

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF DORCHESTER            )        ORDINANCE NUMBER 21-14

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, TO REVISE ARTICLE VI, USE GROUP 18 “ BUSINESS, BEVERAGE AND/OR “QUICK STOP” SERVICES; ARTICLE IX, SECTION 9.2.3 “CONDITIONAL USES”; ARTICLE X, SECTION 10.4.21 “CONVENIENCE RETAIL AND PROFESSIONAL SERVICE BUSINESSES IN CONSERVATION DISTRICTS”; AND THE COOKS CROSSROADS DESIGN GUIDELINES “STANDING AT THE CROSSROADS” DISTRICT 5 CONDITIONAL USES** (the purpose of this amendment is to update the references and requirements for District 5 to preserve the natural beauty of the district while providing flexibility to allow certain conditional uses)

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

WHEREAS, the Ashley River Historic District Overlay ordinance was revised 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 in 2018; and

WHEREAS, Dorchester County adopted those design standards titled “Standing at the Crossroads – Designing a Gateway for the Future” on March 19, 2019 which are intended to replace the standards previously created for District 5;

1. 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 revising Use Group 18 to create (a) and (b), adding a new conditional use to Section 9.2.3, updating Section 10.4.21(a) to include gasoline stations and “quick stop” and “convenience stores”, and creating the new conditional use section 10.4.21(c) Gasoline Stations and “Quick Stop” and “Convenience Stores” with said conditions. Also, to amend the Cooks Crossroads Design Guidelines “Standing at the Gateway” by amending the conditional uses to add Gasoline Stations.

Use Group 18. **BUSINESS, BEVERAGE AND/OR "QUICK STOP" SERVICES**

- (a) Beverage Stores, limited service or fast food restaurants, drinking places.
- (b) Gasoline stations and "quick stop" or "convenience stores".

### 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.

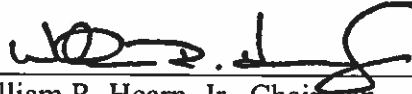
Use Group No.	Group Name
5	Residential, Manufactured
6(b),(d)	Social and Cultural
7(a),(c),(d)	Business, Residential
8	Business, Primary Retail
10	Convenience Retail
18(b)	Gasoline Stations and "Quick Stop" or "Convenience Stores"
15(a),(b)	Business, Professional Services
23(c)	Utilities
Accessory Uses:	Accessory Dwelling Units
	Accessory Structures
	Home Occupation

#### Section 10.4.21 Convenience Retail, Primary Retail, Restaurants, and Professional Service Businesses, Gasoline Stations and "Quick Stop" or "Convenience Stores" in Conservation Districts.

- (a) Convenience Retail, Primary Retail, Restaurants, Professional Service Businesses, Gasoline Stations and "Quick Stops" or "Convenience Stores" shall only be allowed in those areas designated as a Village Crossroads area as shown on the County's adopted Future Land Use Map.
- (c) Gasoline Stations and "Quick Stop" or "Convenience Stores"
  - (1) Shall be located a minimum of one (1) mile from an existing Gasoline Station.
  - (2) Fueling pumps shall be located behind principle building and adequately screened from right-of-way.
  - (3) Fueling Canopies shall not exceed a height of a 15 foot clearance measured from ground surface.
  - (4) Fuel storage should be properly designed and managed to make sure natural topography and sensitive areas are protected using construction techniques that ensure environmental best practices.

This Ordinance shall be effective upon third and final reading.

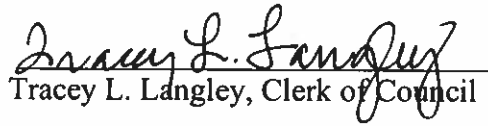
Approved and adopted on this 7<sup>th</sup> day of September, 2021.



William R. Hearn, Jr., Chairman  
Dorchester County Council

First Reading: 07/12/2021  
Second Reading: 08/16/2021  
Public Hearing: 08/16/2021  
Third Reading: 09/07/2021

ATTEST:

  
Tracey L. Langley, Clerk of Council