

**See Clerks note below

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) **ORDINANCE NO. 2015-1372**

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF BRADLEY J. MULLIS, LOCATED ± 550 FEET SOUTH OF THE INTERSECTION OF WHITTLE STREET AND SHILOH UNITY ROAD FROM R-45B, RURAL RESIDENTIAL/BUSINESS/AGRICULTURAL DISTRICT TO B-3, GENERAL COMMERCIAL DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. **Findings and Determinations.**

The Council finds and determines that:

(a) Bradley J. Mullis applied to rezone property located ± 550 feet south of the intersection of Whittle Street and Shiloh Unity Road from R-45B, Rural Residential/Business/Agricultural District, to B-3, General Commercial District.

(b) On August 18, 2015, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (7-0), recommended approval of the rezoning.

Section 2. **Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from R-45B, Rural Residential/Business/Agricultural District to B-3, General Commercial District for the following property(ies) as identified by tax map number or other appropriate identifier:

Tax Map No. 0036-00-038.00. (Clerk's Note: This is a portion of tax map number 0036-00-038.00 as shown on the attached survey)

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.

FILED
OFFICE OF CLERK
OF COURT
LANCASTER, SC
2015 OCT 11 AM 11:35
CLERK OF COURT

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.

And it is so ordained, this 12th day of October, 2015

LANCASTER COUNTY, SOUTH CAROLINA



Bob Bundy, Chair, County Council



Steve Harper, Secretary, County Council

ATTEST:



Debbie C. Hardin, Clerk to Council

First Reading: 9-14-15
Second Reading: 9-28-15
Third Reading: 10-12-15

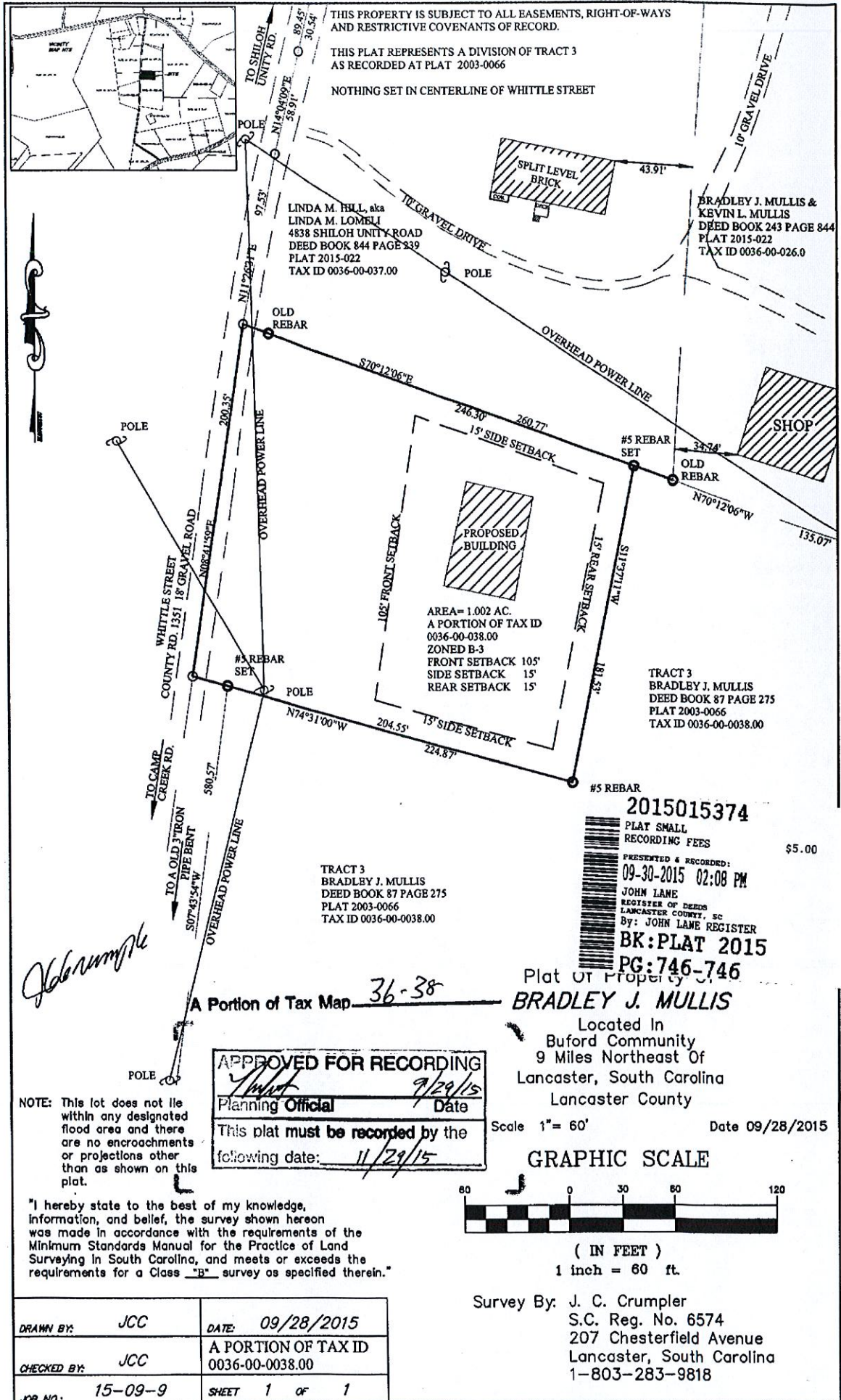
Approved as to form:



County Attorney

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FILE COPY



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.
 THIS PLAT REPRESENTS A DIVISION OF TRACT 3 AS RECORDED AT PLAT 2003-0066
 NOTHING SET IN CENTERLINE OF WHITTLE STREET

LINDA M. HILL, aka
 LINDA M. LOMELI
 4838 SHILOH UNITY ROAD
 DEED BOOK 844 PAGE 939
 PLAT 2015-022
 TAX ID 0036-00-037.00

BRADLEY J. MULLIS &
 KEVIN L. MULLIS
 DEED BOOK 243 PAGE 844
 PLAT 2015-022
 TAX ID 0036-00-026.0

AREA = 1.002 AC.
 A PORTION OF TAX ID
 0036-00-038.00
 ZONED B-3
 FRONT SETBACK 105'
 SIDE SETBACK 15'
 REAR SETBACK 15'

TRACT 3
 BRADLEY J. MULLIS
 DEED BOOK 87 PAGE 275
 PLAT 2003-0066
 TAX ID 0036-00-0038.00

2015015374

PLAT SMALL RECORDING FEES \$5.00

PRESENTED & RECORDED:
 09-30-2015 02:08 PM

JOHN LANE
 REGISTER OF DEEDS
 LANCASTER COUNTY, SC
 By: JOHN LANE REGISTER

BK: PLAT 2015
 PG: 746-746

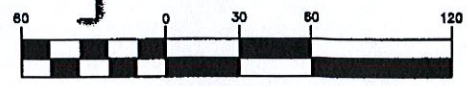
Plat of Property of
BRADLEY J. MULLIS

Located In
 Buford Community
 9 Miles Northeast Of
 Lancaster, South Carolina
 Lancaster County

Scale 1" = 60'

Date 09/28/2015

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

Survey By: J. C. Crumpler
 S.C. Reg. No. 6574
 207 Chesterfield Avenue
 Lancaster, South Carolina
 1-803-283-9818

APPROVED FOR RECORDING
[Signature]
 Planning Official Date 9/29/15

This plat must be recorded by the
 following date: 11/29/15

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

DRAWN BY: JCC	DATE: 09/28/2015
CHECKED BY: JCC	A PORTION OF TAX ID 0036-00-0038.00
JOB NO.: 15-09-9	SHEET 1 of 1