
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2024-1916

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 2.35 ACRES (TM# 0013-00-018.09, 0013-00-018.10, AND 0013-00-018.12), WHICH IS LOCATED AT WORLD REACH DR, FROM GENERAL BUSINESS (GB) DISTRICT TO REGIONAL BUSINESS (RB) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Doug Baumgartner/YDG Doby's Bridge Land LLC applied to rezone a 2.35-acre parcel of real property (TM# 0013-00-018.09, 0013-00-018.10, and 0013-00-018.12) owned by YDG Doby's Bridge Land LLC, being located at World Reach Dr, from General Business (GB) District to Regional Business (RB) District in order to zone the subject property to match adjoining properties.

(b) The Future Land Use Category of the subject property is Core Mixed Use, which the Lancaster County 2040 Comprehensive Plan describes as *“intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed-use developments. These areas should help to support a transition to a more “urban” environment over time, with improved transportation connections, greater walkability, and more amenities for residents.”*

(c) The proposal to zone property to match adjoining properties, is consistent with the 2040 Future Land Use Plan and is allows development in accordance with the same regulations that apply to adjacent properties.

(d) On June 18, 2024, the Lancaster County Planning Commission held a duly notified and advertised public hearing on the proposed rezoning and, by a 2-2 vote, did not recommend the rezoning request.

Section 2. Rezoning.

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

Tax Map Number 0013-00-018.09, 0013-00-018.10, and 0013-00-018.12, located at World Reach Dr, 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: July 15, 2024
Public Hearing: July 15, 2024
Second Reading: August 12, 2024
Third Reading: August 26, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney