

STATE OF SOUTH CAROLINA)

NEWBERRY COUNTY)

FILED
NEWBERRY COUNTY

ORDINANCE NO. 09-04-2025
2025 OCT 16 AM 9:06

ELIZABETH P. FOLK
CLERK OF COURT

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 TWENTY-NINE AND TEN HUNDREDTHS (29.10) ACRES DESIGNATED AS TMS NO. 340-3-2-111 FROM RG-GENERAL RESIDENTIAL TO R2-RURAL.

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 twenty-nine and ten hundredths (29.10) acres located at 1799 Whitener Road, Newberry, to R2-Rural from RG-General Residential. Tax Map No. 340-3-2-111 is currently vacant land. The Comprehensive Plan shows the future land use for this area to be within the transitional projected area. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA02-08-19-25, 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 1799 Whitener Road, 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. 340-3-2-111 totaling twenty-nine and ten hundredths (29.10) acres located at 1799 Whitner Road, 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, R2-Rural from RG-General .

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. 340-3-2-

111 totaling twenty-nine and ten hundredths (29.10) 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 15th day of
October, 2025 in meeting duly assembled at Newberry, South Carolina.

(SEAL)

NEWBERRY COUNTY COUNCIL

By: _____

Nicholas Shealy, Chairman

ROBERT N. SHEALY

Attest: _____

Andrew Wigger, Clerk to Council

1st reading: Sept. 17, 2025

2nd reading: Oct. 1, 2025

Public Hearing: Oct. 1, 2025

3rd reading: Oct. 15, 2025

Reviewed and approved as to form:

Attorney

County Administrator