

Sponsor(s) : County Council
First Reading : February 7, 2023
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A
Second Reading : March 14, 2023
Public Hearing : April 4, 2023
Third Reading : April 4, 2023
Effective Date : Immediately

I, Kaela Brinson, Council Clerk,
certify that this Ordinance was
advertised for Public Hearing on
March 23, 2023.

ORDINANCE NO. 23-O-05

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[To Authorize the Rezoning of a 20 Acre Parcel Located at 2824 Jefferies Highway, Identified as T.M.S. No. 132-00-00-054, from Urban Development – 1 (UD-1) to Urban Development – 2 (UD-2).]

WHEREAS:

1. County Council pursuant to Title 6, Chapter 29, Code of Laws of South Carolina, 1976 as amended, has the legal authority to periodically amend the Official Colleton County Zoning Ordinance and Maps; and
2. The Colleton County Zoning Ordinance authorizes County Council to amend the official Zoning Maps for Colleton County; and
3. The owner of the property located at 2824 Jefferies Highway and identified as T.M.S. No. 132-00-00-054 has requested that the property be rezoned from Urban Development-1 (UD-1) to Urban Development-2 (UD-2) to allow for the potential of a Manufactured Home Dealer; and
4. The Planning Commission at their Monday, January 23, 2023 meeting, voted unanimously to recommend that Council approve the request for the rezoning of T.M.S. No. 132-00-00-054, located at 2824 Jefferies Highway from Rural Development – 1 (RD-1) to Rural Development (RD-2); however the use will still have to be approved by the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED BY COLLETON COUNTY COUNCIL, DULY ASSEMBLED, THAT:

1. The 20 acre tract, located at 2824 Jefferies Highway, identified as T.M.S. No. 132-00-00-054, is hereby rezoned from Urban Development – 1 (UD-1) to Urban Development – 2 (UD-2) on the official Zoning Maps for Colleton County.
2. Severability:

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

3. Conflict:

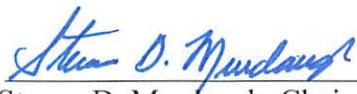
Provisions in other County Ordinances, Resolutions, policies, or by-laws in conflict with this Ordinance are hereby repealed.

ATTEST:


Kaela Brinson, Council Clerk


Approved as to Form
Sean Thornton, County Attorney

SIGNED:


Steven D. Murdaugh, Chairman

COUNCIL VOTE: Unanimous
OPPOSED:

STAFF REVIEW SHEET

ISSUE: Rezoning of TMS 132-00-00-054 from Urban Development-1 (UD-1) to Urban Development-2 (UD-2).

STAFF REVIEW: The applicant of this property and expressed a desire to rezone the property to allow for the potential of a Manufactured Home Dealer. This use would still have to go before the ZBA for a special exception. In looking at the character of the area there are existing Manufactured Home Dealers within close proximity to the area as well as various commercial uses along Jefferies Highway. Staff believes the applicant has met the criteria set forth in the zoning ordinance.

Compatibility with the Comprehensive Plan: The Plan recognizes future land use place types in which the urban development districts are combined under one land use category. This category is listed as urban growth, which establish the same base characteristics in the zoning classifications of density, lot size and height. The only current difference between the UD-1 and UD-2 is some of the uses categorized under, permitted, conditional and special exception.

PLANNING COMMISSION ACTION: Approve rezoning to Urban Development-2

VOTE:

FAVOR:	8
AGAINST:	0
ABSTAIN:	0
ABSENT:	1