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2020 FEB 14 AM 10:03

STATE OF SOUTH CAROLINA

CLERK OF COURT  
LANCASTER, SC

ORDINANCE NO. 2019-1613

COUNTY OF LANCASTER

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 3.00 ACRE PARCEL OWNED BY GUS KANOS AND CHRISOULA P. KANOS AND LOCATED AT 9330 CHARLOTTE HIGHWAY, FORT MILL, SOUTH CAROLINA (TMS# 0008-00-085.00) FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT TO NB, NEIGHBORHOOD 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) Gus Kanos applied to rezone one parcel, totaling 3.00 acres in size, more or less, located at 9330 Charlotte Highway, Fort Mill, Lancaster County, South Carolina, (TMS # 0008-00-085.00) from LDR, Low Density Residential District, to NB, Neighborhood Business District.

(b) On December 17, 2019, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a unanimous vote recommended approval of the rezoning.

(c) The Future Land Use Map identifies this property as Neighborhood Mixed-Use, based on the *Lancaster County Comprehensive Plan 2014-2024*. Rezoning the property from LDR, Low Density Residential District, to NB, Neighborhood Business District, is compatible with the Comprehensive Plan.

**Section 2. Rezoning.**

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

Tax Map No. 0008-00-085.00 (3.00 acres, 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.

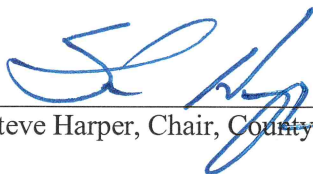
**Section 5. Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this 10<sup>th</sup> day of FEBRUARY, 2020.

**LANCASTER, SOUTH CAROLINA**

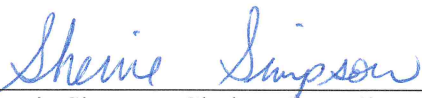


Steve Harper, Chair, County Council



Larry Honeycutt, Secretary, County Council

ATTEST:



Sherrie Simpson, Clerk to Council

First Reading: January 13, 2020  
Second Reading: January 27, 2020  
Public Hearing: January 27, 2020  
Third Reading: February 10, 2020

Approved as to form:

  
John DuBose, County Attorney