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2019 MAY 15 PM 2-18

CLERK OF COURT
LANCASTER, SC

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2019-1585

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COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 1.055 ACRE TRACT OF PROPERTY OWNED BY BRENDA WHITAKER, LOCATED AT INTERSECTION OF JOHN EVERALL ROAD AND SUNNYBROOK ROAD (TMS# 0060-00-111.00) FROM LDR, LOW DENSITY 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) Brenda Whitaker applied to rezone property located at Intersection of John Everall Road and Sunnybrook Road (TMS# 0060-00-111.00) from LDR, Low Density Residential District to RUB, Rural Business District.

(b) On March 19, 2019, 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.

(c) The Future Land Use Map identifies this property as Rural Living based on the *Lancaster County Comprehensive Plan 2014-2024*. Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R-30, Low Density Residential/Agricultural District. According to the Chapter 2 definition in the Unified Development Ordinance, "The Rural Business District is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population." By rezoning this property to RUB, Rural Business District, it would be complementary to the community and serve some of the needs of the surrounding population. The rezoning of the property to Rural Business District is compatible with the Future Land Use Map and Comprehensive Plan.

Section 2. Rezoning.

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

Tax Map No. 0060-00-111.00 (1.055 acre, more or less)

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.

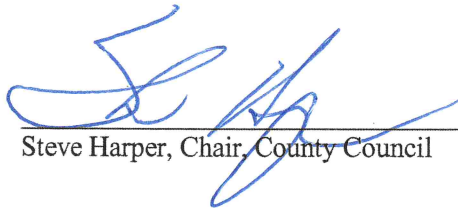
Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this 13th day of MAY, 2019.

LANCASTER COUNTY, SOUTH CAROLINA

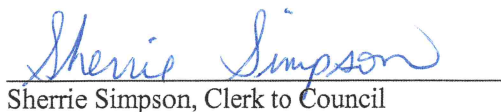


Steve Harper, Chair, County Council



Larry Honeycutt, Secretary, County Council

ATTEST:



Sherrie Simpson, Clerk to Council

First Reading: April 8, 2019
Second Reading: April 29, 2019
Public Hearing: April 29, 2019
Third Reading: May 13, 2019