
STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1920

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 6.8 ACRES OF A 10.3-ACRE TRACT (TM# 0062-00-005.01), WHICH IS LOCATED AT 2001 CHARLOTTE HWY, FROM GENERAL BUSINESS (GB) DISTRICT TO INSTITUTIONAL (INS) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Lancaster County applied to rezone a 6.8-acre portion of a parcel of real property (TM# 0062-00-005.01) owned by 2001 Charlotte Hwy LLC, being located at 2001 Charlotte Hwy, from General Business (GB) District to Institutional (INS) District in order to utilize the existing building for county government services in the future.

(b) The Future Land Use Category of the subject property is Municipal Growth Area, which the Lancaster County 2040 Comprehensive Plan describes as *“future growth areas of the three municipalities which have local wastewater collection systems. The Municipal Growth Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Municipal Growth Areas around the Towns of Kershaw and Heath Springs are informal, designating areas in which urban growth is possible due to the availability of utilities. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate. The County should work with the municipalities to review development proposals in these areas in the future, to ensure that any development that may end up in municipalities in the future is compatible with those municipalities’ regulations.”*

(c) The proposed use, a fleet maintenance facility and offices, is consistent with the 2040 Future Land Use Plan and is allowed in the requested zone, Institutional (INS) 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 General Business (GB) District to Institutional (INS) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Portion of Tax Map Number 0062-00-005.01, located at 2001 Charlotte Hwy, 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