
STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2023- 1847

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 1.206 ACRES (PORTION OF TM0059-00-058.00) LOCATED AT 3867 PAGELAND HWY, FROM RURAL RESIDENTIAL (RR) DISTRICT TO RURAL BUSINESS (RUB) DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Richard F. Duncan applied to rezone a 1.206 acre, more or less, portion of real property (TM# 0059-00-058.00) owned by him located at 3867 Pageland Hwy, from Rural Residential (RR) District to Rural Business (RUB) District.

(b) On April 18, 2023, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-0 vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject property is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type “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 Comprehensive Plan further establishes several possible land use considerations representing typical development in this category, which includes gas stations, hardware stores, light industrial, and storage. The requested RUB District is consistent with the Rural Living Future Land Use Category and the Comprehensive Plan.

Section 2. Rezoning.

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

Tax Map No. (0059-00-058.00) – 1.206-acre portion

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: May 8, 2023
Second Reading: May 22, 2023
Third Reading: June 12, 2023
Public Hearing: May 8, 2023

Approved as to form:

Virginia Merck-Dupont, County Attorney