

AN ORDINANCE

AMENDING ORDINANCE NUMBER 2305, ADOPTED JULY 23, 2024, TO INCLUDE THE HAMLIN BEACH COMMUNITY HISTORIC DISTRICT AS A HISTORIC DISTRICT SUBJECT TO THE TEMPORARY MAJOR SUBDIVISION MORATORIUM IMPOSED BY CHARLESTON COUNTY COUNCIL

WHEREAS, Charleston County Council is empowered pursuant to Title 4, Chapter 9, Code of Laws, 1976, as amended, to adopt ordinances as may appear to be necessary and proper for the security, general welfare and convenience of the County of Charleston and for preserving health, peace, order and good government, to include providing for land use regulations pursuant to Section 4 -9-30 of the South Carolina Code of Laws, 1976, as amended; and

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1944, Section 6-29-310 *et seq.* of the South Carolina Code of Laws, 1976, as amended, authorizes the County to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, Charleston County Council adopted Ordinance Number 2028 on August 21, 2018, establishing a historic preservation commission to preserve the historic properties, districts, sites, buildings, structures, and objects within Charleston County, and setting forth a process to identify and designate districts, sites, buildings, structures, and objects to safeguard their integrity and foster their preservation, restoration, and rehabilitation, and other matters related thereto; and

WHEREAS, on July 23, 2024 Charleston County Council imposed a moratorium of twenty-four (24) months from the adoption of the Ordinance to study and analyze the impacts of *Major Subdivisions* to properties within Historic Districts and to review what revisions or amendments to the County's existing ordinances and regulations are necessary and desirable in order to protect the public's best interests, health, safety, and welfare; and

WHEREAS, an application has been submitted to the Charleston County Historic Preservation Commission (Historic Preservation Commission) to designate the Hamlin Beach Community as a historic district on the Charleston County Historic Designation List and requested that the provisions of the temporary subdivision moratorium apply to the Hamlin Beach Community, if designated as a historic district.

WHEREAS, on January 14, 2025 Charleston County Council designated the Hamlin Beach Community as a historic district and approved an amendment to the Charleston County Historic Designation List to include the Hamlin Beach Historic District; and

WHEREAS, Charleston County Council agrees that the Hamlin Beach Community Historic District be included in the temporary moratorium.

NOW, THEREFORE, BE IT ORDAINED, by the County Council of Charleston County, South Carolina, in meeting duly assembled, County Council adopts the above-stated recitals as findings of fact, amends ordinance number 2305 to include the Hamlin Beach Community Historic District, and enacts the following Ordinance:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part

of this Ordinance.

SECTION II. 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 III. EFFECTIVE DATE

This Ordinance shall become effective immediately following third reading by County Council.

ADOPTED and APPROVED in meeting duly assembled this 14th Day of January 2025.



CHARLESTON COUNTY COUNCIL

By: *Kylon Jerome Middleton*
Rev. Dr. Kylon Jerome Middleton
Chairman of Charleston County Council

ATTEST:

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

First Reading: December 10, 2024
Second Reading: December 19, 2024
Public Hearing: January 14, 2025
Third Reading: January 14, 2025