



ditch road of unspecified width. The Planning Staff does recommend that this real estate parcel be rezoned to Single Family Residential (RSM).

**WHEREAS**, the Newberry County Joint Planning Commission, in case number MA01-09-15-20, 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 concurs 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 along these portions of SC Hwy 773 and Jollystreet Road and Gin House Road;

**NOW, THEREFORE**, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning TMS No. 631-12 totaling fifty two and nine tenths (52.9) acres (Tract A) located south of Gin House Road and northeast of Jollystreet Road and west of SC Hwy 773 at the intersection of Jollystreet Road and SC Hwy 773 as more particularly shown on the plat accompanying the submitted "Official Zoning Map Amendment Application" included in the submitted Planning Commission report attached hereto, to Single Family Residential (RSM) from Single Family Residential (RS) and Rural (R2) :

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 TMS No. 631-12 and totaling fifty two and nine tenths (52.9) acres (Tract A) 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020 in meeting duly assembled at Newberry, South Carolina.

**NEWBERRY COUNTY COUNCIL**

(SEAL)

**By:** \_\_\_\_\_  
**Chairman**

**Attest:**

\_\_\_\_\_  
Susan C. Fellers, Clerk to Council

1<sup>st</sup> reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
2<sup>nd</sup> reading: \_\_\_\_\_  
3<sup>rd</sup> reading: \_\_\_\_\_

Reviewed and approved as to form:  
\_\_\_\_\_  
Attorney  
\_\_\_\_\_  
County Administrator