

**AN ORDINANCE**

**AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN, MAP 3.1.13, ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT, TO AMEND THE ZONING AND FUTURE LAND USE DESIGNATION FOR THE REAL PROPERTY LOCATED AT 2177 ASHLEY RIVER ROAD, PARCEL IDENTIFICATION NUMBER 354-12-00-006, FROM “NEIGHBORHOOD COMMERCIAL” DESIGNATION TO “COMMUNITY COMMERCIAL” DESIGNATION**

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on October 9, 2018, by Ordinance No. 2034, as amended, includes a Zoning and Future Land Use Designation of “Neighborhood Commercial” for Parcel Identification Number 354-12-00-006; and

WHEREAS, the property owner of Parcel Identification Number 354-12-00- 006 has made an application to amend the Comprehensive Plan to indicate a Zoning and Future Land Use Designation of “Community Commercial” for Parcel Identification Number 354-12-00-006; and

WHEREAS, the application has been reviewed by Charleston County staff and has been found to be complete and in proper form; and

WHEREAS, the Charleston County Planning Commission (“Planning Commission”) has reviewed the application and adopted a resolution, by majority vote of the entire membership, recommending that Charleston County Council (“County Council”) approve the application based on the procedures established in State law and the Approval Criteria of Article 3.2 of 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. MAP AMENDMENT TO THE COMPREHENSIVE PLAN**

The Charleston County Comprehensive Plan is hereby amended and made part of this Ordinance at the following document location: Map 3.1.13, Ashley River Road Corridor Overlay Zoning District, to indicate the Zoning and Future Land Use designation of TMS 354-12-00-006 from “Neighborhood Commercial” to “Community Commercial,” which is shown on Exhibit A attached hereto and made a 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 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 18th day of June 2024.



CHARLESTON COUNTY, SOUTH CAROLINA

By: Herbert R. Sass, III  
Herbert R. Sass, III  
Chairman of Charleston County Council

ATTEST:

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

First Reading: May 21, 2024  
Second Reading: June 4, 2024  
Third Reading: June 18, 2024

**EXHIBIT A**  
**“ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT MAP”**

