
STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1921

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 1.53 ACRES (TM# 0086F-0B-001.00), WHICH IS LOCATED AT 1890 HIGH POINT CIR, FROM MANUFACTURED HOME (MH) 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) Saul Lopez, Jr applied to rezone a 1.53-acre parcel of real property (TM# 0086F-0B-001.00) owned by Saul Lopez, Jr, being located at 1890 High Point Cir, from Manufactured Home (MH) District to Medium Density Residential (MDR) District in order to create a small (5-lot) single-family residential neighborhood.

(b) The Future Land Use Category of the subject property is Neighborhood, which the Lancaster County 2040 Comprehensive Plan describes as *“applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve the character and direct incompatible uses away from formal residential neighborhoods.”*

(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 July 16, 2024, the Lancaster County Planning Commission held a duly notified and advertised public hearing on the proposed rezoning and, by a 6-1 vote, recommended approval of the rezoning request.

Section 2. Rezoning.

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

Tax Map Number 0086F-0B-001.00, located at 1890 High Point Cir, 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: August 12, 2024
Public Hearing: August 12, 2024
Second Reading: August 26, 2024
Third Reading: September 9, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney