

AN ORDINANCE
AMENDING SECTION 4-6 OF THE ZONING REGULATIONS OF THE CITY OF NORTH
CHARLESTON TO REVISE THE STREET ACCESS REQUIREMENTS

Whereas, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

Whereas, the City is statutorily authorized to pass zoning and land use regulations; and

Whereas, pursuant to a duly advertised public meeting held on September 12, 2022, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to revise the street access requirements to permit access from an approved shared access easement.

Now, therefore, be it ordained and enacted by the Mayor and Council that certain provisions of the Zoning Regulations, as amended, be further amended as follows in **EXHIBIT A** attached hereto and incorporated herein.

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this 27th day of October, in the year of our Lord, 2022, and in the 246th year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL

ATTEST:


COURTNAY HEYWARD, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of October 27, 2022

DATE: August 18, 2022

ITEM TITLE: An Ordinance Amending 4-6 of the Zoning Regulations of the City of North Charleston to Revise the Street Access Requirements

SUBMITTED BY: Planning Commission

CONTACT PERSON: Megan Clark, Planning Division Director, (843) 740-2617

SUMMARY EXPLANATION:

An amendment to Section 4-6 is proposed to revise the requirement of street access to allow for access from a recorded shared access easement.

There were no speakers at the public hearing at Planning Commission.

STAFF RECOMMENDATION:

Approval.

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

The Planning Commission held a public hearing on September 12, 2022 and voted unanimously (6-0-0) to recommend approval of the proposed amendment.

COUNCIL COMMITTEE RECOMMENDATION:

On October 20, 2022, the Public Safety Committee voted unanimously to recommend approval of the Ordinance as presented (9-0-0).

COUNCIL ACTION:

On October 13, 2022, Mayor Summey stated without objections this item will be referred to the Public Safety Committee on October 20, 2022 for further review and a recommendation.

___ Resolution X Ordinance ___ Contract ___ Exhibits
___ Minutes X Plan/Map ___ Transfer of Funds X Other

EXHIBIT A

Section 4-6. Lot requirements—Street access:

Each principal building shall be located on a lot or parcel having direct vehicular and pedestrian access to one of the following:

1. A publicly dedicated or publicly maintained street;
2. An approved private street; or
3. A recorded access easement. For residential lots, such access easement must be a minimum of 16 feet wide. For non-residential lots, such access easement must be a minimum of 24 feet wide.

(Ord. No. 1998-85, 9-24-98)