

1.0 INTRODUCTION



The purpose of the existing conditions document is to provide an objective assessment of data and information that serves as a baseline of conditions in the City of North Charleston. The data collected established a foundation to guide the development of the North Charleston Comprehensive Plan – PRIME North Charleston. Proper planning ensures that people, businesses, and the natural environment can coexist and thrive together. The development of this Existing Conditions assessment began the planning process to forecast twenty years into the future.

As laid out in Article 3 of the South Carolina Local Government Comprehensive Planning Enabling Act, a local comprehensive plan must include the following elements:

1. Population
2. Housing
3. Economic Development
4. Natural Resources
5. Cultural Resources
6. Community Facilities
7. Transportation
8. Land Use
9. Priority Investment

The priority investment element is prepared based on the assessment of needs and establishment of goals and strategies to implement the plan. It is the only element that is not included within the existing conditions assessment. The existing conditions assessment provides a snapshot of where the City is with regards to the aforementioned elements, along with current development patterns, and provided the supporting technical data to aid the writing of the remainder of the Comprehensive Plan.

