

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2015-1330

COUNTY OF LANCASTER

)

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OWNED BY MARGARET DELL M. ORR, MARY C. MCGINN, WILLIAM C. MCGINN III, CAROL J. MCGINN, JANE ROBERTS, AND JOHN C. MCGINN, REPRESENTED BY JAMES E. MERRIFIELD. PROPERTY IS LOCATED ± 1,150 FEET SOUTH OF THE INTERSECTION OF US HIGHWAY 521 AND SC HIGHWAY 160 ALONG THE EASTERN EDGE OF US HIGHWAY 521 FROM R-30P, LOW DENSITY RESIDENTIAL /AGRICULTURAL PANHANDLE DISTRICT AND R-15P, MODERATE DENSITY RESIDENTIAL/AGRICULTURAL PANHANDLE DISTRICT TO B-3, GENERAL COMMERCIAL DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) James E. Merrifield applied to rezone property located ±1,150 feet south of the intersection of US Highway 521 and SC Highway 160 along the eastern edge of US Highway 521 from R-30P, Low Density Residential/Agricultural Panhandle District and R-15P, Moderate Density Residential/Agricultural Panhandle District to B-3, General Commercial District.

(b) On December 16, 2014, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-0), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from R-30P, Low Density Residential/Agricultural Panhandle District and R-15P, Moderate Density Residential/Agricultural Panhandle District to B-3, General Commercial District for the following property(ies) as identified by tax map number or other appropriate identifier:

Tax Map No. 0008-00-015.00, 0008-00-015.01, 0008-00-015.02, 0008-00-15.03.

Section 3. Severability.

FILED
OFFICE OF CLERK
OF COURT
2015 FEB 27 AM 11:51
CLERK OF COURT
LANCASTER, SC

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.

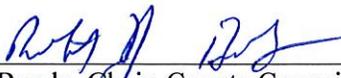
To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon third reading.

And it is so ordained, this 23rd day of February, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

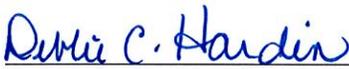


Bob Bundy, Chair, County Council



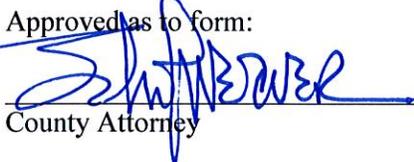
Steve Harper, Secretary, County Council

ATTEST:



Debbie C. Hardin, Clerk to Council

First Reading: 1-26-15
Second Reading: 2-9-15
Third Reading: 2-23-15

Approved as to form:


County Attorney

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Michael Bilodeau
Development Manager

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February 18, 2015

Ms. Penelope Karagounis (Pkaragounis@lancastercountysc.net)
Planning Director
Lancaster County Planning Department
101 North Main Street
Lancaster, SC 29720

**Re: Rezoning to B3 (Ordinance #2015-1330) by Merrifield Partners, LLC
(Tax Parcels: 0008-00-015.00, 0008-00-015.01, 0008-00-015.02 and
0008-00-015.03)**

Dear Ms. Karagounis,

The Applicant understands Lancaster County is considering changes to the County's Unified Development Ordinance (UDO).

Applicant further understands any changes to the County UDO which apply to Applicant's project will be reflected accordingly.

Sincerely,

Michael Bilodeau / bjb

Michael Bilodeau
Development Manager

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704.561.5253

MB/bjb