STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1749

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A ONE ACRE PORTION OF PROPERTY (A PORTION OF TMS# 0058-00-116.00), LOCATED NEAR THE INTERSECTION OF PAGELAND HIGHWAY AND ROCKY RIVER ROAD, LANCASTER, SOUTH CAROLINA, FROM RR, RURAL RESIDENTIAL DISTRICT, TO RUB, RURAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) WTC of Lancaster, LLC, applied to rezone a 1.91 acre portion, more or less, parcel of property located near the intersection of Pageland Highway and Rocky River Road, Lancaster, South Carolina (TMS # 0058-00-116.00) from RR, Rural Residential District, to RUB, Rural Business District.

(b) On June 15, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a unanimous vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type *includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.*

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. It is the category in the southern and eastern-most areas of Lancaster County, with the exception of the Towns of Heath Springs and Kershaw, as well as the Haile Gold Mine. The requested RUB District is consistent with the Rural Living Future Land Use category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from RR, Rural Residential District, to RUB, Rural Business District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. (portion of 0058-00-116.00)

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

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John DuBose, County Attorney