

341-1-22-5 are zoned BI – Basic Industrial, GC – General Commercial and Residential zoning districts. The Comprehensive Plan shows future land use for this area to be industrial although the American Fiber and Finishing Plant is now closed. The Planning Staff recommends that the parcel be rezoned to accommodate any future industrial development permitted by the Zoning Ordinance.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA 01-06-16-09, 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 it concurs with the recommendation of the Planning Staff. It voted to approve the application to rezone this parcel to General Commercial (GC) as to Parcel “A” and to Limited Commercial (LC) as to Parcel “B” for the reasons set forth in the attached submission from the Planning Commission. 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 Fair Avenue, SC Highway 121 and the C.N. & L. Railroad in and adjacent to the City of Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning the entirety of TMS No. 341-1-22-5 located off Fair Avenue, SC Highway 121 and the C.N. & L. Railroad in and adjacent to the City of 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, to General Commercial (GC)

as to Parcel “A” and to Limited Commercial (LC) as to Parcel “B” from Basic Industrial (BI):

A. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

B. The proposed map amendment would have a positive impact on the orderly growth and development of the community.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

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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. 341-1-22-5 comprising a sixteen and five hundred and seventeen thousandths 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 _____ day of _____, 2009 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

1st reading: June 3, 2009
Public Hearing: _____
2nd reading: June 17, 2009
3rd reading: _____

Reviewed and approved as to form:

A. J. Tothacer, Jr., County Attorney

Wayne Adams, County Administrator