



will be from Louis Rich Road which is a paved state maintained road that is adequate to handle any extra traffic future expansion of this facility may incur.

The Comprehensive Plan does show the future land use for this area to be Economic Development. The Planning Staff does recommend that these three (3) real estate parcels be rezoned to Basic Industrial (BI).

**WHEREAS**, the Newberry County Joint Planning Commission, in case number MA 01-11-17-15, 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 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 this portion of Louis Rich 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. 284-1-19 containing twenty eight and thirteen hundredths (28.13) acres located on Louis Rich Road; also TMS No. 284-1-4 containing one (1.0) acre; and also TMS No 284-1-16 containing one lot seven tenths (0.7) acre, as more particularly shown on the plats accompanying the submitted "Official Zoning Map Amendment Application" included in the submitted Planning Commission report attached hereto, to Basic Industrial (BI) from 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 Tax Map No. 284-1-19 comprising a twenty eight and thirteen hundredths (28.13) acres; also Tax Map No. 284-1-4 containing one (1.0) acre, and also Tax Map No. 284-1-16 containing one lot seven tenths (0.7) acre 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 \_\_\_\_\_, 2016 in meeting duly assembled at Newberry, South Carolina.

**NEWBERRY COUNTY COUNCIL**

(SEAL)

By: \_\_\_\_\_  
**Henry H. Livingston, III, Chairman**

**Attest:**

\_\_\_\_\_  
Laurie N. Renwick, Clerk to Council

1<sup>st</sup> reading: December 2, 2015  
Public Hearing: \_\_\_\_\_  
2<sup>nd</sup> reading: \_\_\_\_\_  
3<sup>rd</sup> reading: \_\_\_\_\_

Reviewed and approved as to form:  
\_\_\_\_\_  
A. J. Tothacer, Jr., County Attorney

\_\_\_\_\_  
Wayne Adams, County Administrator