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STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2023- 1848

COUNTY OF LANCASTER

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**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 5.81 ACRES (TM# p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) LOCATED AT AND ADJACENT TO 8574 CHARLOTTE HIGHWAY, INDIAN LAND, FROM PDD-26 TO REGIONAL BUSINESS (RB) (p/o 0010-00-059.00 and p/o 0010-00-061.01) AND FROM REGIONAL BUSINESS (RB) TO PDD-26 (p/o 0010-00-057.00 and p/o 0010-00-056.00).**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Ben Cerullo, on behalf of Crossridge Development LLC, applied to rezone four (4) parcels of property (TM#s p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) owned by Crossridge Development LLC, totaling 5.81 acres, more or less, located at and adjacent to 8574 Charlotte Highway, Indian Land, from PDD-26 to Regional Business (RB) (p/o 0010-00-059.00 and p/o 0010-00-061.01) and from Regional Business (RB) to PDD-26 (p/o 0010-00-057.00 and p/o 0010-00-056.00).

(b) On May 16, 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) PDD-26 was formally approved by the Lancaster County Council on December 1, 2008 via Ordinance No. 959. One year earlier, Lancaster County Council approved Ordinance No. 782 which served as the Development Agreement for the development of what is now known as Crossridge. The two plans did not originally contemplate the fully integrated site which was developed over time and as the sites have become more integrated, due primarily to common ownership, the road networks which exist today were constructed. In 2019, two parcels along Highway 521 were rezoned from Mixed-Use (MX) to RB, narrowing the scope of the development from three zoning districts down to two. As a result of the PDD legacy status, the full RB area cannot be rezoned and added to the PDD area, and the PDD area cannot be removed from the PDD and zoned to RB. In order to comply with existing regulations, the zoning is essentially being “swapped” in order to coincide with lot line adjustment. The change will align the zoning and lot lines with the existing road network and simplify the plan development and review process. The newly proposed Districts will be consistent with the surrounding area which is comprised of PDD, GB and RB Districts.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from PDD-26 to Regional Business (RB) for the following properties as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (p/o 0010-00-059.00) – 1.79 acre portion

Tax Map No. (p/o 0010-00-061.01) – 1.31 acre portion

The Official Zoning Map is amended by changing the zoning district classification from Regional Business (RB) to PDD-26 for the following properties as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (p/o 0010-00-057.00) – 1.09 acre portion

Tax Map No. (p/o 0010-00-056.00) – 1.62 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

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Billy Mosteller, Secretary, County Council

ATTEST:

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Sherrie Simpson, Clerk to Council

First Reading:	May 22, 2023
Second Reading:	June 12, 2023
Third Reading:	June 26, 2023
Public Hearing:	May 22, 2023

Approved as to form:

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Virginia Merck-Dupont, County Attorney