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2020 JUN 23 PM 3:45  
CLERK OF COURT  
LANCASTER, SC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

ORDINANCE NO. 2020-1657

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 2.00 ACRE TRACT OF PROPERTY (TMS # 0005-00-084.00), OWNED BY JAMES ROWELL SHUTE AND JAMES EDWIN SHUTE, AS TRUSTEES OF THE JAMES ROWELL SHUTE FAMILY REVOCABLE LIVING TRUST DATED DECEMBER 20, 2007, AND LOCATED AT 9895 CALVIN HALL ROAD, FORT MILL, SOUTH CAROLINA, FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO PB, PROFESSIONAL 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) James Rowell Shute applied to rezone 2.00 acres parcel of property, owned by James Rowell Shute and James Edwin Shute, as Trustees of the James Rowell Shute Family Revocable Living Trust Dated December 20, 2007, located at 9895 Calvin Hall Road, Fort Mill, South Carolina (TMS # 0005-00-084.00) from MDR, Medium Density Residential District, to PB, Professional Business District.
- (b) On March 17, 2020, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by 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 MDR, Medium Density Residential District, to PB, Professional Business District, is compatible with the Comprehensive Plan.

**Section 2. Rezoning.**

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

Tax Map No. 0005-00-084.00 (2.00 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.

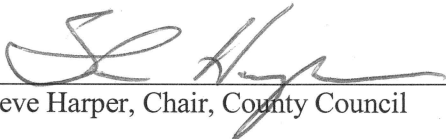
**Section 5.      Effective Date.**


This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

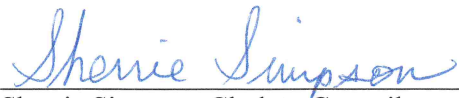
Dated this 22<sup>nd</sup> day of JUNE, 2020.

**LANCASTER, SOUTH CAROLINA**

  
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Steve Harper, Chair, County Council

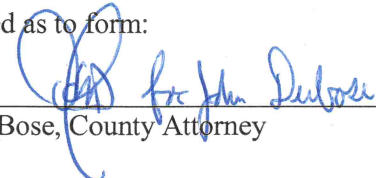
  
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Larry Honeycutt, Secretary, County Council

ATTEST:

  
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Sherrie Simpson, Clerk to Council

First Reading:            April 27, 2020  
Second Reading:        May 26, 2020  
Public Hearing:            June 22, 2020  
Third Reading:            June 22, 2020

Approved as to form:

  
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John DuBose, County Attorney