

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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ORDINANCE NO. 2019-1636

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE SEVEN (7) PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 9.28 ACRES IN SIZE OWNED BY LANCASTER COUNTY WATER & SEWER DISTRICT AND LOCATED AT RIVER ROAD, NEAR 7864 RIVER ROAD-LCWSO- SEWER FACILITY, LANCASTER, SOUTH CAROLINA (TMS # 0013-00-085.00; TMS # 0013-00-088.00; TMS # 0013-00-88.01; TMS NO. 0013-00-088.02; TMS # 0013-00-089.00; TMS # 0013-00-090.00; AND TMS # 0013-00-091.00) FROM LDR, LOW DENSITY RESIDENTIAL, MDR, MEDIUM DENSITY RESIDENTIAL, AND RN, RURAL NEIGHBORHOOD DISTRICT, TO INS, INSTITUTIONAL DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Lancaster County Water & Sewer Authority applied to rezone seven (7) parcels of real property totaling 9.28 acres of property, located at River Road, near 7864 River Road- LCWSO -Sewer Facility, Lancaster, South Carolina (TMS # 0013-00-085.00; TMS # 0013-00-088.00; TMS # 0013-00-88.01; TMS # 0013-00-088.02; TMS # 0013-00-089.00; TMS # 0013-00-090.00; AND TMS # 0013-00-091.00 from LDR, Low Density Residential, MDR, Medium Density Residential, RN, Rural Neighborhood District, to INS, Institutional District.

(b) On November 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 the properties as Neighborhood Mixed-Use, based on the *Lancaster County Comprehensive Plan 2014-2024*. Rezoning the property from LDR, Low Density Residential, MDR, Medium Density Residential, and RN, Rural Neighborhood District, to INS, Institutional District is consistent with the Neighborhood Mixed Use future land use category.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classifications for the various parcels from LDR, Low Density Residential, MDR, Medium Density Residential, and RN, Rural

Neighborhood District, to INS, Institutional District, for the following property as identified by tax map number or other appropriate identifier:

TMS # 0013-00-085.00; TMS # 0013-00-088.00; TMS # 0013-00-88.01; TMS NO. 0013-00-088.02; TMS # 0013-00-089.00; TMS # 0013-00-090.00; AND TMS # 0013-00-091.00 (9.28 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.

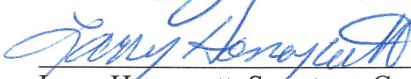
**AND IT IS SO ORDAINED**

Dated this 27<sup>th</sup> day of JANUARY, 2020.

**LANCASTER, SOUTH CAROLINA**



Steve Harper, Chair, County Council



Larry Honeycutt, Secretary, County Council

ATTEST:



Sherrie Simpson, Clerk to Council

First Reading: December 9, 2019  
Second Reading: January 13, 2020  
Public Hearing: January 13, 2020  
Third Reading: January 27, 2020

Approved as to form:

  
John DuBose, County Attorney