

Sponsor(s)	:	County Council
First Reading	:	June 1, 2026
Committee Referral	:	Planning Commission
Committee Consideration Date	:	April 27, 2026
Committee Recommendation	:	Approval
Second Reading	:	July 6, 2026
Public Hearing	:	August 3, 2026
Third Reading	:	August 3, 2026
Effective Date	:	Immediately

I, Martha Thompson, Clerk to Council,
that this Ordinance was advertised for
Public Hearing on July 9, 2026.

26-O-06

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR COLLETON COUNTY, SOUTH CAROLINA, SO AS TO REZONE APPROXIMATELY 638 ACRES OF REAL PROPERTY IDENTIFIED AS TMS #192-00-00-116 FROM URBAN DEVELOPMENT-2 (UD-2) TO INDUSTRIAL (ID); AND OTHER MATTERS RELATED THERETO.

WHEREAS, Colleton County Council is authorized pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, and the Colleton County Code of Ordinances to establish zoning districts and amend the Official Zoning Map of Colleton County; and

WHEREAS, an application has been submitted requesting that approximately 638 acres of real property identified as Tax Map Number 192-00-00-116 be rezoned from Urban Development-2 (UD-2) to Industrial (ID); and

WHEREAS, the Colleton County Planning Commission conducted a public hearing on the proposed rezoning in accordance with applicable law and has forwarded its recommendation to Colleton County Council; and

WHEREAS, Colleton County Council has determined that the proposed amendment is consistent with the goals and objectives of the Colleton County Comprehensive Plan and promotes the health, safety, welfare, convenience, and general well-being of the citizens of Colleton County.

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

SECTION 1. FINDINGS

The foregoing recitals are incorporated herein by reference and made a part of this Ordinance as findings of Colleton County Council.

SECTION 2. REZONING APPROVED

The Official Zoning Map of Colleton County is hereby amended to rezone approximately 638 acres of real property identified as Tax Map Number 192-00-00-116 from Urban Development-2 (UD-2) to Industrial (ID).

The property subject to this rezoning is generally depicted on the map attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3. MAP AMENDMENT

The Zoning Administrator and all appropriate County officials are authorized and directed to amend the Official Zoning Map of Colleton County to reflect the rezoning approved herein.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. CONFLICTING ORDINANCES

All ordinances, resolutions, and parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective upon approval following third reading by Colleton County Council and execution as required by law.

ATTEST:

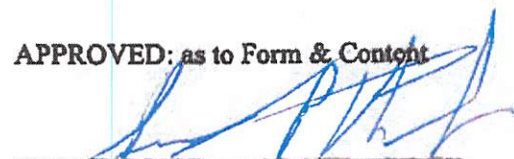
SIGNED:


Martha B. Thompson
Clerk to Council


Scott Biering
Chairman



APPROVED: as to Form & Content


Sean Thornton, County Attorney

COUNCIL VOTE:

Favor: 5
Against: 0
Absent: 0

