

ORDINANCE # 2021-05

AN ORDINANCE OF THE COUNTY COUNCIL OF CLARENDON COUNTY, SOUTH CAROLINA TO AMEND THE COUNTY'S OFFICIAL ZONING MAP DESIGNATION FOR TAX MAP PARCEL # 239-00-03-004-00; FROM AGRICULTURE II (AGII) TO GENERAL COMMERCIAL (GC) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Clarendon County broad authority to provide of variety of services and functions within its jurisdiction, including but not limited to, utility planning, programming, and construction; transportation planning, programming and construction; land use planning and regulation; economic development planning and programming; and similar activities and services; and

WHEREAS, Title 6, Chapter 29, et. seq., Code of Laws of South Carolina (SCCL), the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, herein after referred to as Section 6-29, provides the statutory enabling authority for Clarendon County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, the County Council adopted a Comprehensive Plan (Ordinance 2018-11) on December 10, 2018, pursuant to the requirements of Section 6-29-510, et. seq. SCCL; and

WHEREAS, the Planning Commission (PC) is the designated local planning commission pursuant to the requirements of Section 6-29-310, et. seq.; and

WHEREAS, Section 6-29-710 SCCL and Sections 91 (maps) 92 (text) of the Clarendon County Unified Development Code (UDC) provide the authority and process for Clarendon County to prepare, periodically amend and enforce land use regulations that are consistent with and implement the latest version of the adopted Comprehensive Plan; and

WHEREAS, pursuant to the requirements of Section 6-29-540, all public and private development proposals shall be reviewed by the Clarendon County Planning Commission (PC) to ensure the proposed project is compatible with and implements the latest version of the Comprehensive Plan; and

WHEREAS, the Clarendon County Planning Commission (PC) reviewed the proposed map amendment on April 20, 2021 and made findings of fact that the proposed amendment conforms to the requirements of the Comprehensive Plan and recommended the County Council adopt this Ordinance; and

WHEREAS, the County Council conducted a public hearing on June 14, 2021 as required by Section 91 (maps) of the UDC to consider the PC recommendation and comments from the interested public and subsequently voted to adopt this Ordinance.

**CERTIFIED COPY
OF ORIGINAL FILED IN THIS OFFICE**

DATE 7/14/21

Beulah B. Roberts

**CLERK OF COURT
CLARENDON COUNTY, SC**

2021 JUL 14 AM 10:40
Beulah Roberts, Clerk-Clarendon S.C.

NOW THEREFORE, BE IT ORDAINED that the Official Zoning Map of Clarendon County, South Carolina is hereby amended to change the zoning classification for the property described and depicted in Exhibit A from Agriculture II (AGII) to General Commercial (GC) in conformance with the requirements stated above.

SEVERABILITY

Should any section, or provision of this ordinance be declared unconstitutional, or invalid for any reason, such declaration shall not affect the validity of the ordinance as a whole, or any part thereof, which is not specifically declared to be invalid, or unconstitutional.

EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption.

First Reading: May 10, 2021


Second Reading: June 14, 2021

Third Reading: July 12, 2021

Public Hearing: June 14, 2021

ADOPTED this 12th day of July, 2021

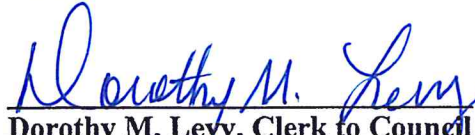
COUNTY OF CLARENDON, SOUTH CAROLINA



Dwight Stewart, Chairman

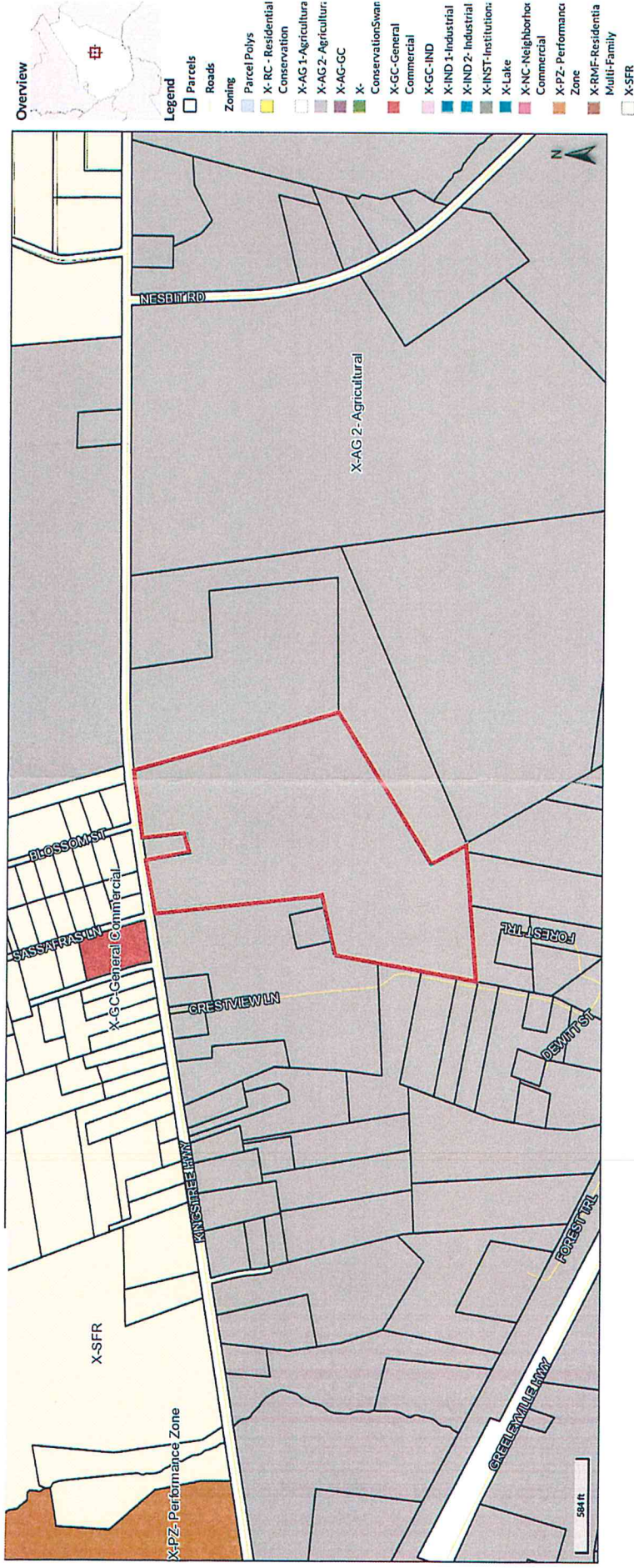


ATTEST:



Dorothy M. Levy, Clerk to Council

EXHIBIT A
ORDINANCE 2021-05
Z-21-01



Last 2 Sales	Date	Price	Reason	Qual
	1/12/2007	\$5	n/a	U
	10/29/1997	\$5	n/a	U

Owner Address GAMBLE SAM O JR & HOOKS JUDY G
 & JANE G BUJE TENNANTS IN COM
 136 SANIBEL CIRCLE
 COLUMBIA, SC 29223

Alternate ID	20185
Class	QUALIFIED AG USE 4%
Acreage	45.31

Parcel ID	239-00-05-004-00
Sec/Twp/Rng	//
Property Address	20 District
District	20
Brief Tax Description	45.31 ACRES AG 4% 05/14/98 (Note: Not to be used on legal documents)

Date created: 3/22/2021
 Last Data Update: 3/19/2021 8:22:05 PM
 Developed by: Schneider & Associates