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STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1918

COUNTY OF LANCASTER

)

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 1.04 ACRES (TM# 0056-00-012.00), WHICH IS LOCATED AT 6989 PAGELAND HWY, FROM RURAL BUSINESS (RUB) DISTRICT TO RURAL RESIDENTIAL (RR) DISTRICT**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Jeffrey Charles Hinson applied to rezone a 1.04-acre parcel of real property (TM# 0056-00-012.00) owned by Jeffrey Charles Hinson, being located at 6989 Pageland Hwy, from Rural Business (RUB) District to Rural Residential (RR) District in order to develop a home occupation.

(b) The Future Land Use Category of the subject property is Agriculture and Timber, which the Lancaster County 2040 Comprehensive Plan describes as *“primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster. This area is characterized by significant concentrations of contiguous parcels greater than 50 acres in size and it is intended to preserve land for farming and forestry. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses.”*

(c) The proposed use, develop a home occupation, is consistent with the 2040 Future Land Use Plan and is allowed in the requested zone, Rural Residential (RR) 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 Rural Business (RUB) District to Rural Residential (RR) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map Number 0056-00-012.00, located at 6989 Pageland 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

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Billy Mosteller, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

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

Approved as to form:

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Virginia Merck-Dupont, County Attorney