

**ORDINANCE 2017-02**

**AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07: USE TABLE 153.110 (EXHIBIT A)**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended, authorizes the Town of James Island to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed text amendments of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has forwarded their recommendations to the Town of James Island Council regarding the proposed text amendments of the ZLDR as set forth in Use Table 153.110, as set forth herein; and

WHEREAS, upon receipt of the recommendations of the Planning Commission, Town Council held at least 1 public hearing and after close of the public hearing, Town Council approves the proposed text amendments based on the Approval Criteria of Section 153.042 (F) of the ZLDR;

WHEREAS, the Town Council has determined the proposed text amendment meets the following criteria:

- (1). The proposed amendments correct an error or inconsistency or meet the challenge of a changing condition;
- (2). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and

- (3). The proposed amendments are to further the public welfare in any other regard specified by Town Council.

NOW, THEREFORE, be ordained it, by the Town of James Island Council in meeting duly assembled, as follows:

**SECTION I. FINDINGS INCORPORATED**

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

**SECTION II. TEXT AMENDMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE**

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Use Table 153.110, and is attached hereto as Exhibit “A” and made a part of this Ordinance by reference.

**SECTION III. SEVERABILITY**

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

**SECTION IV. EFFECTIVE DATE**

This Ordinance shall become effective immediately following second reading by the Town Council.

ADOPTED and APPROVED in meeting duly assembled this 16<sup>th</sup> day of February, 2017.

TOWN OF JAMES ISLAND COUNCIL

By: \_\_\_\_\_  
Bill Woolsey  
Mayor

ATTEST:

By: \_\_\_\_\_  
Frances Simmons  
Town Clerk

Public Hearing:        January 19, 2017  
First Reading:        January 19, 2017  
Second Reading:      February 16, 2017

**Exhibit “A”**

Table 153.110	Zoning Districts											Condition	
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I		
<b>FINANCIAL SERVICES</b>													
Banks								C	C	C	A	A	§ 153.153
Financial services, including loan or lending services, savings and loan institutions, or stock and bond brokers								C	C	C	A	A	§ 153.153
<b>FOOD SERVICES AND DRINKING PLACES</b>													
Bar or lounge (alcoholic beverages), including taverns, cocktail lounges, or member exclusive bars or lounges										S	S	S	
Catering service	S	S	S	S	S	S		C	C	A	A	A	§ 153.154
Restaurant, fast-food, including snack or nonalcoholic beverage bars										<del>C</del> <b>S</b>	<del>C</del> <b>S</b>	C	§ 153.135
Restaurant, general, including cafeterias, diners, delicatessens, or full-service restaurants									C	C	C	C	§ 153.135
Sexually oriented business												C	§ 153.138
<b>INFORMATION INDUSTRIES</b>													
Communication services, including radio or television broadcasting studios, news syndicates, film or sound recording studios, telecommunication service centers, or telegraph service offices									S	S	A	A	
Communications towers	C	C							C	C	C	C	§ 153.125
Data processing services									A	A	A	A	
Publishing industries, including newspaper, periodical, book, database, or software publishers								S	A	A	A	A	

\*Proposed changes are indicated by **bold** font

\*\*Categories in which changes are proposed are indicated by **red** font

**Exhibit “A”**

Table 153.110	Zoning Districts											Condition
	NRM-25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	
Outdoor power equipment stores									C	A		§ 153.162
Paint, varnish, or wallpaper stores									C	A		§ 153.162
Food sales, including grocery stores, meat markets or butchers, retail bakeries, or candy shops									C	A		§ 153.163
Liquor, beer, or wine sales									S	S		
Nonstore retailers										A	A	
Direct selling establishments										A	A	
Electronic shopping or mail-order houses										A	A	
Fuel (except liquefied petroleum gas) dealers, including heating oil dealers											A	
Liquefied petroleum gas (bottled gas) dealers										A	A	§ 153.161
Vending machine operators										A	A	
Retail sales or services, general									C	A		§ 153.164
Art, hobby, musical instrument, toy, sporting goods, or related products store									C	A		§ 153.164
Clothing, piece goods, shoes, jewelry, luggage, leather goods, or related products store									C	A		§ 153.164
<i>Convenience stores</i>									S	<del>A</del> <b>S</b>		
Drug stores or pharmacies									C	A		§ 153.164
Duplicating or quick printing services								C	C	A	A	§ 153.164
Electronics, appliance, or related products store									C	A		§ 153.164

\*Proposed changes are indicated by **bold** font

\*\*Categories in which changes are proposed are indicated by **red** font

**Exhibit “A”**

<i>Table 153.110</i>		<i>Zoning Districts</i>										<i>Condition</i>	
		<i>NRM-25</i>	<i>AG-5</i>	<i>AGR</i>	<i>RSL</i>	<i>RSM</i>	<i>MHS</i>	<i>OR</i>	<i>OG</i>	<i>CN</i>	<i>CC</i>		<i>I</i>
	Florist									C	A		§ 153.164
	Furniture, cabinet, home furnishings, or related products store									C	A		§ 153.164
	Pawn shop										A	A	§ 153.164
	Private postal or mailing service								C	C	A	A	§ 153.164
	Tobacconist									C	A		§ 153.164
	Warehouse clubs or superstores										A	A	
	Service stations, gasoline (with or without convenience stores)									<del>C</del> <b>S</b>	<del>A</del> <b>S</b>	A	§ 153.165
	Truck stop										S	A	
	Vehicle parts, accessories, or tire stores										A	A	
	Vehicle sales (new or used)										A	A	
	Automobile, or light or medium duty truck dealers										A	A	
	Heavy duty truck or commercial vehicle dealers										A	A	
	Manufactured (mobile) home dealers										A	A	
	Motorcycle, watercraft, or recreational vehicle dealers										A	A	
<b>RETAIL OR PERSONAL SERVICES</b>													
	Consumer convenience service									A	A		§ 153.166
	Automated bank/teller machines								C	C	A		§ 153.166
	Drycleaners or coin-operated laundries									C	A		§ 153.166

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\*\*Categories in which changes are proposed are indicated by **red** font