
STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2022- 1831

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 4.84 ACRES (TM# 0013-00-024.00) LOCATED AT 4263 DOBY'S BRIDGE ROAD, INDIAN LAND, FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO INSTITUTIONAL (INS) DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) King's Mountain Self-Storage, LLC, c/o Jim Kittridge, applied to rezone a parcel of property (TM# 0013-00-024.00) owned by King's Mountain Self-Storage, LLC, totaling 4.84 acres, more or less, located at 4263 Doby's Bridge Road, Indian Land, from Low Density Residential (LDR) District to Institutional (INS) District.

(b) On September 20, 2022, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 4-0 vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development." The proposed INS District is compatible with the comprehensive plan and with surrounding zoning designations.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Low Density Residential (LDR) District to Institutional (INS) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (0013-00-024.00)

Section 3. Severability.

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.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2022.

LANCASTER, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: November 14, 2022
Second Reading: November 28, 2022
Third Reading: December 12, 2022
Public Hearing: November 14, 2022

Approved as to form:

John DuBose, County Attorney