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LANCASTER, SC

STATE OF SOUTH CAROLINA (
(**ORDINANCE NO. 2020-1686**
COUNTY OF LANCASTER (

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE 34 PARCELS TO BRING THE PARCELS INTO CONFORMITY WITH CURRENT ZONING REGULATIONS AS DESCRIBED IN THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE. THE PROPERTIES ARE PRIMARILY LOCATED NEAR THE INTERSECTION OF DOBY'S BRIDGE ROAD AND CHARLOTTE HIGHWAY, FORT MILL HIGHWAY AND CHARLOTTE HIGHWAY, AND SPRINGDALE ROAD AND WILLIAMS ESTATE DRIVE, INDIAN LAND, SOUTH CAROLINA AND THE REZONINGS WILL BE FROM MX, MIXED-USE, RMX, RESIDENTIAL MIXED-USE, OR IMX, INDUSTRIAL MIXED-USE TO VARIOUS RE-ZONING DISTRICTS.

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 applied to rezone various parcels of property (See Exhibit "A") to bring those properties into conformity with the Lancaster County Unified Development Ordinance. The properties are primarily located near the Intersections of Doby's Bridge Road and Charlotte Highway, Fort Mill Highway and Charlotte Highway, and Springdale Road and Williams Estate Drive, and the rezoning will be from MX, Mixed-Use, RMX, Residential Mixed-Use, IMX, Industrial Mixed-Use to various rezoning districts.

(b) On August 6, 2020, the Lancaster County Planning Commission held a public hearing on the proposed rezonings and, by a vote of 4-0 recommended approval of the rezonings with amendments to the proposed rezoning designations for several properties (See Exhibit "A").

(c) The Future Land Use Map identifies these properties as MX, Mixed-Use, RMX, Residential Mixed-Use, and IMX, Industrial Mixed-Use, based on the *Lancaster County Comprehensive Plan 2014-2024*. Rezoning the property from MX, Mixed-Use, RMX, Residential Mixed-Use, and IMX, Industrial Mixed-Use, to the various zoning districts set forth in the attached Exhibit "A" is compatible with the Comprehensive Plan.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from MX, Mixed-Use, RMX, Residential Mixed-Use, and IMX, Industrial Mixed-Use to the various rezoning district set forth in Exhibit "A" attached hereto.

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 28th day of September, 2020.

LANCASTER, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	August 24, 2020
Public Hearing:	August 24, 2020
Second Reading:	September 14, 2020
Third Reading:	September 28, 2020

Approved as to form:

John DuBose, County Attorney

Exhibit A

PIN	Acres	OldZone	Zoning	Potential Zone	Property Owner	Property Discription
0005-00-094.00	2.23	R15P	MX	LDR	HAMILTON MARIE E	SF Residential
0005-00-094.01	2.55	R15P	MX	LDR	HAMILTON EARL & MARIE	SF Residential
0005-00-094.02	2.67	R15P	MX	LDR	BARFIELD ALFRED E & JUDY H	SF Residential
0005-00-094.03	2.8	R15P	MX	LDR	ELMS J W DOUGLAS	Vacant Residential Lot
0005-00-095.00	3.86	R15P	MX	LDR	BARR ROBERT L	Vacant Residential Lot
0005-00-098.00	7.23	R15P	MX	LDR	BARR ROBERT L	Vacant Residential Lot
0005-00-113.00	2.2	B3	MX	RB	MILLER CHARLES STEPHEN	Stateline ABC Store
0005-00-113.01	1.09	B3	MX	GB	WATERS CONVENIENCE STORES LLC ETAL	Good Year Auto Repair
0006-00-087.01	4.01	B1	MX	GB	KRANTHI REALTY LLC	Vacant Tract
0008-00-001.00	2.01	R15P	MX	LDR	TURNER MARGARET ELMORE	Residential Home
0008-00-001.01	9.41	B3	MX	GB	TURNER MARGARET ELMORE	Vacant Tract
0008-00-001.02	3.79	R15P	MX	GB	PS SOUTHEAST TWO LLC	Public Mini Storage on SC 160 (next to Bailes Ridge)
0008-00-001.03	7.35	R15P	MX	LDR	TURNER MARGARET ELMORE	Vacant
0008-00-003.00	1.75	B2	MX	GB	HONEYCUTT BRENDA C	SF Home
0008-00-004.00	1.78	B2	MX	GB	HUCKS GRACE H	Carolina Export Used Car Sales
0008-00-005.00	2.77	B2	MX	GB	NGO JAMES P	Max's Used Car Sales
0008-00-008.00	0.83	B3	MX	GB	S3 INVESTORS LLC	Kushi World Bazaar (retail)
0008-00-009.00	0.44	B2	MX	GB	PALMETTO LAND DEVELOPMENT LLC	Contractor's Office
0008-00-010.00	0.43	B2	MX	GB	NEESE HOLDINGS LLC	Contractor's Office
0008-00-010.01	0.83	B2	MX	GB	GRINDSTAFF PROPERTIES INC	Indian Land Animal Hospital
0008-00-011.00	1.09	B2	MX	GB	CULP THOMAS W & JANE G REVOCAB	SF House
0008-00-011.03	4.67	I1	MX	GB	TYNDALL FAMILY ENTERPRISES LLC	Tyndall Furniture Store
0008-00-013.00	2.07	B3	MX	RB	GM LLC	Cobblestone Market Gas Station
0013-00-016.00	8.76	B3	MX	RB	521 LAND PARTNERS LLC	Vacant Near INSP
0013-00-016.01	2.43	B3	MX	RB	521 LAND PARTNERS LLC	Vacant Near INSP
0013-00-035.02	1.89	R30S	RMX	RN	JORDAN JOHNNY WAYNE	Mobile Home
0013-00-036.00	10.34	R45	RMX	RN	MONROE HOWARD & DOVIE L	SF Home
0013-00-039.00	4.71	R30P	RMX	RN	FARLEY DORIS MACK	Two SF Homes on One Lot
0013-00-040.00	4.92	R45	RMX	RN	SMITH CHARLIE EUGENE ETAL	SF Home
0013-00-042.00	10.67	R30P	RMX	RN	PORTER JAMES RANDALL	SF Home
0082E-0C-009.00	9	I1	IMX	INS	LANCASTER COUNTY SCHOOL DISTRICT	School Operations Center
0005-00-104.00	5.63	B3	MX	GB	INDIANLAND LLC	Benson mini Storage Center (521 and Potts Rd)
0005-00-111.00	5.04	B3	MX	GB	PANHANDLE LLC	Benson mini Storage Center (521 and Potts Rd)
0005-00-112.00	2.13	B3	MX	GB	BENSON MINI STORAGE LLC	Benson mini Storage Center (521 and Potts Rd)