
STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2022- 1833

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE SEVEN (7) PARCELS COMPRISING APPROXIMATELY 95.85 ACRES LOCATED WEST OF THE INTERSECTION OF POSSUM HOLLOW ROAD AND OLD BAILES ROAD (TMS#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05, 0007-00-023.06) FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) D. R. Horton, c/o Troy Karski, PE Land Entitlement Manager, applied to rezone Seven (7) parcels of property (TM#S 0007-00-022.00, owned by Lawrence Terry Potts, Jr., Angela Potts Ennis, and Marjorie Potts Moore; 0007-00-022.01, owned by the Estate of Sarah P. Sigwart, c/o Donna Sigwart McAfee; 0007-00-022.02, owned by William M. Hayes; 0007-00-022.03, owned by Angela Potts Ennis and William Troy Ennis; 0007-00-022.04, owned by Marjorie Potts Moore; 0007-00-022.05, owned by Charles Thomas Moore; 0007-00-023.06, owned by Lawrence Terry Potts, Jr., Angela Potts Ennis, and Marjorie Potts Moore) totaling 95.85 acres, more or less, located West of the intersection of Possum Hollow Road and Old Bailes Road from Low Density Residential (LDR) District to Medium Density Residential (MDR) District.

(b) On October 18, 2022, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 5-0 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. According to the adopted Comprehensive Plan, The Community Type “Walkable Neighborhood” is synonymous with the Place Type “Neighborhood Mixed-Use.” 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 MDR 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 Medium Density Residential (MDR) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map Nos. (0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05, and 0007-00-023.06)

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
Public Hearing: November 14, 2022
Third Reading: December 12, 2022

Approved as to form:

John DuBose, County Attorney