

DATE 1/26/17

Beulah B. Roberts

CLERK OF COURT
CLARENDON COUNTY, SC

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ORDINANCE # 2016-09

AN ORDINANCE OF THE COUNTY COUNCIL OF CLARENDON COUNTY, SOUTH CAROLINA TO AMEND THE COUNTY'S OFFICIAL ZONING MAP DESIGNATION FOR TAX MAP PARCEL # 167-00-02-080-00; FROM RESIDENTIAL CONSERVATION (RC) TO NEIGHBORHOOD COMMERCIAL (NC) 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 2008-12) on January 12, 2009, 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 October 18, 2016 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 December 12, 2016 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.

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 Residential Conservation (RC) to Neighborhood Commercial (NC) 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: November 14, 2016

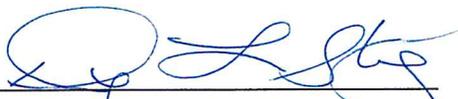
Second Reading: December 12, 2016

Third Reading: January 9, 2017

Public Hearing: December 12, 2016

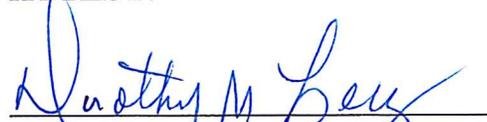
ADOPTED this 9th day of January, 2017

COUNTY OF CLARENDON, SOUTH CAROLINA



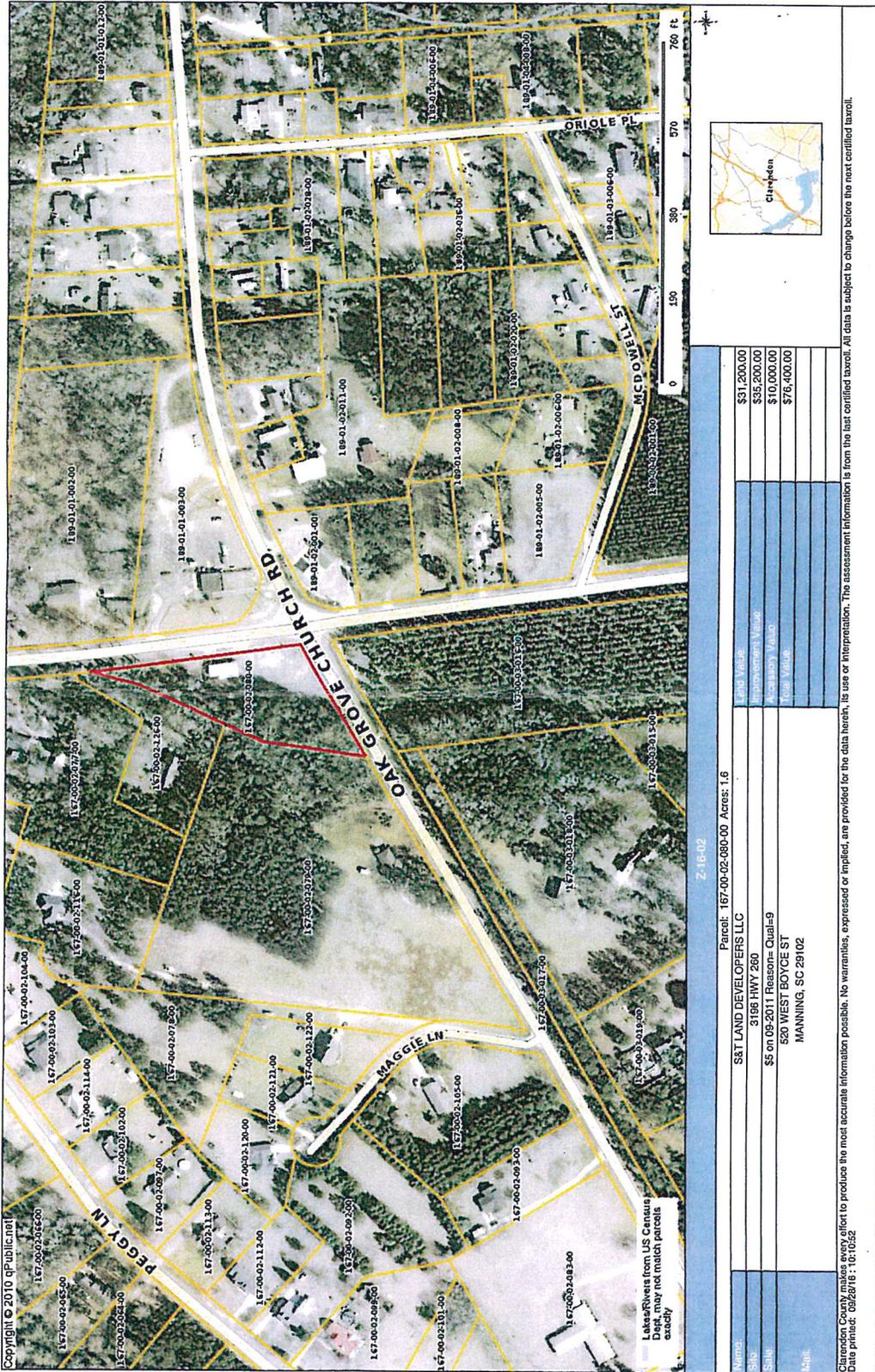
Dwight Stewart, Chairman

ATTEST:



Dorothy M. Levy, Clerk to Council





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LakesRivers from US Census Dept. may not match parcels exactly

Parcel: 167-00-02-080-00 Acres: 1.6	
Name:	S&T LAND DEVELOPERS LLC
Site:	3188 HWY 260
State:	\$5 on 09-2011 Reason= Qual=9
City:	520 WEST BOYCE ST MANNING, SC 29102
Parcel Value:	\$31,200.00
Improvement Value:	\$55,200.00
Assessors Value:	\$10,000.00
Final Value:	\$76,400.00

Strocker County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
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