

**AN ORDINANCE  
AMENDING SECTION 5-5 OF THE CITY OF NORTH CHARLESTON  
CODE OF ORDINANCES, APPENDIX A, ZONING REGULATIONS,  
TO REVISE PERMITTED AND CONDITIONAL USES**

**WHEREAS**, the City of North Charleston is empowered to regulate land use to ensure orderly growth and harmony among neighboring uses; and

**WHEREAS**, the City of North Charleston's PRIME Comprehensive Plan recommends enhancing the character of commercial corridors; and

**WHEREAS**, changes to commercial uses are proposed to provide clarity and additional uses and conditions; and

**WHEREAS**, pursuant to a duly advertised public meeting held on June 12, 2023, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to make clarifications and add certain conditions.

**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 BECOME EFFECTIVE IMMEDIATELY UPON ITS ADOPTION BY CITY COUNCIL.

Ordained by City Council this 27th day of July, in the Year of Our Lord, 2023, in the 247<sup>th</sup> 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 July 27, 2023

**DATE:** June 13, 2023

**ITEM TITLE:** An Ordinance Amending Section 5-5 of the City of North Charleston Code of Ordinances, Appendix A, Zoning Regulations, to Revise Permitted and Conditional Uses

**SUBMITTED BY:** Planning Commission

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

**SUMMARY EXPLANATION:**

A text amendment is proposed to revise M-1 uses so that storage of dumpsters, portable restrooms, construction trailers, etc., are not located on a mixed-use corridor.

At the public hearing at the Planning Commission meeting, there were no speakers.

**STAFF RECOMMENDATION:**

**Staff recommends approval.**

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

The Planning Commission held a public hearing on June 12, 2023, and a motion to recommend approval of the text amendment carried unanimously (7-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

July 20, 2023 The Public Safety Committee voted unanimously by voice vote to recommend approval of this Ordinance as presented. (6-0-0)

**COUNCIL ACTION:**

Mayor Summey stated that without objection, this item will be referred to the Public Safety Committee on July 20, 2023 for further review and a recommendation.

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

## EXHIBIT A

### Section 5-5. - M-1, Light industrial district:

It is the intent of the M-1 zoning district to provide areas for commercial, warehousing, transportation, and certain light manufacturing activities that provide the backbone for economic development and job creation and are appropriate along established transportation corridors with separation and buffering from residential areas.

...

(b) *Conditional uses*: The following uses shall be permitted on a conditional basis in any M-1 zoning district, subject to the stated conditions:

...

7. Tow yards, storage of construction, trash or industrial dumpsters, construction trailers, and/or portable restrooms provided:

a. The parcels are not wholly or partially located on a Mixed Use Corridor, as established in the Comprehensive Plan.

b. That such uses are enclosed and separated from any adjoining uses or public or private rights-of-way, excluding points of ingress or egress, by a fence or wall at least eight (8) feet in height and screened with vegetative material sufficient to conceal all such uses from public view; and

cb. The conditions of subsection 9-67(4)(b)(i) of the City Code are met.