

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED: CHAPTER 5, OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS MAP 5.10 AND MAP 5.10.C TO AMEND THE ZONING 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 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 ("Planning Commission") has reviewed the proposed map amendment to Chapter 5, Overlay and Special Purpose Zoning Districts, of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), in accordance with the procedures established in South Carolina law and the ZLDR and has recommended that the Charleston County Council ("County Council") approve the proposed map amendment of 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 map amendment 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 map amendment meets 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 of Charleston, 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. MAP AMENDMENT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the map amendments attached hereto as Exhibit "A" and Exhibit "B" 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 24th day of March 2026.

CHARLESTON COUNTY, SOUTH CAROLINA

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

ATTEST:

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

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

**Ashley River Road Corridor
Overlay Zoning District
(Ashley Hall Rd to Church Creek)**

0 0.125 0.25 0.5 Miles

Legend

AARC Overlay District

- Commercial Core Area
- Light Commercial Area
- Village Commercial Area

Zoning Designation

- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Planned Development (PD)
- General Office (GO)
- Residential Office (RO)
- Urban Residential (UR)
- Single Family Residential (R-4)

Municipal Boundaries

- City of Charleston
- County Areas outside of Overlay District

Water Features

- River
- Marsh

EXHIBIT B:
“ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT (ASHLEY HALL RD TO CHURCH CREEK) VILLAGE COMMERCIAL AREA MAP”

