

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE #312

WHEREAS, Todd Hunter and residents have petitioned to rezone all parcels, containing approximately 1460 acres, south of Shelly Mullis Road, east of Henry Harris Road, and north of Jim Wilson Road from GD-M and GD-L to GD-L; and

WHEREAS, the percentage of landowners who signed the petition and the percentage of acreage which these owners signed exceed the requirements as stated in Section 10.1 of the Lancaster County Land Use and Development Standards Ordinance; and

WHEREAS, the applicants are proposing the rezoning as a means to protect the character of the area which is primarily single-family homes built on individual lots containing at least one acre of land; and

WHEREAS, the GD-M District allows anything which is not otherwise prohibited by the Lancaster County Land Use and Development Standards Ordinance; and

WHEREAS, The GD-L District does not allow multi-family housing, subdivisions with lot frontage less than 150 feet, or subdivisions with densities greater than 3 units per acre; and

WHEREAS, the Lancaster County Planning Staff and the Lancaster County Joint Planning Commission recommended approval of the rezoning application from GD-M to GD-L because it is in keeping with the character of the area, will reduce the number of units allowed in the area, will increase the minimum lot sizes which would be in keeping with the way the area has developed, and would not allow multi-family or attached single-family developments, manufactured home parks or subdivisions with densities greater than 3 units per acre or lot frontages of less than 150 feet; and

NOW, THEREFORE, BE IT ORDAINED that the Lancaster County Council hereby amends the map of the Lancaster County Land Use & Development Standards Ordinance to rezone approximately 1460 acres of land located south of Shelly Mullis Road, east of Henry Harris Road, and north of Jim Wilson Road from GD-M to GD-L.

AND IT IS SO ORDAINED this 28th day of September, 1998.

LANCASTER COUNTY COUNCIL

Ray E. Gardner, Chairman

Polly C. Jackson, Secretary

APPROVED AS TO FORM AND CONTENT:

William Randall Sims, County Attorney

ATTEST:

Irene Plyler, Clerk to Council

1st reading: 06-01-98

2nd reading: 06-29-98

3rd reading: 09-28-98

