

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT REGULATIONS GOVERNING THE DEVELOPMENT OF LAND IN UNINCORPORATED UNION COUNTY, HEREBY REFERRED TO AS THE UNION COUNTY LAND DEVELOPMENT REGULATIONS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

WHEREAS, in accordance with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, and in particular, Title 6, Chapter 29, Article 3 of the Code of Laws of South Carolina 1976, as amended (the "Act"), Union County is required to adopt a comprehensive plan and from time-to-time, update its comprehensive plan; and

WHEREAS, Union County Council recognizes that it is necessary and prudent to comprehensively plan for the long term coordination of public facilities and services, housing, health, education, public utilities, transportation infrastructure, and economic development resources for Union County; and

WHEREAS, Union County Council further recognizes and acknowledges that it is necessary and prudent to comprehensively plan for the harmonious, orderly, and progressive development of land within the unincorporated Union County; and

WHEREAS, Union County Council further recognizes that the health, safety, aesthetics, and general welfare of Union County are dependent on orderly and sustainable growth; and

WHEREAS, Union County Council adopted a comprehensive plan in 2021, including all required planning elements which as a whole summarize an expression of the planning commission recommendations to the County Council 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; and

WHEREAS, the Act specifies that when at least the community facilities element, the housing element, and the priority investment element of the comprehensive plan have been adopted by the County Council, the planning commission may prepare and recommend to the County Council for adoption regulations governing the development of land within the county; and

WHEREAS, these regulations may provide for the harmonious development of the county; for coordination of streets within subdivision and other types of land developments with other existing or planned streets or official map streets; for the size of blocks and lots; for the dedication or reservation of land for streets, school sites, and recreation areas and of easements for utilities and other public services and facilities; and for the distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience, appearance, prosperity, or the general welfare; and

WHEREAS, Union County Council has determined that the Land Development Regulations set forth herein encapsulate the above-stated goals and needs.

NOW THEREFORE, BE IT ORDAINED by the County Council of Union County, South Carolina, in meeting duly assembled that:

1. The Union County Land Development Regulations, attached to this ordinance as Exhibit A and incorporated into this ordinance by reference, is adopted and approved. The Union County Land Development Regulations hereby supersede Chapter 25 of the Union County Code of Ordinances in its entirety.

2. The Union County Land Development Regulations apply in the unincorporated areas of Union County.
3. If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected.
4. To the extent this ordinance contains provisions that conflict with provisions contained in the Union County Code of Ordinances or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.
5. This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

DRAFT

AND IT IS SO ORDAINED, this _____ day of _____, 2022.

UNION COUNTY, SOUTH CAROLINA

Chair of County Council and Supervisor
Union County, South Carolina

ATTEST:

Linda Jolly, Clerk to Council

First Reading: _____
Public Hearing: _____
Second Reading: _____
Third Reading: _____

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Exhibit A to Ordinance No. _____

Union County Land Development Regulations

See attached.

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