

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. It voted to approve the entire application to rezone this parcel to General Commercial (GC) 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 commercial uses of the properties along this portion of Highway 76 (Wilson Road) near Sam Koon Road.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning this parcel, TMS No. 741-60, totaling 1.62 acres and located off Highway 76 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) from Single Family Residential (RS1):

A. That the proposed map amendment does not promote the implementation of the Comprehensive Plan in the area.

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

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

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

