

ORDINANCE NO. 2005-15
ADOPTING THE 2005 COMPREHENSIVE PLAN
IN ACCORDANCE WITH THE
CODE OF LAWS OF SOUTH CAROLINA,
TITLE 6, CHAPTER 29, ENTITLED
"COMPREHENSIVE PLANNING ENABLING ACT OF 1994,"
FOR THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA

WHEREAS, the Code of Laws of South Carolina, Title 6, Chapter 29, entitled "Comprehensive Planning Enabling Act of 1994," Article 3, entitled Local Planning-The Comprehensive Planning Process," Section 6-29-510, entitled "Planning process; elements; comprehensive plan," states:

- "(A) The local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.
- (B) Surveys and studies on which planning elements are based must include consideration of potential conflicts with adjacent jurisdictions and regional plans or issues.
- (C) The basic planning process for all planning elements must include, but not be limited to:
- (1) inventory of existing conditions;
 - (2) a statement of needs and goals; and
 - (3) implementation strategies with time frames.
- (D) A local comprehensive plan must include, but not be limited to, the following planning elements:
- (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
 - (2) an economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;

- (3) a natural resources element which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
 - (4) a cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
 - (5) a community facilities element which considers transportation network; water supply, treatment, and distribution; sewage system and waste water treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
 - (6) a housing element which considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing; and
 - (7) a land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped.
- (E) All planning elements must be an expression of the planning commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. The planning elements whether done as a package or in separate increments together comprise the comprehensive plan for the jurisdiction at any one point in time. The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years."

WHEREAS, on September 18, 1995, the Mayor and City Council adopted the Comprehensive Land Use and Development Plan pursuant to the Comprehensive Planning Enabling Act of 1994 as recommended by the North Augusta Planning Commission, which included all the required elements except the Cultural and Natural Resources elements; and

ORDINANCE ADOPTING THE
2005 COMPREHENSIVE PLAN
Page 3

WHEREAS, on May 17, 1999, the Mayor and City Council adopted the Cultural and Natural Resources Elements and the North Augusta Capital Improvement Program, 1998-2001, of the Comprehensive Land Use and Development Plan as recommended by the North Augusta Planning Commission; and

WHEREAS, pursuant to Section 6-29-510 (E) of the Code of Laws of South Carolina, the comprehensive plan, including all elements of it, must be updated at least every ten years; and

WHEREAS, the North Augusta Planning Commission, following due process of law and public input, on August 4, 2005, by a unanimous vote, adopted the 2005 Comprehensive Plan and a recommendation that said Plan be adopted by Mayor and City Council; and

WHEREAS, On September 19, 2005 the Mayor and City Council, following due process of law, held the public hearing required by Section 6-29-530 of the Code of Laws of South Carolina.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The proposed 2005 Comprehensive Plan as adopted and recommended by the North Augusta Planning Commission with any amendments thereto is hereby adopted as the official Comprehensive Plan for the City of North Augusta.
- II. The 2005 Comprehensive Plan and all accompanying maps and appendices are attached hereto and made a permanent part of this Ordinance.
- III. This Ordinance shall become effective immediately upon its adoption on third and final reading.
- IV. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

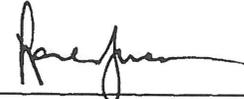
ORDINANCE ADOPTING THE
2005 COMPREHENSIVE PLAN
Page 4

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS
19th DAY OF December, 2005.

First Reading 9/19/05

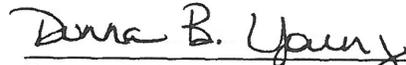
Second Reading 12/5/05

Third Reading 12/19/05



Lark W. Jones, Mayor

ATTEST:



Donna B. Young, City Clerk