

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN, MAP 3.1.12, ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT, TO AMEND THE ZONING AND FUTURE LAND USE DESIGNATION FOR THE REAL PROPERTY LOCATED AT 2338 ASHLEY RIVER ROAD, PARCEL IDENTIFICATION NUMBER 353-05-00-001, 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 353-05-00-001; and

WHEREAS, the property owner of Parcel Identification Number 353-05-00-001 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 353-05-00-001; 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 3.1.12, Ashley River Road Corridor Overlay Zoning District, to indicate the Zoning and Future Land Use designation of TMS 353-05-00-001 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 24th day of March 2026.

CHARLESTON COUNTY, SOUTH CAROLINA

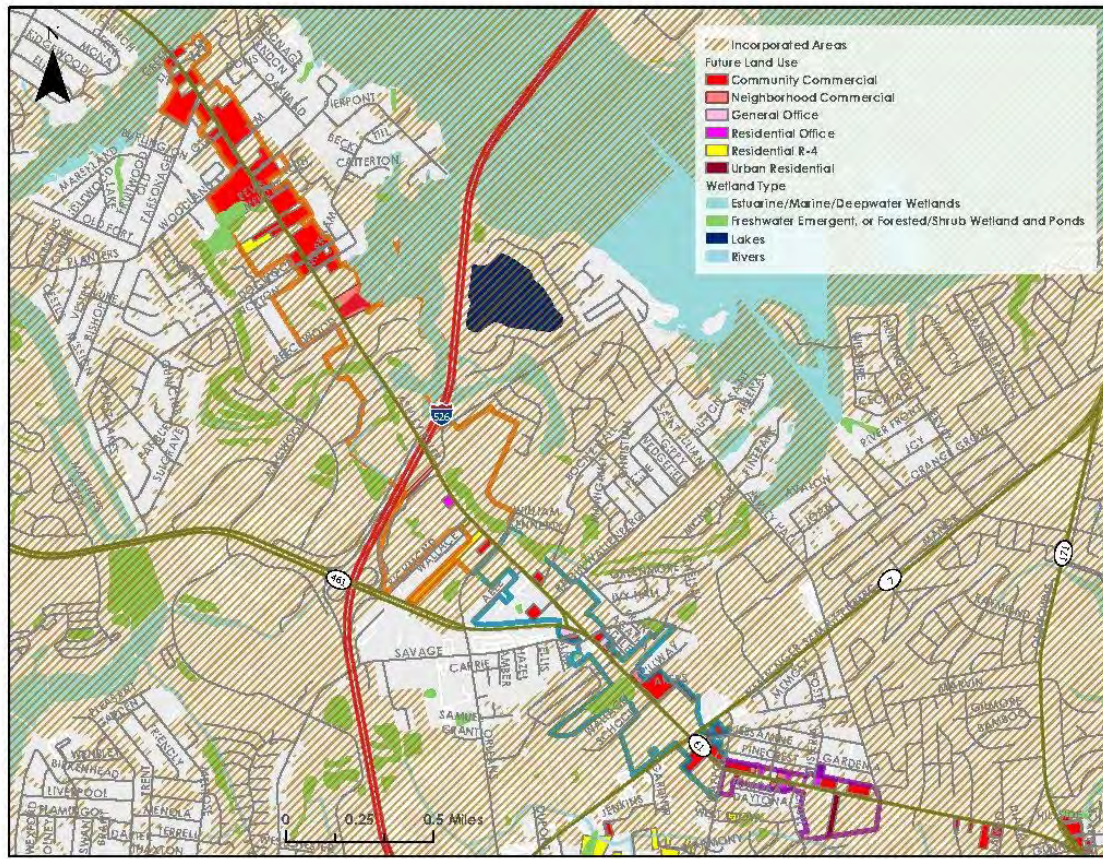
By: _____
Joseph A. Boykin
Chairman of Charleston County Council

ATTEST:

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

First Reading: February 24, 2026
Second Reading: March 10, 2026
Third Reading: March 24, 2026

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



Charleston County GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS