

**AN ORDINANCE
AMENDING SECTIONS 5-18 & 5-19, RIVERS AVENUE OVERLAY DISTRICTS,
OF THE ZONING REGULATIONS TO REVISE USES AND DESIGN STANDARDS**

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 October 10, 2022, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to revise the conditional uses and design standards in the Rivers Avenue overlay districts.

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 22nd day of November, 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 November 22, 2022

DATE: October 12, 2022

ITEM TITLE: An Ordinance Amending Sections 5-18 & 5-19, Rivers Avenue Overlay Districts, of the Zoning Regulations to Revise Uses and Design Standards

SUBMITTED BY: Planning Commission

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

SUMMARY EXPLANATION:

An amendment to Sections 5-18 and 5-19 is proposed to address the following:

- Clarify some of the requirements regarding uses including temporary sales, storage, and boat sales;
- Allow the sales of used auto parts, including tires, provided outdoor storage of tires or parts shall not be visible from the right of way between 7pm and 7am;
- Clarify that the overlay districts' signage provisions apply to all newly-proposed signs, regardless of whether new construction and/or building expansion is contemplated;
- Specify that loading areas cannot be oriented toward the right-of-way nor next to an existing single-family use;
- Require that drive-through windows shall be located where they cannot be seen from the right-of-way; and
- Make various minor changes throughout these sections.

STAFF RECOMMENDATION:

As the proposed amendment will further the goals of the adopted overlay districts regarding the uses in and design of the corridor, **staff is recommending approval.**

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

The Planning Commission held a public hearing on October 10, 2022, and voted to recommend approval of the rezoning (5-0-0).

COUNCIL COMMITTEE RECOMMENDATION:

On November 15, 2022, the Public Safety Committee voted unanimously to recommend approval of the Ordinance as presented (10-0-0).

COUNCIL ACTION:

On November 10, 2022, Mayor Summey stated without objections this item will be referred to the Public Safety Committee on November 15, 2022 for further review and a recommendation

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