STATE OF SOUTH CAROLINA)
) **ORDINANCE NO.: 2021-1760**
COUNTY OF LANCASTER)

AN ORDINANCE

TO APPROVE THE REQUEST OF WILLIAMS FABRICATION AND INDUSTRIAL TO AMEND THE FUTURE LAND USE MAP CONTAINED IN THE LANCASTER COUNTY, SOUTH CAROLINA COMPREHENSIVE PLAN 2014-2024 TO CHANGE THE FUTURE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR TWO PARCELS TOTALING APPROXIMATELY 7.06 ACRES IN SIZE LOCATED AT 8921 & UNADDRESSED KERSHAW CAMDEN HIGHWAY FROM RURAL LIVING TO SPECIAL DISTRICT-INDUSTRIAL (TMS # 0159-00-127.00 & 0159-00-121.01).

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

Section 1. Findings and Determinations.

The Lancaster County Council finds that:

(a) the Comprehensive Plan divides the areas of the county into a variety of categories.

(b) Shaun Williams (Williams Fabrication & Industrial) (hereafter "applicant") has submitted an amendment to the future land use (FLU) designation from Rural Living to Special District – Industrial for two parcels totaling approximately 7.06 acres contemporaneous with the application to rezone the parcels (proposed Ordinance 2021-1759 / RZ-2021-1233).

(c) the adopted Future Land Use Map contained in the Land Use Element of the Comprehensive Plan shows that the proposed rezoning of the parcels is inconsistent with the Future Land Use Map

(d) the applicant's business operations upon the parcels are a grandfathered non-conforming use but the applicant desires to expand operations.

(e) Accordingly, if Lancaster County Council is to favorably consider the rezoning request of applicant and its plans to expand its operations, Council must adopt an amendment to the Future Land Use Map, changing the area from Rural Living to Special District -Industrial.

Section 2. Amendment of the Future Land Use Map.

The Future Land Use Map contained in the Land Use Element of the *Lancaster County Comprehensive Plan 2014-2024* is amended by changing the area containing the following properties as identified by tax map number or other appropriate identifier from Rural Living to Special District-Industrial:

Tax Map # 0159-00-127.00
Tax Map # 0159-00-121.01

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 supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

<SIGNATURE PAGE FOLLOWS>

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	August 9, 2021
Second Reading:	August 23, 2021
Public Hearing:	August 9, 2021
Third Reading:	September 13, 2021

Approved as to form:

_____
John DuBose, County Attorney