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LANCASTER, SC

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STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2019-1576

COUNTY OF LANCASTER

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**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE TWO (2) PROPERTIES TOTALING ± 24.5 ACRES. THE TWO (2) PROPERTIES ARE LOCATED AT 7553 CHARLOTTE HIGHWAY AND ON CHARLOTTE HIGHWAY, ± 500 FEET NORTH OF VAN WYCK ROAD IN INDIAN LAND SECTION OF LANCASTER COUNTY, SC (TAX MAP 16, PARCELS 8 AND 9). THE TWO (2) PROPERTIES ARE TO BE REZONED FROM GB, GENERAL BUSINESS DISTRICT AND LDR, LOW DENSITY RESIDENTIAL DISTRICT, TO RB, REGIONAL 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) Land Investment Resources, LLC applied to rezone two (2) properties located at 7553 Charlotte Highway and on Charlotte Highway ±500 feet north of Van Wyck Road in the Indian Land section of Lancaster County (Tax Map 16, Parcels 8 and 9) from GB, General Business District and LDR, Low Density Residential District to RB, Regional Business District.

(b) On February 19<sup>th</sup>, 2019, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-2), recommended approval of the rezoning.

(c) The Future Land Use Map (FLUM) identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan 2014-2024*. A Regional Business District for these properties is complimentary to the Future Land Use Map and would serve the adjacent community and the surrounding region.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from GB, General Business District to RB, Regional Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0016-00-008.00  
0016-00-009.00

**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.**

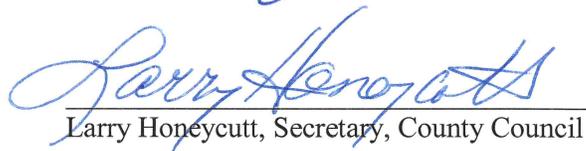
This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

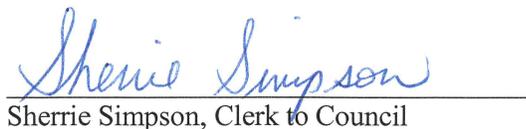
Dated this 29<sup>th</sup> day of April, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

  
\_\_\_\_\_  
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: March 11, 2019  
Second Reading: April 8, 2019  
Public Hearing: April 29, 2019  
Third Reading: April 29, 2019