STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1755

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE 13.25 ACRES OF PROPERTY (TMS# 0049-00-097.00 & 0049-00-96.00), LOCATED AT 2329 & 2347 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA, FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT, AND PB, PROFESSIONAL BUSINESS DISTRICT, TO GB, GENERAL 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) S & KB Properties (Fred Brackett), applied to rezone two parcels of property totaling 13.25 acres, more or less, located at 2329 & 2347 Charlotte Highway, Lancaster, South Carolina, from LDR, Low Density Residential District, and PB, Professional Business District, to GB, General 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 Transitional, which corresponds to the Community Type of Suburban Single-Family & Multi-Family Neighborhood as well as Suburban Commercial Center. This area is characterized by single-family homes, both in planned neighborhoods and on individual lots, as well as non-residential uses, including a Dollar General, medical office buildings, a church, and a convenience store. The requested GB district is consistent with the Transitional Future Land Use category of the Comprehensive Plan and is compatible with the surrounding area.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District, and PB, Professional Business District, to GB, General Business District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. (0049-00-096.00 & 0049-00-097.00)

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

Approved as to form:

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John DuBose, County Attorney