

WILLIAMSBURG COUNTY

ORDINANCE NO. 2026-09

**WILLIAMSBURG REGIONAL AIRPORT
AIRSPACE AND COMPATIBLE LAND USE
AIRPORT OVERLAY DISTRICT**

[DRAFT FOR REVIEW, COMMENT, & ADOPTION BY WILLIAMSBURG COUNTY]

**PREPARED BY:
HOLT CONSULTING COMPANY**

**ON BEHALF OF:
WILLIAMSBURG COUNTY
JULY 1, 2026**

ENACTMENT This is an ordinance establishing Height and Land Use Limitations for airport operational safety and airport compatible land use within the vicinity of the Williamsburg Regional Airport and providing for the administration, enforcement and amendment thereof.

PREAMBLE WHEREAS, in the opinion of the Williamsburg County Council to further promote the health, safety, and general welfare of the residents of Williamsburg County, it is necessary and advisable to adopt regulations pertaining to the compatibility of land uses within the vicinity of the Williamsburg Regional Airport;

WHEREAS, Williamsburg County and the South Carolina Aeronautics Commission (SCAC) have developed this ordinance with due consideration and has submitted final recommendations to the Williamsburg County Council, and;

WHEREAS, applicable requirements of the Code of Laws of South Carolina have been met.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF WILLIAMSBURG AS FOLLOWS:

APPLICATION: The land use controls associated with the airport compatibility overlay district shall be in addition to and shall only apply where underlying zoning districts and their controls have been established under other Articles of this Ordinance. Where airport compatibility overlay district controls conflict with the controls of underlying zoning district, the more restrictive controls shall apply.

ARTICLE I – AUTHORITY

SECTION 10 The provisions of this ordinance are adopted under authority granted by South Carolina Code of Laws, Title 55, Sections 55-9-240 and Section 55-9-260 and Title 6-29-710 paragraph (A)(5).

ARTICLE II – JURISDICTION

SECTION 20 This ordinance shall be applicable to the area designated within Williamsburg County in the vicinity of the Williamsburg Regional Airport as shown on the map entitled Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport and herein made a part of this ordinance.

ARTICLE III – TITLE

SECTION 30 This ordinance shall be known as and referred to as the Williamsburg Regional Airport Airspace and Compatible Land Use Airport Overlay District of Williamsburg County, South Carolina.

ARTICLE IV – INTERPRETATIONS

SECTION 40 Tense and Number

- (1) The present tense includes the future tense and the future tense includes the present tense.
- (2) The singular number includes the plural number and the plural number includes the singular number.

SECTION 41 Word Interpretations

For the purpose of this Ordinance, the following words shall be interpreted as specified below:

- (1) The word “may” is permissive,
- (2) The words “shall” and “will” are mandatory.
- (3) The word “County” shall mean the County of Williamsburg, South Carolina.
- (4) The words “County Council” shall refer to the Williamsburg County Council,
- (5) The word “person” shall include firm, organization, association, company, trust, corporation or other entity.
- (6) The words “used” or “occupied” includes intended, designed and arranged.

SECTION 42 Definitions

For the purpose of this Ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this section:

- (1) Airport means the Williamsburg Regional Airport.
- (2) Airport Elevation means the highest point of an airport’s usable landing area measured in feet (tenths) from mean sea level (MSL), which in June of 2026 was 66.5’.
- (3) Airport Airspace Obstruction means any man-made structure or vegetative encroachment which penetrates Part 77.

- (4) Airport Overlay District (AOD) Permit means a permit issued by the Building and Codes Enforcement Department that authorizes the recipient to make use of property in accordance with the requirements of the Ordinance.
- (5) Avigation Easement means ownership of the right of imposition upon such property of overflight, excessive noise, vibration, smoke, dust, vapors, and particulates due to the operation of aircraft to and from the airport. Also includes the right to remove Airport Airspace Obstructions on said property.
- (6) Conditional Use (Special) Permit: A permit issued by the Building and Codes Enforcement Department that authorizes the recipient to make use of property in accordance with the requirements of this Ordinance as well as any additional requirements imposed by the Williamsburg County Planning Commission (refer to 'C' Conditional Use in Land Use Matrix Table contained herein as EXHIBIT 1).
- (7) Enforcement Official shall mean an individual or individuals of the Williamsburg County Building and Codes Enforcement Department with authority to enforce this ordinance.
- (8) FAA means Federal Aviation Administration.
- (9) Dimensional Nonconformity means a situation that occurs when a parcel or a portion of a parcel does not conform to the regulations applicable to the zone in which the parcel is located.
- (10) Height means the vertical distance from the ground elevation to the highest point of a structure or vegetation, including any appurtenance thereon expressed as feet above mean sea level (MSL).
- (11) Height limitations means no structure or vegetative encroachment shall be erected, altered, allowed to grow or maintained in any airport surface zone, with a height in excess of the height established for such zone. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation
- (12) Land Use Compatibility means the use of land adjacent to the Williamsburg Regional Airport that does not endanger the health, safety, or welfare of the owners' occupants or users of the land, or diminish the utility of the airport.
- (13) Lot means a portion of a subdivision, plat or parcel with boundaries established as a separate legal entity recorded with the County Register of Deeds.

- (14) Nonconforming Structure means any structure which does not conform to this Ordinance as of the effective date of these regulations.
- (15) Nonconforming Use means any structure or use of land which is inconsistent with the provisions of this Ordinance as of the effective date of these regulations.
- (16) Open Space means an area, land or water, generally lacking in man-made structures and reserved for enjoyment in its unaltered state.
- (17) Permitted Use means the associated land use groups are at a level of intensity or density, or location, which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use (refer to 'Y' Conditional Use in Land Use Matrix Table contained herein as EXHIBIT 1).
- (18) Precision Instrument Runway means a runway end having instrument approach procedure utilizing air navigation facilities with horizontal and vertical guidance, or area type navigation equipment, for which a straight-in precision instrument approach procedure has been approved or planned.
- (19) Prohibited Use means the associated land use groups are at a level of intensity or density, or location, which presents a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use (refer to 'N' Conditional Use in Land Use Matrix Table contained herein as EXHIBIT 1).
- (20) Property Owners means those listed as owners of property on the records of the Williamsburg County Tax Assessor.
- (21) Runway End means existing physical end of the hard-surfaced (asphalt or concrete) runway, having a defined coordinate and elevation.
- (22) Structure means any object, constructed or installed by human labor, including, but without limitation to buildings, towers, smokestacks, and overhead transmission lines. The primary structure on a lot, or a building that houses a principal use.
- (23) Use means the principal activity or function that actually takes place or is intended to take place on a parcel.
- (24) Variance means a grant of permission by the Building and Codes Enforcement Department and Planning Commission that authorizes a person, owing to conditions peculiar to the property, in which a literal enforcement of the Ordinance would result in unnecessary and undue

hardship.

ARTICLE V – HEIGHT RESTRICTIONS & LIMITATIONS

SECTION 50

Height Restriction Zones Established

In order to carry out this ordinance, certain zones are hereby created and established by Title 14 of the Code of Federal Regulations (14 CFR) Part 77, “Safe, Efficient Use, and Preservation of the Navigable Airspace” hereto referred as Part 77, which include all of the land lying beneath the primary surface, approach surfaces, transitional surfaces, horizontal surface, and conical surface as depicted with mean sea level (MSL) airspace surface contour elevations on the Williamsburg Regional Airport Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

Part 77 Airspace Zones:

- (1) *Primary Zone.* The primary zone is that area of the primary surface, which is a horizontal rectangular surface affixed at the Airport Elevation and centered on the runway, as defined by Part 77, §77.19(c), of Title 14 of the Code of Federal Regulations, or in successor federal regulations.
- (2) *Approach Zones.* The approach zones are the areas beneath the Part 77 approach surfaces, which extend outward from each end of the primary surface at a 34:1 slope, as defined by Part 77, §77.19(d), of Title 14 of the Code of Federal Regulations, or in successor federal regulations.
- (3) *Transitional Zones.* The transitional zones are the areas beneath the Part 77 transitional surfaces which extend outward for each side of the primary surface at a 7:1 slope, as defined by Part 77, §77.19(e), of Title 14 of the Code of Federal Regulations, or in successor federal regulations.
- (4) *Horizontal Zone.* The horizontal zone is the area beneath the Part 77 horizontal surface, which is formed by swinging arcs with radii of 10,000’, and origins located at the intersection of the extended runway centerline and the ends of the primary surface. These arcs are connected via tangential lines, as defined by Part 77, §77.19(a), of Title 14 of the Code of Federal Regulations, or in successor federal regulations.

- (5) *Conical Zone.* The conical zone is the area beneath the Part 77 conical surface, which extends beyond the horizontal surface for 4,000' at a slope of 20:1, as defined by Part 77, §77.19(b), of Title 14 of the Code of Federal Regulations, or in successor federal regulations.

SECTION 51

Height Limitations

No structure or vegetation shall be erected, altered, allowed to grow or maintained in the airport zones to a height in excess of the height limit, as depicted on the Airspace and Land Use Zones Map.

ARTICLE VI – LAND USE RESTRICTIONS & LIMITATIONS

SECTION 60

Land Use Restriction Zones Established

In order to carry out this Ordinance, certain zones are hereby created and established, which include land lying beneath the Airport Airspace and Land Use Zones as they apply to Williamsburg Regional Airport. Such zones are shown on the Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport consisting of five (5) drawings, prepared by Holt Consulting Company, and dated July 1, 2026. An area located in more than one (1) of the zones described herein is considered to be only in the zone with the more restrictive limitation. There are hereby created and established the following Airport Land Use Zones:

- (1) *Zone A.* Zone A is the Runway Protection Zone (RPZ), which is a trapezoidal shaped area centered on the extended runway centerline, beginning 200' beyond each runway end or from the usable runway threshold, as defined in the FAA Advisory Circular 150/5300-13A, Section 310, or in successor FAA advisory circulars. Dimensions for Zone A are 500'x700'x1000'.
- (2) *Zone B1.* Zone B1 is that area underneath the Approach Zone to where each approach surface is 150' above the Airport Elevation, not including Zone A. Dimensions for Zone B1 are generally 500'x 2,105'x5,100'.
- (3) *Zone B2.* Zone B2 is that portion of the area underneath the Approach Zone, from the outer edge of Zone B1 to the end of the Approach Zone, or 10,000' from inner edge of the Approach Zone. Dimensions for Zone B2 are generally 2,105'x 3,500'x4,900'.
- (4) *Zone C1.* Zone C1 is an area that includes the primary surface and extends outward within a portion of the transitional surfaces, 210' from each side of the primary surface to a height of 30' above the Airport

Elevation.

- (5) *Zone C2.* Zone C2 is an area formed beginning at the end of Zone C1, extends outward 840' within the transitional surfaces to a height of 150' above the Airport Elevation, and connects to where Zone B1 ends and Zone B2 begins.
- (6) *Zone D.* Zone D is the area underneath the Horizontal Zone not part of Zones A, B1, B2, C1 or C2. The horizontal surface is a horizontal plane at 150' above the Airport Elevation. It is constructed by swinging arcs with radii of 10,000', and origins located at the intersection of the extended runway centerline and the ends of the primary surface. These arcs are connected via tangential lines.
- (7) *Zone E.* Zone E is identical in area, dimensions, and location to the area underneath the Conical Zone. Zone E extends in all directions beyond the horizontal surface for a distance of 4,000'.

SECTION 61

Land Use Limitations

Such applicable land use limitations are hereby established for each of the Airport Land Use Zones in order to prevent incompatible land uses which would compromise aeronautical activity at the Williamsburg Regional Airport, to protect people and property on the ground in case of an accident, to limit population, building height, and building density in the runway approach areas, to create sufficient open space, and to restrict those uses which may be hazardous to the operational safety of aircraft operating to and from the Williamsburg Regional Airport, and minimize injury to the occupants of aircraft involved in accidents. The following land use limitations within Zones A, B1, B2, C1, C2, D, and E shall apply to those portions of the parcel contained within the underlying zones as indicated on the attached Williamsburg Regional Airport Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport.

EXHIBIT 1

Williamsburg Regional Airport Land Use Matrix Table Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *							
Airport Land Use Zone Designation	Zone A	Zone B1	Zone B2	Zone C1	Zone C2	Zone D	Zone E
Agriculture, Farming & Animal Keeping							
Crop Production - Dry and Irrigated Farming	C1,2	Y	Y	C1,2	C1,2	Y	Y
Specialty Crops, Nurseries/Greenhouses, Landscape Materials	N	Y	Y	N	N	Y	Y
Row-Crop Processing and Packaging, Wineries	N	Y	Y	N	N	Y	Y
Animal Processing and Packaging	N	C2,3	Y	N	N	Y	Y
Truck Farming, Roadside Stands, Farmers Markets	N	C2,3	C2,5	N	N	Y	Y
Pasture and Rangeland Grazing	N	Y	Y	Y	Y	Y	Y
Animal Feed Lots (Commercial Hogs, Dairies)	N	Y	Y	N	N	Y	Y
Animal Feed Lots (Commercial Poultry)	N	N	N	N	N	Y	Y
Game Preserves, Fish Farming	N	N	C2	N	N	Y	Y
Feed Lots, Stockyards, Animal Commodity Sales Yards	N	C2	C2	N	N	Y	Y
Animal Hospital, Veterinary Clinic, Kennels, Pet Boarding	N	C3	C5	N	N	Y	Y
Equestrian Facilities, Exotic Animals	N	C3	C5	N	N	Y	Y
Public Use Facilities, Institutions & Utilities							
Civic-Use Convention Center, Auditorium, Concert Hall	N	N	N	N	N	C1,2	Y
Schools, Hospitals, and Correctional Facilities	N	N	N	N	N	C1,2	Y
Libraries, Museums, Churches, Day-Care, Social/Civic Clubs	N	N	N	N	N	C1,2	Y
Parks, Athletic Fields, Playgrounds, Picnic Areas	N	N	N	N	N	C1,2	Y
Cemeteries	N	Y	Y	Y	Y	Y	Y
Public Utilities (Excludes Electric Power Plants, Lines)	N	C1,2	C1,2	N	N	C1,2	C1,2
Electric Power Plants and Overhead Transmission Lines	N	C1,2	C1,2	N	N	C1,2	C1,2
Solid-Hazardous Waste, Landfills (Excludes Transfer Stations)	N	N	N	N	N	N	N
Recycling	N	C2,3	C2,5	N	C2	C2	C2
Residential							
Single-Family Residential	N	C3,8	C7,8	N	C3,8	C7	Y
Multi-Family Residential, Mobile Home Units / Parks	N	N	N	N	N	C 2,6,7	Y
Group Homes, Convalescent Facilities, Nursing / Family Care	N	N	N	N	N	C 2,6,7	Y
Apartments, Duplexes, Townhomes, Condominiums	N	N	N	N	N	C 2,6,7	Y
Temporary Housing	N	N	N	N	N	C 2,6,7	Y

*Note: Reference Williamsburg Regional Airport Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport.

EXHIBIT 1

Williamsburg Regional Airport Land Use Matrix Table Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *							
Airport Land Use Zone Designation	Zone A	Zone B1	Zone B2	Zone C1	Zone C2	Zone D	Zone E
Commercial Recreational							
Swimming Pools, Water Park, Water Slides	N	N	Y	N	N	Y	Y
Gyms, Health Spas, Indoor Theaters, Auditoriums	N	N	C5	N	N	C6	Y
Bowling Alleys, Skating Rinks, Dance and Pool Halls, Arcades	N	N	C5	N	N	C6	Y
Outdoor Theaters, Amusement Parks, Carnivals, Fairs	N	N	N	N	N	C6	Y
Golf Courses, Tennis Courts	N	N	Y	N	N	Y	Y
Commercial Business, Retail & Services							
Aeronautical Businesses	N	N	Y	Y	Y	Y	Y
General Retail Stores/Complexes, Restaurants, Convenient Stores	N	N	Y	N	N	Y	Y
General Offices, Executive Offices, Research Facilities	N	C3	C5	N	C4	Y	Y
Vehicle Sales, Building & Lumber Materials, Food-Beverage Sales	N	N	C5	N	N	Y	Y
Appliance-Equipment Repair Facilities, Vehicle Wash	N	C3	C5	N	C4	Y	Y
Shopping Malls, Shopping Centers, Home Improvement Centers	N	N	C5	N	N	C6	Y
Banks, Financial Institutions	N	N	C5	N	N	C6	Y
Gasoline Service Stations	N	N	Y	N	N	Y	Y
Modular Self-Storage Facilities, Mini Storage Units	N	C3	C5	N	C2	Y	Y
Personal Health Clinics, Well-Being & Care Facilities	N	N	C5	N	N	Y	Y
Motels, Hotels, Bed & Breakfast	N	N	C4	N	N	C6	Y
RV Parks, Camping Areas	N	N	C4	N	N	Y	Y
Mass Transit Facility / Depot	N	N	C5	N	Y	C6	Y
Broadcast Studios	N	N	Y	N	N	Y	Y
Commercial Industrial, Manufacturing & Warehousing							
Manufacturing Facilities, Industrial Plants, Warehousing	N	N	C5	N	C4	C6	Y
Warehouse, Wholesale, Distribution	N	C3	C5	N	C4	C6	Y
Heavy Industrial/Manufacturing	N	N	C5	N	N	C6	Y
Light Industrial/Manufacturing	N	C3	C5	N	C4	C6	Y
Petroleum and Chemical Product Dealers-Bulk Storage	N	N	C1,2	N	N	C6	Y
Mining- Sand, Gravel, Fill Dirt	N	N	C1,2	N	N	C1,2	C1,2

*Note: Reference Williamsburg Regional Airport Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport.

EXHIBIT 1

Matrix Table Key (Abbreviations)
<u>(Y) Permitted Use:</u> The associated land use groups are at a level of intensity or density, or location, which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use.
<u>(C) Conditional Use:</u> The associated land use groups are at a level of intensity or density, or location, which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use, contingent upon attainment of conditions presented (See Conditional Uses Below). 1 - Allowed only if use does not interfere with normal Airport operations (as defined by the FAA/SCAC). 2 - Prohibits uses that constitute a hazard to flight, including but not limited to tall physical objects, glare, dust, or other visual or electric interference to a pilot and aircraft, and uses that may attract hazardous wildlife. 3 - Use intensity restricted to 5 or less persons per acre. 4 - Use intensity restricted to 15 or less persons per acre; or equivalent per household. 5 - Use intensity restricted to 25 or less persons per acre in structures/buildings; and 50 or less persons per acre outdoors. 6 - Use intensity restricted to 100 or less persons per acre. 7 - Residential land uses permitted, with Residential Fair Disclosure required. 8 - No more than 1 dwelling unit per half-acre.
<u>(N) Prohibited Use:</u> The associated land use groups are at a level of intensity or density, or location, which presents a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use.

SECTION 62

Other Land Use Requirements

New residential subdivisions located within Airport Land Use Zones B1, B2, C1, C2 and/or D require a Residential Fair Disclosure statement in the purchase contract or rental agreement upon the selling or renting of a residential structure. Residential Fair Disclosure should state:

“This subject property and residential structure considered for purchase or rental, located at [insert physical address], is situated within 10,000’ of the Williamsburg Regional Airport. Information regarding Williamsburg Regional Airport can be received from the Williamsburg County Building and Codes Enforcement Department, upon request.”

Future applications made to Williamsburg County requesting approval of manmade structures, which also require filing a notice with the FAA as per Part 77, §77.9, of Title 14 of the Code of Federal Regulations, or in successor federal regulations, shall first submit a FAA form 7460-1, “Notice of Proposed Construction or Alteration”, to the FAA for a review of impacts to airspace in the vicinity of the Airport, prior to placing of the request on the Planning Commission meeting agenda. If the FAA determines an adverse impact to the Airport’s airspace may occur, including but not limited to increased instrument procedural minima, FAA decision should serve as governing height limitation for such a man-made structure.

In addition, the Building and Codes Enforcement Department in conjunction with SCAC must satisfy the requirements of Title 55 with regards to compatible land use within Zones B1, B2, C1, C2, D, and E.

ARTICLE VII – NONCONFORMITIES

SECTION 70

Nonconforming Uses – Regulations Not Retroactive

This regulation shall not be construed to require the alteration of any lot or removal, lowering, or other change or alteration of any structure not conforming to the regulations as of the effective date of this ordinance, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, or intended use of any property or structure for which the construction or alteration was started or for which a building permit was acquired prior to the effective date of this ordinance.

Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure is hereby required to allow the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the FAA to indicate to the operators of aircraft in the vicinity of the airport the presence of such obstruction. Such markers and lights

shall be installed, operated, and maintained at the expense of Williamsburg Regional Airport. Reference FAA Advisory Circular 70-7460-1K, or successor advisory circulars, for further guidance.

SECTION 71

Existing Structures

Except as specifically provided in this section, it is not permissible for any person to engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation. Physical alteration of structures or the placement of new structures on open land is unlawful if they result in an increase in the total amount of ground footprint or height devoted to a nonconforming use or greater nonconformity with respect to land use limitation.

Unfit Structures: In accordance with Ordinance No. 2003-003, Section 5. Whenever the County Supervisor or his designated representative finds that there exist in the County a nonconforming structure that is unfit for human habitation and/or other use due to (a) dilapidation, (b) defects increasing the hazards of fire, accidents or other calamities, (c) lack of ventilation, light or sanitary facilities, or (d) other conditions rendering such structure unsafe or unsanitary, dangerous or detrimental to the health, safety or morals or otherwise inimical to the welfare of the citizens of Williamsburg County, the County Supervisor or his designated representative may, upon the approval of a majority of the members of Council, exercise the County's police powers to repair, close or demolish any such structure and no permit shall be granted that would allow such structure to otherwise deviate from the height and land use regulations.

Temporary Structures: Temporary structures constructed or erected incidental to a development, and solely used for the designated purpose, can only remain while needed and for a maximum of one year.

ARTICLE VIII – PERMIT REQUIREMENTS

SECTION 80

Permits Required – Existing Uses

Before any existing use or structure may be replaced or substantially altered within any area of the Airport Height or Land Use Restriction Zones, a permit shall be secured authorizing such replacement, change or repair. No such permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use when the application for a permit is made. Except as indicated, all applications for a permit for replacement change or repair of an existing structure shall be granted.

SECTION 81

Permits Required – Future Uses

No change shall be made in the use of land or increasing or establishing a structure unless a permit therefore shall have been applied for and granted by the County Building Official. Each application shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use or structure would conform to the regulations prescribed in this ordinance. No permit for a use inconsistent with the provisions of this ordinance shall be granted unless a variance has been approved by the Building and Codes Enforcement Department and the Planning Commission.

The Williamsburg County Building Official shall not issue a building permit for the construction of any new structure within the Height Restriction Zones or Use Restriction Zones established in SECTIONS 50 and 60, and as depicted on the Williamsburg Regional Airport Airspace and Land Use Zones Map as maintained by the Williamsburg County Building and Codes Enforcement Department and Williamsburg Regional Airport, unless approved by the Williamsburg County Building and Codes Enforcement Department and the County Planning Commission.

No permit of any type shall be issued for any development, building permit or activity subject to parcel areas underlying Airport Land Use Zone A and Zone B1 herein defined, until the Williamsburg Regional Airport has an opportunity to be awarded an aviation easement by the property owner(s) in a form prescribed by the Airport Manager, and as recorded in a form acceptable to Williamsburg County.

SECTION 82

Permit Applications

A permit application, as required per SECTION 80, shall accompany a preliminary plat to contain the information as indicated by the Williamsburg County Building and Codes Enforcement Department. A non-refundable application fee as per the current Williamsburg County Building and Codes Enforcement Department fee schedule shall be submitted with the permit application.

SECTION 83

Review by County Planning Commission

No permit regulated by this ordinance shall be issued by the Building Official unless approved by the County Planning Commission, or its designee.

SECTION 84

Violations

Every permit issued shall become invalid (expired) unless the work authorized commences within 180 days after permit issuance or if there is a period of inactivity on a permit of 180 days. The Building Official is authorized to grant

one or more extensions of 180 Days upon application by the owner/subdivider/developer. The Building Official may periodically inspect the structure(s) and land use to determine continued compliance with this ordinance. If the land use or obstruction is in violation, the Building Official shall advise the owner in writing of the violations and of action necessary to bring the obstruction or land use into compliance. Failure by the owner to correct violations within 120 days of notification shall constitute grounds for revocation of the permit.

SECTION 85 Revocation of Permit

Valid permits may be revoked by the Building Official for any of the following reasons:

- (1) Incorrect or misrepresented information on the permit application.
- (2) Failure to construct structure in accordance with application and permit.
- (3) Any other violation of this ordinance.

In the event the permit is revoked, the Building Official shall advise the owner in writing of the status of the permit, the action necessary to correct the violation and of the enforcement techniques available to the County to remedy continued violation. When the Building Official determines that the structure or land use has been brought back into compliance with this ordinance, the Building Official shall reinstate the permit.

ARTICLE IX – LEGAL PROVISIONS

SECTION 90 Enforcement

The ordinance may be enforced by any one or more of the remedies authorized by the South Carolina Code of Laws, Title 55, Sections 55-9-250, 55-9-260, 55-9-280, 55-9-300, 55-9-320, and 55-9-330.

SECTION 91 Complaints

Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint with the Building Official stating the cause and basis for the complaint. The Building Official shall record the complaint, investigate and take such action as may be necessary to enforce this ordinance.

SECTION 92 Severability

Should any section or provision of this ordinance be declared by the courts to be invalid for any reason, such declaration shall not affect the ordinance as a

whole, or any part thereof other than the part so declared to be invalid.

SECTION 93 Amendment

Petitions for amendment may be filed with the Williamsburg County Building and Codes Enforcement Department by any citizen of the County, the Williamsburg County Planning Commission or Council.

SECTION 93.1 County Council Review

The provisions and requirements of this ordinance may be amended by the County Council according to the procedure set forth:

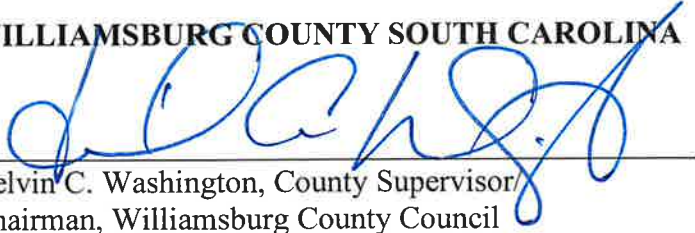
(1) County Planning Commission Review - No amendment shall become effective unless it shall have been proposed by or shall have been reviewed by the Planning Commission. The Planning Commission shall have 45 days in which to review the proposed amendment and to make recommendation to the County Council. If the Planning Commission, or designee, fails to report to the Council within 45 days, it shall be deemed to have approved the proposed amendment.

(2) County Council Review - No amendment shall become effective until after being adopted by the County Council.

SECTION 94 Effective Date

This ordinance shall become effective and be in full force from and after the 23rd day of September, 2026. Adopted by the Williamsburg County Council on 22nd day of September, 2026.

WILLIAMSBURG COUNTY SOUTH CAROLINA


Kelvin C. Washington, County Supervisor/
Chairman, Williamsburg County Council

ATTEST:


Tammie Epps-McClary, Clerk To Council

First Reading: August 18, 2026
Second Reading: September 8, 2026
Public Hearing: September 22, 2026
Third Reading: September 22, 2026