
STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2023- 1837

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY .488 ACRES (PORTION OF TM# 0016-00-046.00) LOCATED AT THE NORTHERN INTERSECTION OF CHARLES PETTUS ROAD AND CHARLOTTE HIGHWAY, FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO PROFESSIONAL BUSINESS (PB) DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Nathan Terry applied to rezone a .488 acre, more or less, portion of real property (TM# 0016-00-046.00) owned by him located at the northern intersection of Charles Pettus Road and Charlotte Highway, from Low Density Residential (LDR) District to Professional Business (PB) District.

(b) On November 15, 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) This project falls under the Southern Panhandle Small Area Plan. This plan supplements the Comprehensive Plan as the long-range guide for future growth and community development. A goal for the Southern Small Area Plan is: "...focus(ing) long term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road." The proposed zoning of Professional Business would be consistent with the Comprehensive Plan, the Southern Panhandle Small Area Plan, and the zoning designations of nearby properties.

Section 2. Rezoning.

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

Tax Map No. (0016-00-046.00)

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 _____, 2023.

LANCASTER, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: January 9, 2023
Second Reading: January 23, 2023
Third Reading: February 13, 2023
Public Hearing: January 9, 2023

Approved as to form:

Ginny L. Merck-Dupont, County Attorney