
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2024-1917

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 26.94 ACRES (TM# 0081-00-045.01), WHICH IS LOCATED ADJACENT TO 2491 HWY 9 BYPASS, FROM NEIGHBORHOOD BUSINESS (NB) 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) Ben Stevens/BRD Land & Investments applied to rezone a 26.94-acre parcel of real property (TM# 0081-00-045.01) owned by Richard Connors et al, being located adjacent to 2491 Hwy 9 Bypass, from Neighborhood Business (NB) District to Medium Density Residential (MDR) District in order to construct a single-family residential neighborhood.

(b) The Future Land Use Category of the subject property is Growth Area, which the Lancaster County 2040 Comprehensive Plan describes as *“intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services.”*

(c) The proposed use, a single-family residential neighborhood, is consistent with the 2040 Future Land Use Plan and is allowed in the requested zone, Medium Density Residential (MDR) District.

(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 4-0 vote, recommended approval of the rezoning request.

Section 2. Rezoning.

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

Tax Map Number 0081-00-045.01, located adjacent to 2491 Hwy 9 Bypass, 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