

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER) ORDINANCE NUMBER 24-09

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE X, SECTION 10.2.3 "OTHER TEMPORARY USES" AND SECTION 10.4.23 "OUTDOOR SPECIAL EVENT VENUES"

WHEREAS, in 2004, Dorchester County adopted Ordinance #04-13 which established Permitted Uses, Conditional Uses, and Special Exception Uses and Zoning Districts to regulate activities on property; and

WHEREAS, the adopted Zoning and Land Development Standards, Ordinance Number 04-13 is amended from time to time to accommodate new or unforeseen uses; and

WHEREAS, on January 4, 2021, Dorchester County adopted Ordinance #21-02 which established Outdoor Special Event Venues as a use and provided conditions for said use; and on April 3, 2023, adopted Ordinance #23-05 which expanded the use and conditions for Outdoor Special Event Venues in the Conservation District;

WHEREAS, based on Special Event use and Special Exception requests for Special Event venues since the adoption of the ordinance, Dorchester County now desires to further amend the ordinance update the standards for temporary and outdoor special event venues.

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 deleting Section 10.2.3 and Section 10.4.23, and substituting in lieu thereof the below sections bearing the same numbers:

Section 10.2.3 Other Temporary Uses

Temporary activities and events for compensation may be permitted upon application for a temporary permit to the Zoning Administrator in accordance with the provisions found in Section 10.4.23.

Section 10.4.23 Outdoor Special Event

Outdoor special events are intended to include events described in Section 6.13(f) and Section 10.2. The County recognizes that certain events require additional conditions to ensure compatibility with the surrounding district.

(A) Exemptions. The following are exempt from the requirements of this section and do not require the issuance of a conditional use permit:

- (1) Private parties and gatherings that do not meet the description provided for Outdoor Special Event Venues found in Article VI of this Ordinance.
- (2) Auctions of private real estate and/or estate auctions.
- (3) Neighborhood gatherings for the residents of the neighborhood in which the gathering takes place.
- (4) Outdoor Special Events which the Zoning Administrator determines through waiver are accessory or incidental to a legally established use within the OI, CN, CG, CLI, CLI-2, I, PI or PD districts. For such uses, the Zoning Administrator may require the applicant meet any and/or all requirements of Section 10.4.23(B) as a condition of the waiver.
- (5) Indoor Special Events held fully inside a legally established facility within the OI, CN, CG, CLI-2, I, PI or PD districts.
- (6) Indoor or Outdoor Special Events held within Federal, State or County Parks or other approved Social and Cultural facilities found in Use Group Description 6 of Article VI of this Ordinance.
- (7) Religious Events

(B) Temporary Events. Temporary events described in Section 10.2.3 such as festivals, fundraisers, cultural events, and outdoor concerts shall require a Temporary Event Permit.

- (1) Application. Temporary event permits may be issued only in coordination with pertinent County departments. A complete application shall be submitted 30-days prior to the event and include the following:
 - (a) A detailed letter of intent describing the purpose of the event indicating date(s) and time(s), anticipated number of participants, and whether alcohol will be served and if amplified sound will be used.
 - (b) A site plan drawn to scale which clearly details vehicular circulation, parking and access locations, restrooms, vendor locations, existing and temporary structures and any other areas of importance deemed necessary by staff.
 - (c) A County Business License may be required for the host and any participating vendors and a copy of valid Department of Revenue license if alcohol will be sold.
- (2) Requirements.
 - (a) No more than three (3) special event permits will be issued at any given location per calendar year and each event permit is valid for no more than three (3) consecutive days at one time.

(b) Sites shall have direct access to a collector or arterial.

(c) Daily event attendance shall be limited to 999.

(d) All events shall begin no earlier than 10am and end no later than 11pm.

(C) Outdoor Event Venues. Outdoor special event venues described in Section 6.13(f) shall be appropriately zoned and must adhere to the application and requirements below.

(1) Application. The establishment of an outdoor special events venue shall be subject to all appropriate approvals by the County and comply with the requirements of Section 19 of this Ordinance. Applications shall include the following:

(a) A site plan drawn to scale which clearly details vehicular circulation, parking and access locations, restrooms, vendor locations, existing and temporary structures and any other areas of importance deemed necessary by staff. The site plan submittal shall include documentation supporting compliance with Article 13.

(b) Letters of coordination from Fire, Sheriff, Emergency Medical Services (EMS), Emergency Management, and Building Services where applicable. One (1) event and/or event venue maximum attendance to be determined through letters of coordination and approved by Planning Director.

(c) A landscape plan consistent with the requirements in Section 13.2 Buffer table with a B type buffer shall be provided. Section 13.2.5 does not apply and the required buffer may not be reduced in depth.

(d) The applicant must have a traffic management plan on file with the County depicting points of ingress/egress, traffic routing and flow, and detailing how heavy traffic events will be coordinated with the Sheriff's office.

(e) A plan for restroom facilities and garbage collection along with documentation, if necessary, from service providers.

(f) The applicant must have an emergency response plan on file with the County.

(g) A County Business License may be required for the host and any participating vendors and a copy of valid Department of Revenue license if alcohol will be sold. Failure to provide proof of this requirement or exemption will invalidate approval. Annual review of the conditional use permit is required at time of business license renewal.

(2) Requirements.

(a) Minimum lot size of ten (10) acres.

- (b) Sites shall have direct access to a collector or arterial.
- (c) All events shall begin no earlier than 10am and end no later than 11pm. Any event which includes overnight camping shall submit a schedule of events for review by staff.
- (d) All parking shall be contained on the subject property or on a contiguous property. A recorded, parking agreement shall be required if temporary off- street parking is provided on a parcel other than the subject property. At no time shall associated event parking be allowed in a public or private right-of- way or access easement.
- (e) Temporary structures such as stages or large tents will require all appropriate approvals from the Fire Marshal and/or the Building Department.
- (f) All structures must maintain a residential or agricultural character.
- (g) All structures shall comply with the requirements of this Ordinance, including but not limited to the density, intensity and dimensional standards.
- (h) Operator shall be responsible for coordinating with public safety for each event and obtaining all necessary inspections for each event.
- (i) Failure to follow application procedures or requirements may result in the denial or loss of the venue's business license. Failure to adequately manage traffic, noise, sanitation, or safety may result in the loss of the venue's business license.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 19th day of February 2024.

(Seal)



**DORCHESTER COUNTY, SOUTH
CAROLINA**

By: S. Todd Friddle

S. Todd Friddle, Chairman
County Council of Dorchester County,
South Carolina

ATTEST:

Tracey L. Langley

Tracey L. Langley, Clerk
County Council of Dorchester County,
South Carolina

First Reading: 01/08/2024
Second Reading: 02/05/2024
Public Hearing: 02/05/2024
Third Reading: 02/19/2024