INDUSTRIAL									
MANUFACTURING AND PRODUCTION									
Aircraft Manufacturing, including Related Parts	A								
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs	A	C							\$6.4.57
Clay or Related Products Manufacturing	A	C							\$6.4.57
Computers or Electronic Products Manufacturing	A	C							\$6.4.57
Electrical Equipment, Appliances, or Components Manufacturing	A	C							\$6.4.57
Fabric or Apparel Manufacturing, including Textile Mills	A								
Food or Related Products Manufacturing	A	C							\$6.4.57
Furniture, Cabinets, or Related Products Manufacturing	A	C							\$6.4.57
Glass or Related Products Manufacturing	A	C							\$6.4.57
Leather Products Manufacturing, including Tanneries	A								
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment	A	C							\$6.4.57
Microbreweries	C	C							§5.13.7.B
Printing Press Production or Lithography	A	C							\$6.4.57
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items	A	C							\$6.4.57
Sign Manufacturing	A	C							\$6.4.57
Toy or Artwork Manufacturing	A	C			C				\$6.4.57
Wood Products Manufacturing	A	C			C				\$6.4.57
Other Miscellaneous Manufacturing and Production	C	C			C				