



are adequate to handle any extra traffic this rezoning may incur. The Planning Staff does recommend that this real estate parcel be rezoned to General Commercial (GC).

**WHEREAS**, the Newberry County Joint Planning Commission, in case number MA 01-10-18-11, 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 C.R. Koon Highway.

**NOW, THEREFORE**, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning this four and ninety-six hundredths (4.96) acres real estate parcel located at the intersection of Bachman Chapel Road and C.R. Koon Hwy, Prosperity, SC on the eastern side of C.R. Koon Highway to General Commercial (GC) from Single Family Residential (RS-1), 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 General Commercial (GC) from Single Family Residential (RS-1):

- 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. 459-19 comprising four and ninety-six hundredths (4.96) 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 \_\_\_\_\_, 2011 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: November 2, 2011  
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