
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2024-1905

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 46.883 ACRES (TM# 0050-00-038.02), WHICH IS LOCATED AT 1540 OLD PARDUE RD, FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO RURAL RESIDENTIAL (RR) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Peter Sites applied to rezone a 46.883-acre parcel of real property (TM# 0050-00-038.02) owned by Peter and Madison Sites, being located at 1540 Old Pardue Rd, from Low Density Residential (LDR) to Rural Residential (RR) to use the property for residential and agritourism uses. The site is currently undeveloped.

(b) On April 16, 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 as presented.

(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.”*

Section 2. Rezoning.

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

Portion of Tax Map No. (TM# 0050-00-038.02), located at 1540 Old Pardue Rd, Lancaster.

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 to 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 _____, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: May 13, 2024
Public Hearing: May 13, 2024
Second Reading: May 28, 2024
Third Reading: June 10, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney