

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF DORCHESTER )      ORDINANCE NUMBER 19-07

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, TO REVISE ARTICLE IX, SECTION 9.2.3 “CONDITIONAL USES”; ARTICLE X, SECTION 10.4.21 “CONVENIENCE RETAIL AND PROFESSIONAL SERVICE BUSINESSES IN CONSERVATION DISTRICTS”; AND ARTICLE XI, SECTION 11.5.13 “ADDITIONAL REQUIREMENTS FOR DISTRICT 5” (the purpose of this amendment is to update the references and requirements for District 5 to reflect the adopted Cooks Crossroads Design Guidelines)**

WHEREAS, Dorchester County adopted the Ashley River Historic District Overlay on May 21, 2007 to promote responsible development and to mitigate the effects of new construction within the overlay and revised the overlay on April 3, 2017 to create a new District 5; and

WHEREAS, Dorchester County engaged in a public-private partnership to create enhanced design standards for District 5; and

WHEREAS, Dorchester County adopted those design standards titled “Standing at the Crossroads – Designing a Gateway for the Future” on \_\_\_\_\_, 2019 which are intended to replace the standards previously created for District 5;

NOW, THEREFORE, BE IT ORDAINED by Dorchester County Council, duly assembled that the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, is further amended by creating the new Section 11.5.13(c) below, and by deleting Section 9.2.3 and Section 10.4.21 and substituting in lieu thereof the below sections bearing the same numbers:

**11.5.13(c)** Development shall be exempt from the Transitional Overlay District regulations, Section 11.2, and instead, shall adhere to the design guidelines adopted by County Council on \_\_\_\_\_, 2019, titled “Standing at the Crossroads – Designing a Gateway for the Future”.

**9.2.3 Conditional Uses**

The following uses may be permitted in the CV zoning district provided they conform with the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
5	Residential, Manufactured
6(b),(d)	Social and Cultural

7(a),(c),(d)	Business, Residential
8	Business, Primary Retail
10	Convenience Retail
15(a),(b)	Business, Professional Services
23(c)	Utilities

**Section 10.4.21 Convenience Retail, Primary Retail, Restaurants, and Professional Service Businesses in Conservation Districts.**

- (a) Convenience Retail, Primary Retail, Restaurants, and Professional Service Businesses shall only be allowed in those areas designated as a Village Crossroads area as shown on the County’s adopted Future Land Use Map.
- (b) Development located in District 5 of the Ashley River Historic Overlay District, shall be exempt from the Transitional Overlay District regulations, Section 11.2 and instead, shall adhere to the design guidelines adopted by County Council on \_\_\_\_\_, 2019, titled “Standing at the Crossroads – Designing a Gateway for the Future”.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 19<sup>th</sup> day of February 2019.

\_\_\_\_\_  
George H. Bailey, Sr., Chairman  
Dorchester County Council

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Third Reading: \_\_\_\_\_

ATTEST:  
\_\_\_\_\_  
Tracey L. Langley, Clerk of Council