

Sponsor(s)	: County Council	
First Reading	: September 5, 2023	I, Kaela Brinson, Council Clerk,
Committee Referral	: N/A	certify that this Ordinance was
Committee Consideration Date	: N/A	advertised for Public Hearing on
Committee Recommendation	: N/A	October 5, 2023.
Second Reading	: October 3, 2023	
Public Hearing	: November 7, 2023	
Third Reading	: November 7, 2023	
Effective Date	: Immediately	

**ORDINANCE NO. 23-O-16**

**COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY**

**[To Amend Colleton County’s 2030 Comprehensive Plan to Create a Heavy Industrial District.]**


1. There has been a recent increase of large scale development activity in Colleton County, which has prompted staff to propose the recommended changes to establish a heavy industrial district; and
2. The intent of the heavy industrial district is to accommodate intensive industrial uses generally involving large land consumption, large or tall buildings, large non-habitable structures or equipment, and high barriers to entry, all for the manufacture of large products or large quantities of products; and
3. The heavy industrial district generally accommodates uses that manipulate raw materials and chemicals for supply chain products, energy production, and/or the manufacture of heavy machines and equipment. Activities in the heavy industrial district include those that require significant outdoor storage and generate heavy truck and/or rail traffic; and
4. This will allow for orderly development of these activities, and establish a basis for industrial development opportunities in the three industrial districts. Staff believes this change follows the intent of the Comprehensive Plan and allows for a range of development opportunities. Additionally this supports the economic aspect of the comprehensive plan and ultimately will guide opportunities as a need for diversified housing will be needed to support these trends; and
5. The Planning Commission approved these changes to the 2030 Comprehensive Plan at their meeting on August 28, 2023; and
6. County Council believes it is in the best interest of the citizens of Colleton County to approve the changes set forth herein.

**NOW THEREFORE BE IT ORDAINED BY THE COLLETON COUNTY COUNCIL DULY ASSEMBLED THAT:**

1. County Council hereby approves the amendment to the 2030 Comprehensive Plan to amend Element G Primary Zoning Districts to redefine the purpose statements of the Light and Industrial Zoning Districts, and establish and define the Heavy Industrial Zoning District.
2. This ordinance shall take effect upon approval by the Colleton County Council.
3. Provisions in other County Ordinances, Resolutions, policies or by-laws in conflict with this Ordinance are hereby repealed.
4. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid portion or section.

ATTEST:

  
Kaela Brinson, Council Clerk

  
Approved as to Form  
Sean Thornton, County Attorney

SIGNED:

  
Steven D. Murdaugh, Chairman

Council Vote: UNANIMOUS  
Opposed: