

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN, MAP 3.1.13, DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT, TO AMEND THE ZONING AND FUTURE LAND USE DESIGNATION FOR THE REAL PROPERTIES LOCATED AT 1824 ELSEY DRIVE AND 1829 BELGRADE AVENUE, PARCEL IDENTIFICATION NUMBERS 350-01-00-110 AND A 0.12-ACRE PORTION OF 350-01-00-014, FROM "JOB CENTER" DESIGNATION TO "LIGHT COMMERCIAL-RESIDENTIAL OFFICE" 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 "Job Center" for Parcel Identification Numbers 350-01-00-110 and 350-01-00-014; and

WHEREAS, the property owner of Parcel Identification Numbers 350-01-00-110 and 350-01-00-014 has made an application to amend the Comprehensive Plan to indicate a Zoning and Future Land Use Designation of "Light Commercial-Residential Office" for Parcel Identification Numbers 350-01-00-110 and a 0.12-acre portion of 350-01-00-014; 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, DuPont-Wappoo Area Overlay Zoning District, to indicate the Zoning and Future Land Use designation of TMS 350-01-00-110 and a 0.12-acre portion of 350-01-00-014 from "Job Center" to "Light Commercial-Residential Office," 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 25th day of June 2026.

CHARLESTON COUNTY, SOUTH CAROLINA

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

ATTEST:

By: _____
Kristen Salisbury
Clerk to Charleston County Council

First Reading: May 26, 2026
Second Reading: June 11, 2026
Third Reading: June 25, 2026

[illegible]