

STATE OF SOUTH CAROLINA)
)
 COUNTY OF YORK)
)
 TOWN OF CLOVER) **ORDINANCE 21-25**

AN ORDINANCE AMENDING THE TOWN OF CLOVER, SOUTH CAROLINA ZONING MAP AND ZONING ORDINANCE SO AS TO REZONE APPROXIMATELY 26.52 ACRES OF PROPERTY LOCATED AT THE INTERSECTION OF SOUTH CAROLINA HIGHWAY 55 AND OLE CAMBRIDGE CIRCLE CONSISTING OF TAX PARCELS #010-06-01-109, 010-06-01-110, AND 010-06-01-111 WHICH ARE CURRENTLY ZONED B-2 HIGHWAY COMMERCIAL AND TAX PARCEL #010-06-01-112 WHICH IS CURRENTLY ZONED PDD PLANNED DEVELOPMENT DISTRICT SO AS TO REZONE SAID FOUR PARCELS TO ESTABLISH A SINGLE PDD PLANNED DEVELOPMENT DISTRICT

WHEREAS, Hill Gray Seven, LLC, is the owner of the properties located at the intersection of South Carolina Highway 55 and Old Cambridge Circle, consisting of four tracts of property having Tax Parcel numbers 010-06-01-109, 010-06-01-110, 010-06-01-111, and 010-06-01-112, and

WHEREAS, the current zoning for parcels 010-06-01-109, 010-06-01-110, and 010-06-01-111 is B-2 Highway Commercial and the current zoning of parcel 010-06-01-112 is PDD Planned Development District but without an approved plan, and

WHEREAS, the owner of said property has duly requested that the Town of Clover rezone said four parcels of property to establish a single PDD Planned Development District, and

WHEREAS, the Town Council instructed Town staff to meet with the Owner’s representatives to work toward development of an acceptable plan for said property, and has held workshops with respect to same, and

WHEREAS, the owner has submitted a Planned Development Plan for The Arbors, consisting of four pages attached to this Ordinance as Exhibit A, setting forth a PDD Site Plan, PDD Conditional Notes, PDD Permitted Uses, and PDD Potential Elevations, and

WHEREAS, at their meeting on September 16, 2021, the Clover Planning Commission reviewed the rezoning application, found the proposed rezoning to be consistent with the Comprehensive Plan 2022, but did not recommend said property be rezoned, and

WHEREAS, the Clover Town Council has received the recommendation of the Town of Clover Planning Commission, and

WHEREAS, a public hearing on the Zoning Ordinance and Zoning Map amendment was held on the ____ day of _____, 2021.

BE IT ORDAINED in Council assembled this ____ day of _____, 2021, that the Zoning Ordinance and Zoning Map of Clover, South Carolina, be amended as follows:

1. The Zoning Ordinance and Zoning Map of Clover, South Carolina, is hereby amended so that after amendment the district boundaries of same shall be changed to rezone the property located at the intersection of South Carolina Highway 55 and Ole Cambridge Circle comprised of York County Tax Map #s 010-06-01-109, 010-06-01-110, 010-06-01-111, and 010-06-01-112, to a single PDD, Planned Development District, and the Development Plan as set forth in Exhibit A to this ordinance shall be the Zoning Map and development regulations for said property.
2. The PDD established hereby shall be assigned the number PDD-2021-01 for identification purposes.
3. Effective Date. This ordinance is effective immediately upon its adoption.
4. Severability. If any part of this Ordinance is held to be invalid or unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such invalid or unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

AND IT IS SO ORDAINED.

Mayor

Council:

(Town Seal)

Attest:

Town Clerk

First Reading: _____

Second Reading: _____