

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF DORCHESTER    )     ORDINANCE NUMBER 13- 09

**ORDINANCE TO SUSPEND THE APPROVAL OF  
DEVELOPMENT UNDER THE DORCHESTER COUNTY  
ZONING AND LAND DEVELOPMENT STANDARDS  
ORDINANCE 04-13**

**WHEREAS**, Dorchester County Council finds that an area of Dorchester County, hereafter defined as Pine Hill Acres Study Area, is comprised of nearly 90 acres that have very limited points of discharge for stormwater; and

**WHEREAS**, because of the topography and the limited stormwater infrastructure, homes and other developed properties in the Study Area have experienced severe flooding during rainstorms that did not exceed the design rainfall event; and

**WHEREAS**, the infrastructure now in place is insufficient to adequately handle the stormwater discharge of development that has occurred to date and stands to be further adversely impacted as additional development occurs; and

**WHEREAS**, it is evident that, absent a thorough study of the drainage patterns in the Study Area, of the development and infrastructure in place, of development that will reasonably occur there in the immediate future, and the implementation of reasonable regulations to manage stormwater discharge, development in the Study Area, both existing and planned, will be threatened; and

**WHEREAS**, the public health, safety, and economic well-being of the County and of its residents who live and work in the affected area demand that measures be taken to temporarily limit further development in the area for a reasonable period of time to enable the County to conduct a drainage study of the area and implement the recommendations thereof; and

**WHEREAS**, Dorchester County has secured a consulting civil engineering company to study eastern Pine Hill Acres and make recommendations to mitigate aforementioned severe flooding, work for which has begun; and

**WHEREAS**, the County expects to complete implementation of said recommendations no sooner than January 2, 2014.

**NOW THEREFORE**, BE IT ORDAINED BY DORCHESTER COUNTY COUNCIL,  
DULY ASSEMBLED AS FOLLOWS:

**SECTION 1: MORATORIUM.**

The County of Dorchester hereby suspends the approval of any applications for new development, such being defined as the subdivision, re-subdivision, or recombination of parcels of record; the clearing, grubbing, and grading of land; the placement or establishment of manufactured housing and modular housing units; and the construction of any new structure or additions to structures such

that the extents of impervious surfaces in the Study Area would be increased within the geographical boundaries of the Study Area, defined by the parcels entirely within the delineation of the GIS map titled “Pine Hill Acres Study Area,” attached hereto and made a part hereof, a duplicate original of which is on file in the office of the Dorchester County Zoning Administrator.

**SECTION 2: EXEMPTIONS.**

This suspension shall not, however, be applied to any of the following:

- (a) Approvals for plumbing, mechanical, or electrical permits for a structure for which an active building permit is on file with Dorchester County Building Services as of the effective date of this ordinance; or
- (b) Approvals or the reconstruction of any buildings or replacement of any manufactured housing units in existence as of the effective date of this Ordinance which have been damaged or destroyed as a result of fire, flood, wind storm or other natural disaster, provided the pre-existing footprint of the building or unit is not exceeded by the replacement structure or housing unit; or
- (c) Any approvals that may be required to permit the routine maintenance of systems of infrastructure in the Study Area by those public utilities or governmental entities responsible for

maintaining these systems; or

- (d) Any approvals that may be required to permit the implementation of recommendations emanating from the drainage study for the Pine Hill Acres Study Area.

**SECTION 3: DURATION.**

This Ordinance shall be effective immediately upon third and final reading and shall expire automatically January 2, 2014 unless extended by appropriate action of Dorchester County Council or earlier repealed by appropriate action of Dorchester County Council.

Approved and adopted on third and final reading, this 12<sup>th</sup> day of August, 2013.



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

First Reading: 6/17/2013  
Second Reading: 7/15/2013  
Public Hearing: 7/15/2013  
Third Reading: 8/12/2013

ATTEST:

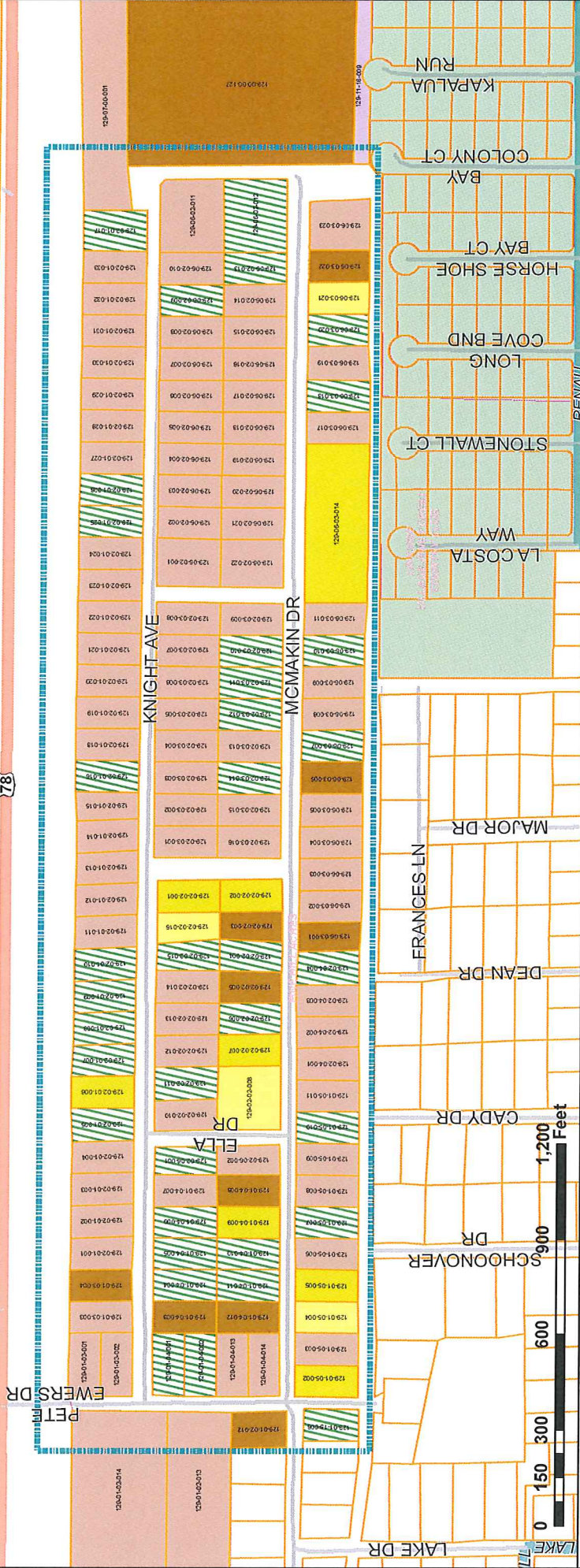


Sally Hebert, Clerk of Council

# Pinehill Acres Study Area



QUALITY DR



- Pinehill\_Acres\_Moratorium DESCRIPT**
- HOA LAND
  - Land/Improvement
  - Mobile/Real
  - VACANT LAND
  - Single Family
  - Vacant Land MH