

STATE OF SOUTH CAROLINA

FILED
NEWBERRY COUNTY

NEWBERRY COUNTY

2024 JUN -6 AM 8:51

ORDINANCE NO. 05-01-2024

AN ORDINANCE ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED PURSUANT TO ZONING ORDINANCE NO. 12-24-01 AS REVISED AND AMENDED BY ZONING ORDINANCE NO. 6-11-16 AND CODIFIED IN CHAPTER 153 OF THE NEWBERRY COUNTY CODE OF ORDINANCES, ESTABLISHES ZONING CLASSIFICATION AND DISTRICTS SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING ELEVEN AND SEVENTY HUNDREDTHS (11.70) ACRES DESIGNATED AS TMS NO. 336-3 FROM GC-GENERAL COMMERCIAL TO IND-INDUSTRIAL.

WHEREAS, Zoning Ordinance, codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classifications and districts, as well as an Official Zoning Map; and

WHEREAS, said Zoning Ordinance provides procedures for the amendment of both the text of the Ordinance and the district boundaries shown on the Official Zoning Map; and

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone one (1) real estate parcel totaling eleven and seventy hundredths (11.70) acres located at 13044 SC Highway 121, Newberry, to IND-Industrial from GC-General Commercial. Tax Map No. 336-3 is currently vacant. The Comprehensive Plan shows the future land use for this area to be within the development projected area. The Planning Staff does recommend that this real estate parcel be rezoned to IND-Industrial.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA02-03-19-24, had this matter on its agenda and considered this request and received comments as to both the existing and intended uses of the property. The Joint Planning Commission determined that it does concur with the recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to

Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing uses of the properties located at 13044 SC Highway 121, Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 336-3 totaling eleven and seventy hundredths (11.70) acres located at 13044 SC Highway 121, Newberry as more particularly shown on the plat accompanying the submitted "Official Zoning Map Amendment Application" included in the submitted Planning Commission report attached hereto, IND-Industrial from GC-General Commercial.

A. That the proposed map amendment does promote the implementation of the Comprehensive Plan in the area.

B. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 336-3, totaling eleven and seventy hundredths (11.70) acres real estate parcel as acted on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

AND IT IS SO ORDAINED by Newberry County Council this 5TH day of

June, 2024 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: Robert N. Shealy
Robert Shealy, Vice Chairman

Attest: Andrew Wigger
Andrew Wigger, Clerk to Council

1st reading: 5-01-2024
2nd reading: 5-15-2024
Public Hearing: 5-15-2024
3rd reading: 6-5-24

Reviewed and approved as to form:

Carrie Winters
Attorney

[Signature]
County Administrator