

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 3.1.8, JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT; MAP 3.1.19, JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR INFRASTRUCTURE AND CONNECTIVITY MAP; TABLE 3.9.1, PROJECT STATUSES; AND TABLE 3.9.2, PRIORITY RECOMMENDATIONS.

Charleston County Council (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, currently includes the Maybank Highway Corridor Overlay Zoning District, established in 2001; and,

WHEREAS, County Council established, by priority recommendation in the Charleston County Comprehensive Plan 10-Year Update, that the Maybank Highway Corridor Overlay Zoning District shall be updated and developed in coordination with area residents and the City of Charleston; and,

WHEREAS, the Maybank Highway Corridor Overlay Zoning District title shall be renamed the Johns Island Maybank Highway Corridor Overlay Zoning District; 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 and included herein as "EXHIBIT A": Map 3.1.4, Future Land Use, and Map 3.1.5, Urban/Suburban Future Land Use Detail, to incorporate the revised Johns Island Maybank Highway Corridor Overlay Zoning District; and replacing Map 3.1.8, Johns Island Maybank Highway Corridor Overlay Zoning District; and incorporating Map 3.1.19, Johns Island Maybank Highway Corridor Infrastructure and Connectivity Map; and updating Table 3.9.1, Project Statuses marking this project as completed;

and Table 3.9.2, Priority Recommendations, removing this 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 9th day of March, 2021.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
Teddie E. Pryor, Sr.
Chairman of Charleston County Council

ATTEST:

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

First Reading: February 2, 2021
Second Reading: February 16, 2021
Third Reading: March 9, 2021

Exhibit "A"

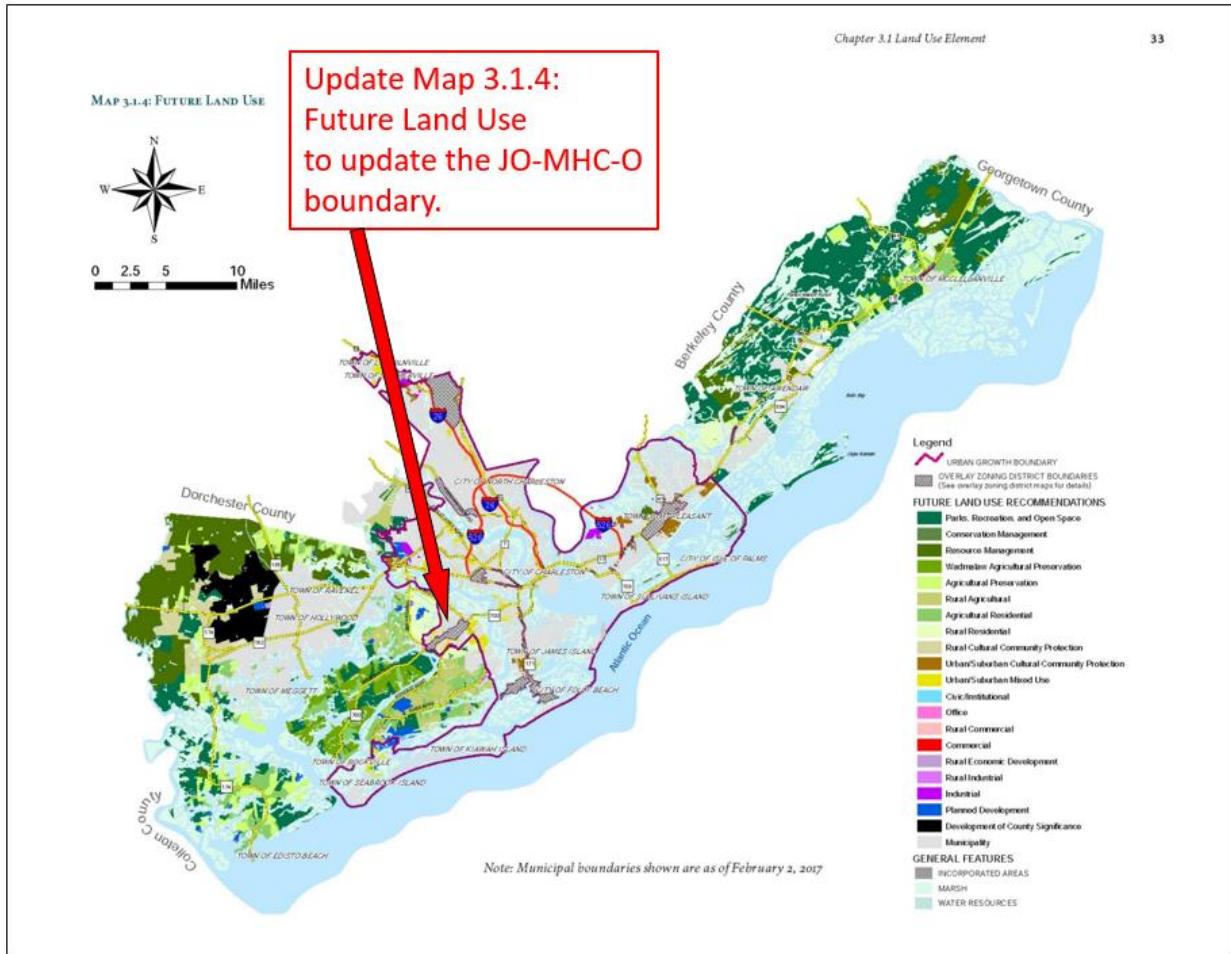


Exhibit "A"

MAP 3.1-5: URBAN/SUBURBAN FUTURE LAND USE DETAIL

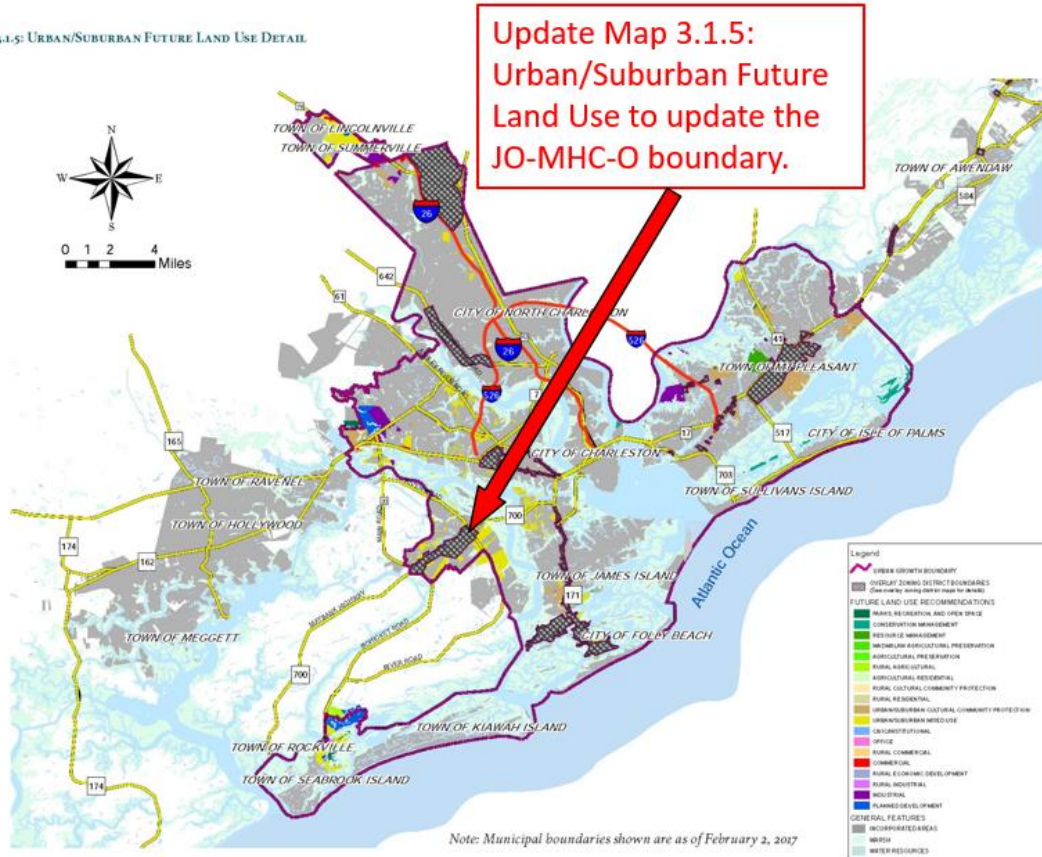


Exhibit "A"

Update Map 3.1.8: Johns Island Maybank Highway Corridor Overlay Zoning District

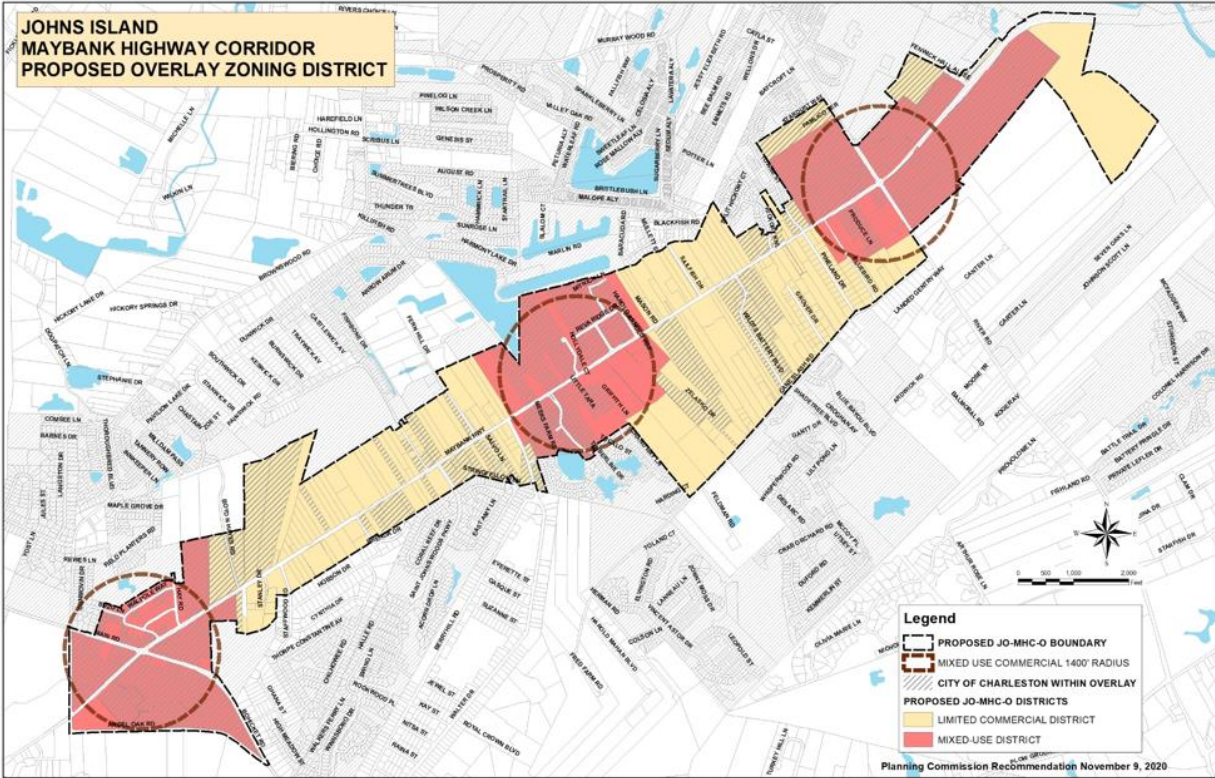


Exhibit "A"

Add Map 3.1.19: Johns Island Maybank Highway Corridor Overlay Zoning District Road Connectivity Map

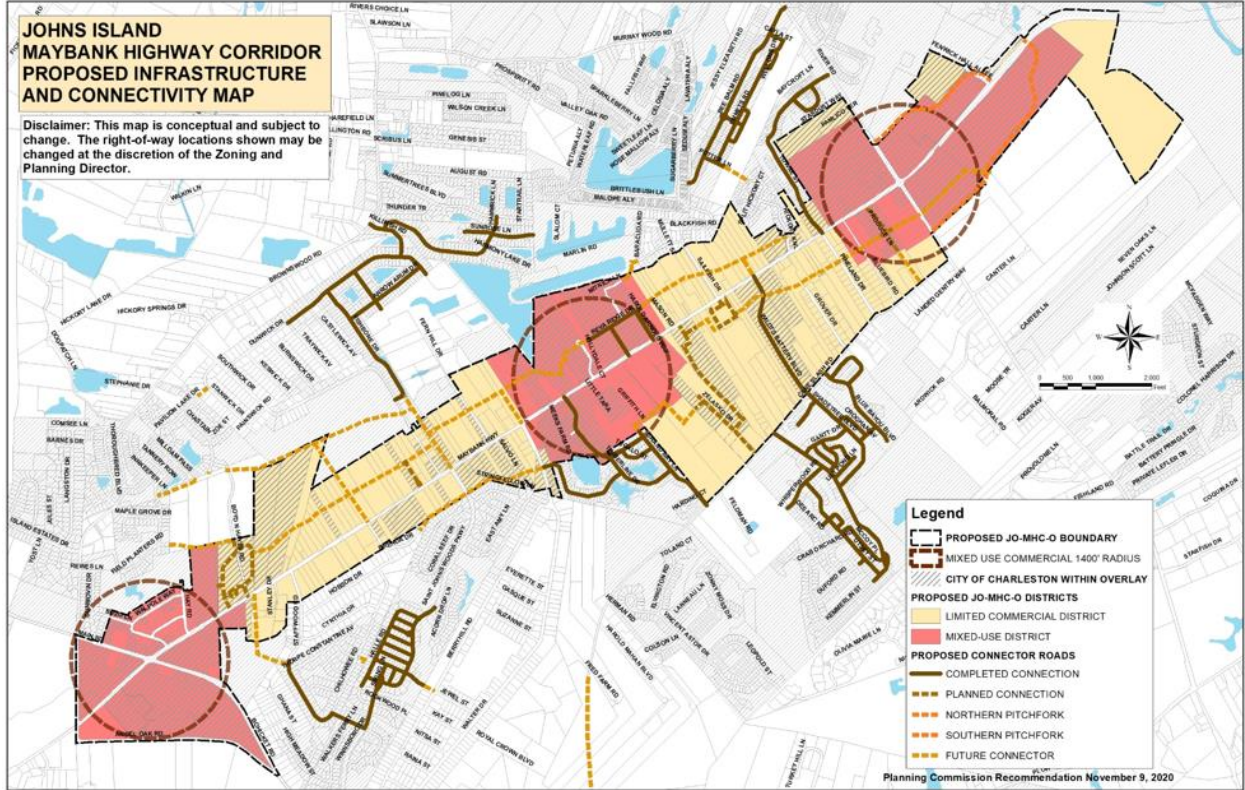
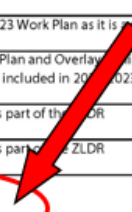


Exhibit "A"

TABLE 3.9.1: PROJECT STATUSES FOR 2013-2014 FIVE-YEAR REVIEW PRIORITY RECOMMENDATIONS

Project	Intergovernmental Coordination	Project Status
Proposed Spring Grove Development (formerly East Edisto)	Towns of Hollywood, Meggett, and Ravenel	Development Agreement, Development of County Significance, and Form-Based Zoning District Adopted. Project development plan review will continue through 50-year life of the Development Agreement
Historic Resources Survey Update	State Historic Preservation Office	Completed in 2016
West Ashley Consistency Review	City of Charleston	Completed DuPont Wappoo Community Plan and Overlay Zoning District in 2016; participating in City of Charleston Ashley Master Plan project
Rural Area Cultural Community Protection Overlay Zoning District (Parkers Ferry Area)	Applicable jurisdictions and service providers	Completed in 2017
ReThink Folly Road Implementation	City of Charleston, Town of James Island, City of Folly Beach, and service providers	Plan adopted in 2016; implementation included in 2018-2023 Work Plan
ZLDR Comprehensive Review	All municipalities and service providers within Charleston County	Began in 2017; included in 2018-2023 Work Plan as it is a multi-year project
Urban/Suburban Area Cultural Community Protection Overlay Zoning District	Applicable jurisdictions and service providers	Completed Sol Legare Community Plan and Overlay Zoning District in 2018; other communities included in 2018-2023 Work Plan
Implementation of Urban/Suburban Future Land Use Designation	All municipalities within the Urban Growth Boundary	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Implementation of the Rural Residential Future Land Use Designation	City of Charleston and Town of Mount Pleasant	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island)	City of Charleston	Included in 2018-2023 Work Plan
Main Road (River Road to Maybank Highway, including Kitford Road Area)	City of Charleston	Included in 2018-2023 Work Plan
Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	Town of Mount Pleasant	Included in 2018-2023 Work Plan
Reinforce the location of the Urban Growth Boundary	City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers	Included in 2018-2023 Work Plan
Voluntary Agricultural and Forestal Areas Ordinance	Applicable jurisdictions	Included in 2018-2023 Work Plan

In Table 3.9.1, update the Project Status column to show "Completed in 2020"



Note: Projects listed above are in addition to staff's daily permitting and application review functions, such as zoning permit review and issuance; review of variance, special exception, appeals, rezoning, planned development, subdivision, and site plan review applications; preparation of staff reports for Board of Zoning Appeals, Planning Commission, and County Council; pre-application meetings with applicants and property owners; code enforcement; and addressing. The County Planning Department also provides similar services to the Towns of Kiawah Island, Meggett, Ravenel, and Rockville.

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	City 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, and Town of James Island
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 and Berkeley
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 service providers within Charleston County
8 Voluntary Agricultural and Forestal Areas Ordinance	1-2 Years	Applicable jurisdictions
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.

Remove the Maybank Highway Corridor Overlay Zoning District project from Table 3.9.2.