
STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2022- 1834

COUNTY OF LANCASTER

(

(

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE FIVE (5) PARCELS COMPRISING APPROXIMATELY 780.40 ACRES LOCATED AT AND ADJACENT TO 8275 VAN WYCK ROAD (TMs 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, 0022-00-03.01) FROM RURAL NEIGHBORHOOD (RN) 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) CLREF III Acquisitions, LLC, applied to rezone Five (5) parcels of property (TM#S 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, 0022-00-03.01), owned by Nisbet Properties, LLC, totaling 780.40 acres, more or less, located at and adjacent to 8275 Van Wyck Road from Rural Neighborhood (RN) 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 0-5 vote, recommended denial of the rezoning request.

(c) The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The Community Type “Rural Living” includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations. 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 Rural Neighborhood (RN) District to Medium Density Residential (MDR) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map Nos. (0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, 0022-00-03.01)

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