

Eastover Code of Ordinances

Article 6: Land Use

Ordinance

6-1001

TOWN OF EASTOVER
SOUTH CAROLINA

ORDINANCE NO. 6 – 2001

AN ORDINANCE TO PROVIDE FOR THE TOWN OF EASTOVER
PLANNING COMMISSION AND TO REPEAL ALL ORDINANCES
AND/OR RESOLUTIONS IN CONFLICT HEREWITH

Adopted June 4, 2001

Proposed Ordinance Number 6 – 2001
Introduced by: Mayor Christopher K. Campbell, Sr.

Town of Eastover

AN ORDINANCE TO PROVIDE FOR THE TOWN OF EASTOVER A PLANNING
COMMISSION AND TO REPEAL ALL ORDINANCES AND/OR RESOLUTIONS IN
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AN ORDINANCE TO PROVIDE FOR THE TOWN OF EASTOVER A PLANNING
COMMISSION AND TO REPEAL ALL ORDINANCE AND/OR RESOLUTIONS IN
CONFLICT HEREWITH

Be it Ordained by the Town Council of the Town of Eastover, South Carolina, in order to guide and accomplish a coordinated and harmonious development of the municipality which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, that the Town of Eastover Planning Commission, hereinafter referred to as the Planning Commission, is hereby created and established as authorized by South Carolina Code Section 5-29-320, an amended, and that such Planning Commission shall be organized, empowered and governed by the following provisions:

Section 1. MEMBERSHIP

The Planning Commission Shall Consist of five (5) members to be appointed by Town Council of the Town of Eastover. The terms of Office of the members shall be four years, except that, of the five members first appointed, one (1) shall be appointed for a period of one year; and one (1) for two years; one (1) for three years; and two (2) for four years. Any vacancy in membership shall be filled for the unexpired term by the Town Council and the Town Council shall also have the authority to remove any member of cause, on written charges, after a public hearing. All members shall serve without compensation but may be reimbursed for actual expenses incurred in connection with their official duties.

Section 2. ORGANIZATION, MEETINGS, RULES, STAFF AND FINANCES

The Planning Commission shall elect a Chairman and Vice-Chairman from among its members. The term of the Chairman and other officers shall be one year with eligibility for re-election.

It shall appoint a secretary who may be an officer or an employee of the governing authority or of the planning Commission. The Commission shall adopt rules for the Transaction of business and shall keep a record of its recommendations, transactions, findings and determinations; and shall meet at the call of the Chairman and at such times as the Chairman or Commission at which official action is taken shall be open to the public and all records of the commission shall be a public record. The expenditures of the

Commission, exclusive of gifts, shall be within the amount appropriated for said purposes by the Town Council.

Should any member miss three consecutive meetings without a valid excuse, the town Council shall be notified that a vacancy exists and to proceed with the selection of a new appointment.

Section 3. GENERAL POWERS AND DUTIES

From and after the time when the Planning Commission shall have organized and selected its officers and shall have adopted its rules of procedure, then said Commission shall have all the powers, duties and responsibilities set forth in South Carolina Code Title 6, Chapter 29 Section 6-29-310, and as amended.

In general, the Planning Commission shall have the power to:

1. Prepare and revise periodically a Comprehensive Plan and program for the Development of Eastover.
2. Prepare and recommend for adoption to Town Council as a means for implementing the plan and program:
 - (a) Zoning Ordinance for the subdivision of land and appropriate revisions thereof within its jurisdiction, and administer the regulations that may be adopted;
 - (b) Regulations for the subdivision of land and appropriate revisions thereof within its jurisdiction, and to administer the regulations that may be adopted;
 - (c) An official map and appropriate revision thereof showing the exact location of existing or proposed public street, highway and utility right-of-way and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within such rights-of-way, building sites or open spaces within its political jurisdiction or a specified portion thereof;
 - (d) A capital program for the Town based on the Comprehensive Plan and the capital improvements necessary to implement the Plan. Such a capital program shall include an annual capital budget based on estimates of the cost of proposed projects and the means of financing them. The Commission shall submit the capital program, including the capital budget to the Town as directed.
3. Establishing principles and policies for guiding in the development of the area.

4. Preparing and recommending to the Town Council for adoption of Ordinances promoting orderly development in accordance with the Comprehensive Plan, other than those previously mentioned.
5. Determining whether specific proposed developments conform to the principles and requirements of the comprehensive plan for the growth and improvement of the area.
6. Reviewing and recommending to the Town Council any needed changes in the Zoning Ordinance and the Map of the Town of Eastover, as well as the Subdivision Regulations, Official maps, and other codes, ordinances, and control related to the municipality's development.
7. Keeping the Town Council and the general public informed and advised as to these matters.

Section 4. REPEAL AND DATE TO EFFECT

All Ordinances and/or Resolutions in conflict herewith are hereby repealed, and this Ordinance shall take effect from and after its passage, this 4th day of June 2001, the public welfare of the Town of Eastover, South Carolina, demanding it.

Section 5. VALIDITY

Should any section, or provisions of this Ordinance be declared unconstitutional or invalid for any reason, such declaration shall not effect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

ATTEST: *Carole Silvia Zedler*
TOWN CLERK

Christopher K. Campbell
MAYOR

First Reading: April 2, 2001

Second Reading: May 7, 2001

Public Hearing: June 4, 2001

Adopted: June 4, 2001