
STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2023- 1839

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 2.9 ACRES (TM# 0008-00-007.00) LOCATED AT 168 FORT MILL HIGHWAY, INDIAN LAND, FROM MIXED USE (MX) DISTRICT TO GENERAL BUSINESS (GB) DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) George Banks McGinn and Sallie E. Cooper, applied to rezone a parcel of property (TM# 0008-00-007.00) owned by George Banks McGinn and Sallie E. Cooper, totaling 2.9 acres, more or less, located at 168 Fort Mill Highway, Indian Land, from Mixed Use (MX) District to General Business (GB) District.

(b) On January 17, 2023, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by unanimous 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 GB 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 Mixed Use (MX) District to General Business (GB) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (0008-00-007.00)

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:	February 13, 2023
Second Reading:	February 27, 2023
Third Reading:	March 13, 2023
Public Hearing:	February 13, 2023

Approved as to form:

Virginia Merck-Dupont, County Attorney