

FILED  
OFFICE OF CLERK  
OF COURT  
2019 MAY 15 PM 2:18  
CLERK OF COURT  
LANCASTER, SC

STATE OF SOUTH CAROLINA ( )  
COUNTY OF LANCASTER ( ) **ORDINANCE NO. 2019-1586**

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 0.62 ACRE TRACT OF PROPERTY OWNED BY WAYNE MCDONALD, LOCATED NEAR THE INTERSECTION OF BRADBURN DRIVE AND USHER ROAD (TMS# 0082K-OE-032.00) FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO MH, MANUFACTURED HOME DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Wayne McDonald applied to rezone property located near the intersection of Bradburn Drive and Usher Road (TMS# 0082K-OE-032.00) from MDR, Medium Density Residential District to MH, Manufactured Home 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 Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District, which would have allowed multi-wide manufactured housing units and modular homes. All surrounding county parcels are zoned MDR, Medium Density Residential the site is also adjacent to property managed by the Housing Authority of Lancaster. 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 MDR, Medium Density Residential District to MH, Manufactured Home District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0082K-OE-032.00 (0.62 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.

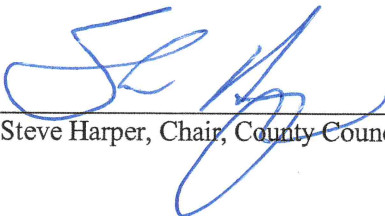
**Section 5. Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

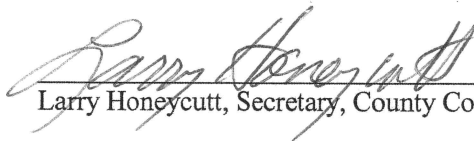
Dated this 13<sup>th</sup> day of MAY, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**



---

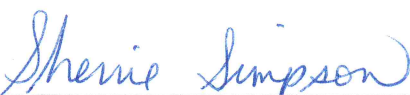
Steve Harper, Chair, County Council



---

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