
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2024-1913

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 2.56 ACRES (TM# 0006-00-072.04), WHICH IS LOCATED AT THE INTERSECTION OF COUNTRY ACRES DR AND REID POINTE AVE, FROM URBAN RESIDENTIAL (UR) DISTRICT TO MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Carlos Sanchez applied to rezone a 2.56-acre parcel of real property (TM# 0006-00-072.04) owned by Carlos Sanchez, being located along country Acres Dr at the intersection of Reid Pointe Ave, from Urban Residential (UR) District to Medium Density Residential (MDR) District to use the property for residential uses. The site is currently undeveloped.

(b) On May 21, 2024, 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 “Growth Area”. The newly adopted Comprehensive Plan states that *Growth Areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.*” The requested MDR district is consistent with the Comprehensive Plan.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Urban Residential (UR) District to Medium Density Residential (MDR) District), for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (TM# 0006-00-072.04), located along country Acres Dr at the intersection of Reid Pointe Ave, 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: June 10, 2024
Public Hearing: June 10, 2024
Second Reading: June 24, 2024
Third Reading: July 15, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney