

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF DORCHESTER            )        ORDINANCE NUMBER 21-20

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE #04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE XVII, SECTION 17.8 “IMPACT ANALYSIS” AND ARTICLE XVIII, TO ADD NEW SECTION 18.5 AND RENUMBER THE SUBSEQUENT PARAGRAPHS (The purpose of this amendment is to establish the criteria for Impact Analysis)**

WHEREAS, Dorchester County is rapidly growing and experiencing development pressure in areas where infrastructure is inadequate; and

WHEREAS, on January 7, 2019, Dorchester County adopted the 2018 Comprehensive Plan and Future Land Use Map which recommends land use settlement types intended to manage anticipated growth over the next 30 years; and

WHEREAS, in an effort to understand the impact of development and to make more informed decisions when evaluating and considering rezoning requests, the use of impact analysis reports is being considered; and

WHEREAS, on July 26, 2021, Dorchester County Council gave 3<sup>rd</sup> Reading to an ordinance establishing a requirement that an Impact Analysis be conducted for consideration of residential rezonings and developments; and

WHEREAS, Planning & Zoning Staff and Planning Commission have now determined the items that need to be studied as part of the analysis; and

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 amending Section 17.8 as set forth below, by inserting new Section 18.5 “Impact Analysis” as set forth below, and by renumbering the subsequent paragraphs to Sections 18.6 to 18.9.

Section 17.8 “Impact Analysis”, is hereby amended to remove the conjunctive words “and” and insert in lieu thereof the conjunctive words “or”.

New Section 18.5 shall read as follows:

**Section 18.5 Impact Analysis**

An Impact Analysis, where required per Section 17.8, shall be performed to evaluate the county’s ability to serve new residential development taking into consideration the following:

(a) **Capital Facilities.** Existing and future capital improvements and equipment for governmental services such as fire, EMS, law enforcement, road capacity, public parks, libraries, stormwater, public utilities such as water and sewer, and any other capital improvements deemed necessary by Planning and Zoning staff in consultation with any other County Department it deems necessary.

(b) **Operational**

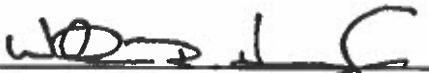
(1) Future maintenance costs of all capital improvements required from development that will be turned over for public maintenance and equipment necessary to serve development.

(2) Future governmental staff costs associated with serving the development.

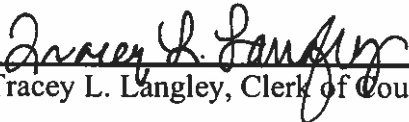
Existing Sections 18.5 through 18.8 shall be renumbered as Sections 18.6 through 18.9.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 1<sup>st</sup> day of November, 2021.

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

First Reading: 09/07/2021  
Second Reading: 10/18/2021  
Public Hearing: 10/18/2021  
Third Reading: 11/01/2021

ATTEST:  
  
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Tracey L. Langley, Clerk of Council