

**AN ORDINANCE
APPROVING THE COMPREHENSIVE PLAN REVIEW, MAKING CERTAIN MINOR
CHANGES TO THE ADOPTED PLAN, INCLUDING PROPOSED REVISIONS TO
THE FUTURE LAND USE MAP**

WHEREAS, The South Carolina Local Government Comprehensive Planning Enabling Act requires a local government to review its Comprehensive Plan periodically; and

WHEREAS, the Planning Commission has completed the Comprehensive Plan review, which included updating data, revising land use categories, and recommending changes to the Future Land Use Map; and

WHEREAS, the Planning Commission has passed a Resolution recommending that Council adopt the revised Comprehensive Plan; and

NOW, THEREFORE, be it ordained, by the Mayor and City Council in Council assembled, that the City of North Charleston hereby adopts the reviewed Comprehensive Plan, including the revised Future Land Use Map, a copy of which is attached and incorporated herein, to guide the development and redevelopment of the City and for all other purposes authorized by law.

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this 28th day of July, in the Year of Our Lord, 2016, and in the 240th year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:


LEGAL COUNSEL


ELLEN CLARK, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of July 28, 2016

Date: July 26, 2016

Item Title: Ordinance – Final Reading
Approving the Comprehensive Plan Review, Making Certain Minor Changes to the Adopted Plan, including Proposed Revisions to the Future Land Use Map

Submitted by: Planning Commission

Contact Person: Gwen Moultrie, Zoning Administrator, 740-2572

SUMMARY EXPLANATION:

State law requires that the Comprehensive Plan be reviewed periodically. The Planning Commission recently concluded its review of the Plan, which had been updated as to Census figures, housing numbers, infrastructure plans, and City projects. It should be noted that no new goals or objectives were identified as a part of the plan review, as this is only an update to the existing plan. Based on this review, minor changes to the Future Land Use categories are proposed, as are changes to the Future Land Use Map to be consistent with the proposed changes to the categories and to address some recurring issues with the Map.

The proposed changes to the Future Land Use Map fall into several broad categories:

- Reassigning “Conservation” areas which consist of developable land (as there is no corresponding zoning category);
- Reassigning appropriate areas to the proposed “Transportation/Utilities” category;
- Reassigning some office uses to the proposed “Suburban Office” category and some from “Limited Commercial”;
- Reassigning some planned development districts to categories which correspond to their intended uses;
- Reassigning identified parks to the “Parks and Recreation” category; and
- Other minor cleanups.

The revised plan, including the proposed Future Land Use Map, is available here:

<http://tinyurl.com/comp-plan-2016>.

The proposed plan has been available online since mid-April and a link was provided in the City’s Facebook feed. Notice was sent to the neighborhood presidents, the Planning Commission, and City Council. City staff held a public meeting on May 5, 2016, to review the revised plan with interested citizens. Approximately 16 residents attended. A summary of the comments received is provided at the above link.

At the Planning Commission meeting, two speakers spoke in favor of making an additional change to the proposed Future Land Use Map with regard to a specific property.

STAFF RECOMMENDATION:

Staff recommends approval.

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

On May 9, 2016, the Planning Commission unanimously recommended approval of the changes to the plan, including the revised Future Land Use Map (6-0-0).

COUNCIL COMMITTEE RECOMMENDATION:

On July 21, 2016, the Public Safety Committee voted to recommend approval of the Ordinance as presented. (11-0-0)

COUNCIL ACTION:

On July 14, 2016, the City Council held a first reading and a public hearing and referred this item to the Public Safety Committee for further review and a recommendation.

___ Resolution Ordinance ___ Contract ___ Minutes ^{Exhibits} Plan/Map ___ Transfer of Funds ___ Other