

---

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF LANCASTER                )

ORDINANCE NO. 2024-1912

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 3.63 ACRES (TM# 0008-00-069.07) LOCATED ALONG LODGE RD, FROM LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO GENERAL BUSINESS (GB) DISTRICT

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

**Section 1.           Findings and Determinations.**

The Council finds and determines that:

(a)           Curative Professional LLC, agents for property owners James P. and Yen H. Ngo, applied to rezone a 3.63-acre parcel of real property (TM# 0008-00-069.07) owned by James P. and Yen H. Ngo, being located along Lodge Rd, from Low Density Residential (LDR) District to General Business (GB) District.

- The property owners also own 9.38 acres of property (TM# 0008-00-67.00) already zoned for General Business (GB) that abuts the subject property. That property is not proposed for rezoning but factors into the reason for the request.

(b)           The applicant’s stated intent is “to combine parcels [0008-00-067.00 and 0008-00-069.07] and unify zoning type to allow for a potential ambulatory, surgery center, medical office building, day care center and general commercial buildings that fall under the General Business zoning.”

- Per Lancaster County UDO regulations, property may not be combined that does not have the same zoning designation.

(c)           On May 21, 2024, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-0 vote, recommended denial of the rezoning request, citing concerns about increased traffic.

(d)           The Future Land Use Category of the subject property (and all adjacent parcels) is **Growth Area**. The newly adopted Comprehensive Plan states that “**Growth Areas are 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.**” The proposed zone (GB) is supported by the Comprehensive Plan’s Future Land Use Map.

- (e) The Comprehensive Plan also supports the following applicable concepts:
- LC 1.2: Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County’s vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.
  - LC 4.5: Identify ways to work with MUSC and other healthcare providers to improve access to healthcare for all residents, with a particular focus on meeting the needs of rural residents.
  - PA 1.1: Direct new development into grown areas identified on the Future Land Use Map.

**Section 2.** Rezoning.

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

Tax Map No. (TM# 0008-00-069.07), located along Lodge Rd, Indian Land area.

**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: August 12, 2024  
Second Reading: August 26, 2024  
Public Hearing: September 9, 2024  
Third Reading: September 9, 2024

Approved as to form:

---

Virginia Merck-Dupont, County Attorney