

AN ORDINANCE

ADOPTING THE PRIME NORTH CHARLESTON COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP

Whereas, City Council adopted a comprehensive plan for the City of North Charleston in 1996, with a ten-year update in adopted in 2008; and

Whereas, the City of North Charleston Planning Commission found it necessary and appropriate, in accord with the SC Local Government Comprehensive Planning Enabling Act, to conduct a ten-year update of the City of North Charleston Comprehensive Plan to meet changing conditions and recommended approval by Resolution 2020-001 to adopt the PRIME North Charleston Comprehensive Plan; and

Whereas, the City of North Charleston will consider adoption of the PRIME North Charleston Comprehensive Plan, hereinafter referred to as “the Comprehensive Plan” to provide a coordinated and comprehensive plan of long-term goals, objectives, and priorities that will guide future development of North Charleston for the next twenty years; and

Whereas, the PRIME North Charleston Comprehensive Plan addresses all of the planning elements required by Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as follows: population, housing, economic development, cultural and natural resources, community facilities, land use, transportation, and priority investment areas.

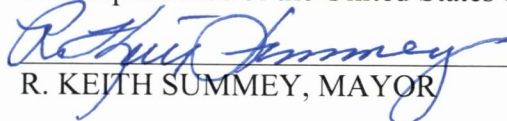
Whereas, a public hearing was held June 11, 2020 to consider public comments on the plan during a meeting of the Mayor Council.

Now, therefore be it resolved by the City of North Charleston Mayor and Council that, having met the requirements of Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the PRIME North Charleston Comprehensive Plan, Future Land Use Map, and all associated appendices be hereby adopted.

Be it further resolved that the PRIME North Charleston Comprehensive Plan shall be utilized by City Council, the North Charleston Planning Commission and all City of North Charleston departments, agencies and officials as the official guide in making decisions concerning growth and development within the City of North Charleston.

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

Ordained in City Council this 25th day of June, 2020 in the year of our Lord, and in the 243rd year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL

ATTEST:


SANDY L. BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of June 25, 2020

DATE: June 19, 2020

ITEM TITLE: Ordinance - Final Reading
An Ordinance Approving the updated Comprehensive Plan, Known As
“Prime North Charleston”, Creating a Framework to Guide Investment and
Growth in the City Over the Next Ten Years, and Adopting a New Future
Land Use Map

SUBMITTED BY: Gwen Moultrie, Zoning Administrator

CONTACT PERSON: Gwen Moultrie, Zoning Administrator, (843) 740-2572

SUMMARY EXPLANATION:

Beginning in fall of 2018, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), staff and the Planning Commission Comprehensive Plan Committee initiated the process of preparing the ten-year update of the Comprehensive Plan. Five public sessions were held along with online surveys, generating over 1000 responses and input to integrate and incorporate into the plan. Along with the public input, the Committee, staff and BCDCOG met with various community stakeholders and analyzed a range of data about all aspects of the City to begin drafting the plan. Utilizing the data, public responses and stakeholder input, the PRIME North Charleston Comprehensive Plan was drafted and prepared for consideration.

The PRIME North Charleston Comprehensive Plan provides a vision of the City as a sustainable and resilient community based on four guiding principles:

- Livability and Quality of Life – Ensuring a high quality of life city-wide, enhancing and connecting communities and building well-designed neighborhoods, encouraging infill and redevelopment, and providing accessible new gathering places within communities throughout the City;
- Sustainable Growth and Resiliency – Balancing growth impacts with the needs of the environment to ensure sustainability and resiliency;
- Economic Opportunity – Supporting a vibrant and diversified economic climate that provides a range of employment opportunities, retains existing businesses and attracts new businesses; and
- Mobility and Connectivity – Connecting residents and visitors with employment, shopping, educational institutions and activity centers through safe and efficient multi-modal regional transportation systems.

Throughout the month of February 2020, staff presented and provided an opportunity for comment during five public sessions held throughout the City as well as hosted an online survey on the PRIME North Charleston Comprehensive Plan. Over 125 people attended the public meetings and 65 survey responses were received, with a majority agreeing to the vision and guiding principles of the plan. Attached is a summary of the comments received during the meetings, as well as the results of the most recent survey. All input received during the process can be found in Appendix II of the draft plan.

STAFF RECOMMENDATION:

After public hearing, approval of the attached Ordinance, adopting the PRIME North Charleston Comprehensive Plan and Future Land Use Map.

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

On June 8, 2020, the Planning Commission voted unanimously to recommend approval of the Resolution to forward and approve the Comprehensive Plan to City Council (5-0-0), contingent upon an update to the Future Land Use Map Changing the Singing Pines area from "Mixed Use" to "Traditional Neighborhood".

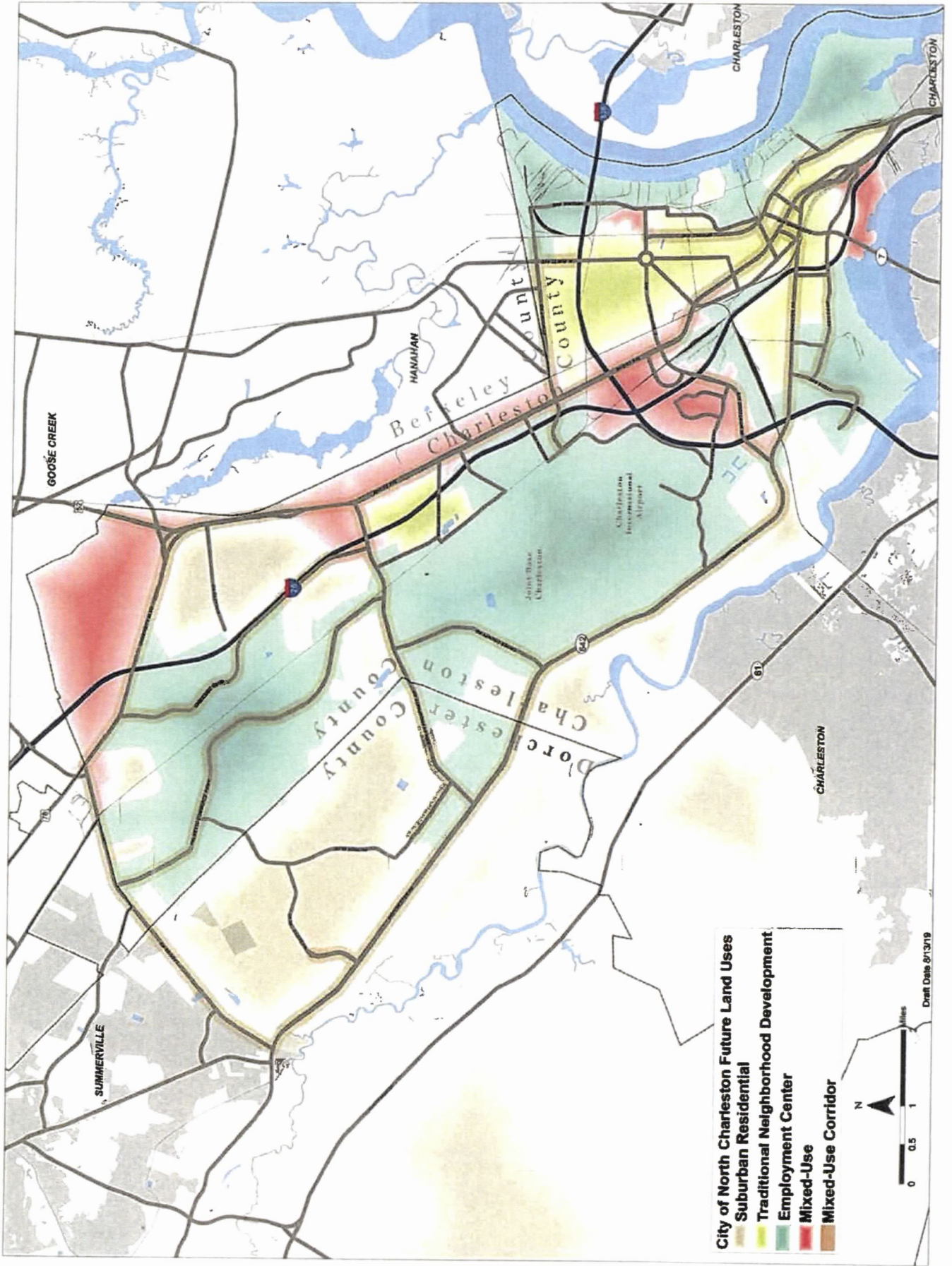
COUNCIL COMMITTEE RECOMMENDATION:

On June 18, 2010, the Public Safety Committee voted unanimously to recommend approval (9-0-0).

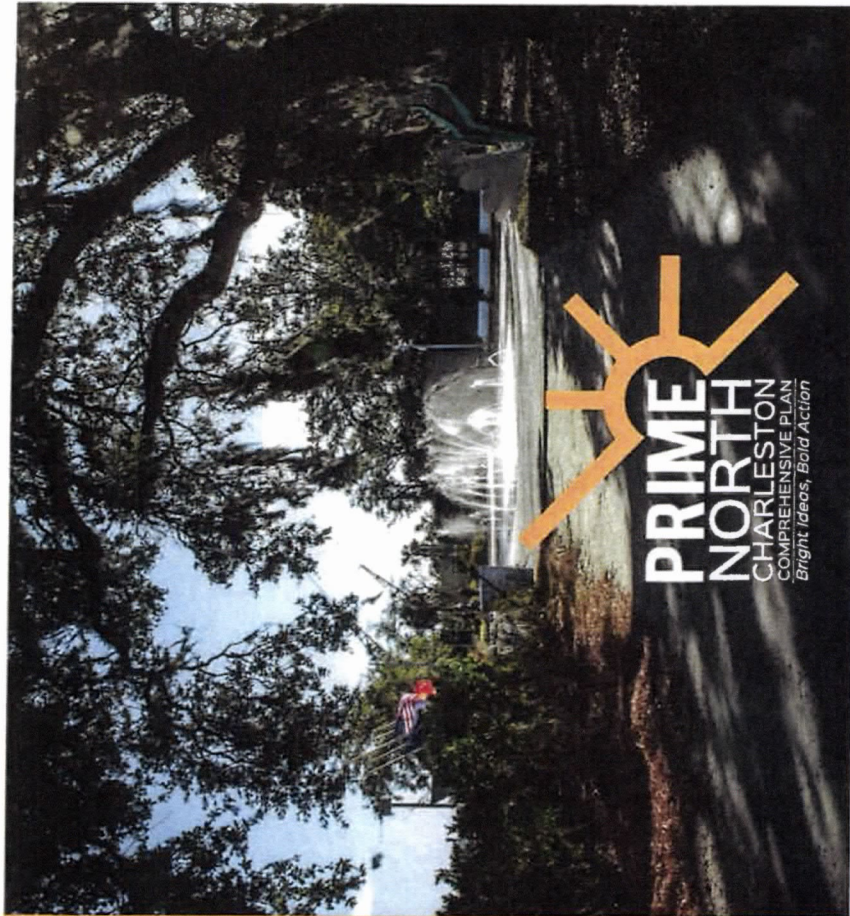
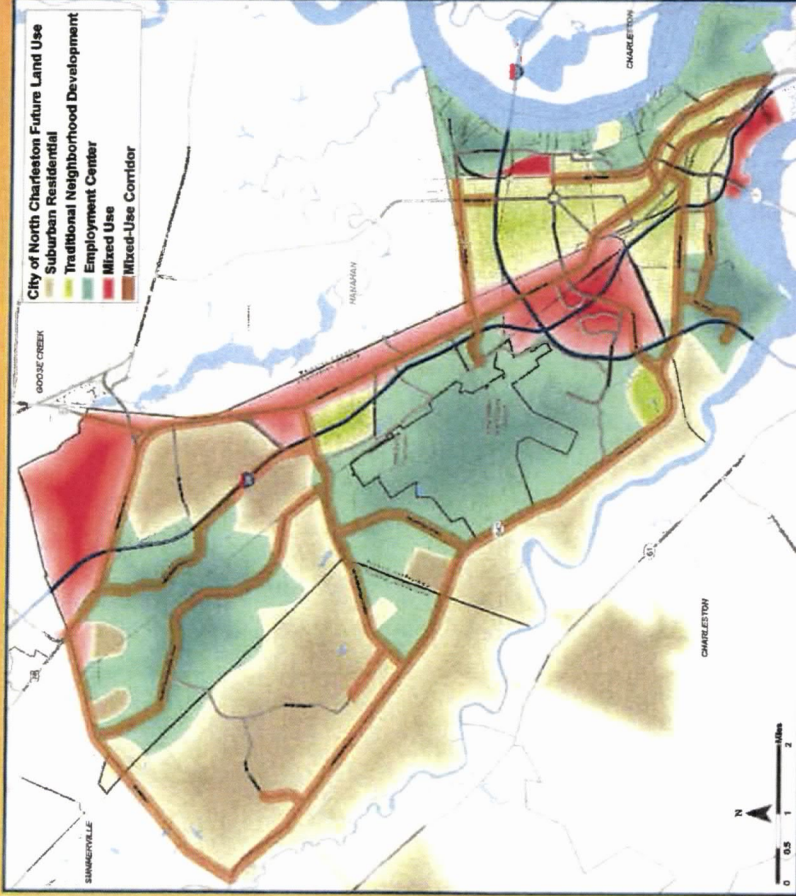
COUNCIL ACTION:

On June 11, 2020 Council gave the item first reading, held a public hearing, and referred to the Public Safety Committee.

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



PROPOSED FUTURE LAND USE MAP



FOR MORE INFORMATION CONTACT:

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VISION FOR OUR CITY

The City of North Charleston envisions its future as a sustainable and resilient community...
 ...where the quality of life is enhanced by connected communities and equitable access to gathering places;
 ...where growth and development have been planned to respect natural systems and connect its people to nature;
 ...where a vibrant and diversified economy provides employment opportunities to all residents;
 ...where residents and visitors can move around and connect with necessary goods, services and activities using diverse transportation options.

INTRODUCTION:

Over the past 18 months the City has collaborated with residents and stakeholders to identify goals and strategies to support the Prime North Charleston vision. These goals and strategies have been categorized under four guiding principles that describe the Plan's objectives.



- 1. Livability and Quality of Life:**
As the City grows, ensure a high quality of life city-wide by enhancing and connecting communities and building well-designed neighborhoods, encouraging infill and redevelopment and providing accessible new gathering places within communities throughout the City.
- 2. Sustainable Growth and Resiliency:**
Balance growth impacts with the needs of the environment to ensure sustainability and resiliency.
- 3. Economic Opportunity:**
Support a vibrant and diversified economic climate that provides a range of employment opportunities, retains existing businesses and attracts new businesses.
- 4. Mobility and Connectivity:**
Connect residents and visitors with employment, shopping, educational institutions and activity centers through safe and efficient multi-modal/regional transportation systems.

Prime North Charleston goals seek to accommodate growth and all types of land uses with developments and projects that enhance the quality of life for all residents. Guiding growth to follow the development objectives defined for the five land use areas described below will incrementally contribute to the protection an expansion of green spaces, expanded and more affordable housing options, access to economic opportunity, and greater connectivity and mobility for residents.

Suburban Residential

The Suburban Residential designation is applied to areas where the City intends to sustain lower-density neighborhoods. The principal use of land within these designated areas is low-density, single-family residential development with large yards and open space. Multi-family development and commercial uses, in proximity to designated Mixed-Use Corridor future land use areas are compatible within the SR designated areas as well. Appropriate land uses include: Single-family residential detached housing, manufactured homes, open space, civic and recreation facilities, and mixed-uses depending on the surrounding uses.



Traditional Neighborhood

The Traditional Neighborhood designation is applied to areas of the City to provide for and/or sustain higher-density neighborhoods with smaller lots and a mix of housing types. Principal use of land in this designation is mixed residential typical of urban neighborhoods, including single-family residential development on smaller lots, attached residential structures such as duplexes and townhomes, and small-scale multi-family development. Where opportunities for infill and redevelopment exist, new communities should strive to include walkable neighborhood units within the development, in addition to appropriately-scaled commercial uses.



Mixed Use

The Mixed Use designation is established to sustain a mixture of commercial and residential land uses located within close proximity to one another. Uses may be combined within a parcel and/or stacked within a structure. New development in the Mixed Use areas should be designed to be compact, incorporating a system of open space including interconnected trails or sidewalks that provide access to parks, recreation, and open space areas as well as commercial services. Appropriate uses include office, retail, multi-family, and light industry (manufacturing and assembly).



Mixed-Use Corridor

The Mixed-Use Corridor designation is to provide for commercial, retail, office and higher-density housing adjacent to principal transportation corridors throughout the City. These areas are intended to promote development of mixed-uses that will enhance access to a wider range of services for nearby neighborhoods. Appropriate uses include office, retail, multi-family and light industry (manufacturing and assembly).



Employment Center

The Employment Center designation is for large-scale office and industrial uses developed for a major employer or cluster of employers with a mix of supporting or ancillary uses, such as restaurants, hotels and limited service retail. Employment Center areas create a commerce-focused environment and generally benefit from proximity to one another, with ease of access to supportive services and residential areas to relieve congestion. Appropriate land uses include office, light industry (manufacturing and assembly), ancillary retail services for employees, commercial services, accommodations and public/institutional uses. Multi-family uses may also be compatible depending on the surrounding land uses and when sufficiently set back from industrial uses. Within the Employment Center designation, heavier industrial uses are also appropriate where in close proximity to freight and rail corridors, provided there is adequate separation from residential uses.

