

ORDINANCE 2023-003

AN ORDINANCE TO APPROVE THE KINGSTREE PLANNING COMMISSION'S RECOMMENDATION TO REZONE PROPERTY LOCATED BETWEEN NORTH ACADEMY STREET AND HAMPTON STREET, IDENTIFIED BY WILLIAMSBURG COUNTY TAX MAP NUMBER 11-025-186, FROM R-10, LOW DENSITY RESIDENTIAL, SINGLE FAMILY ZONING DISTRICT TO THE CORE COMMERCIAL ZONING DISTRICT.

WHEREAS, the owner, Kingstree Federal Savings & Loan, of the property containing the existing parking lot for the Kingstree Federal Savings & Loan in the Town of Kingstree submitted a request to the Kingstree Planning Commission therein requesting the property, further identified by Williamsburg County Tax Map Number 11-025-186, be rezoned from R-10, low density residential, single family zoning district to the core commercial zoning district.

AND WHEREAS, the owner of the subject property wishes to combine the subject property, with adjacent property (11-025-185) for the purposes of future business expansion.

AND WHEREAS, the existing zoning ordinance applicable to the subject property permits by right the following: (1) Single-family dwelling, detached, (2) Modular homes, (3) Agricultural and horticultural – noncommercial (4) Neighborhood and community parks, and (5) Minor utility services. In certain circumstances, the R-10 District permits a limited number of nonresidential uses such as cemeteries, churches, educational facilities, public buildings and uses, day cares, and major utility services as a conditional use or a special exception.

AND WHEREAS, Uses permitted under the Core Commercial district include a lengthy list of assembly, business, and mercantile uses, e.g., banks, government buildings, retail trades service establishments, professional offices, railroad stations, and restaurants occupancies. As the subject property is surrounded by a property that are zoned R-10 and CC, the property's use potential would be much greater than adjacent sites should the rezoning be approved.

AND WHEREAS, this request came before the Kingstree Planning Commission in the form of a hearing on February 21, 2023, where the Commission approved said request and unanimously found that the request was consistent with the Town's Comprehensive Plan, conformed to the

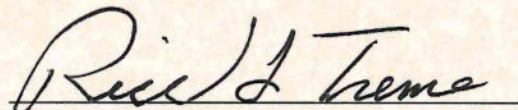
conditions as provided in the Zoning Ordinance, and should not interfere with the Town's ability to provide essential services in the identified district;

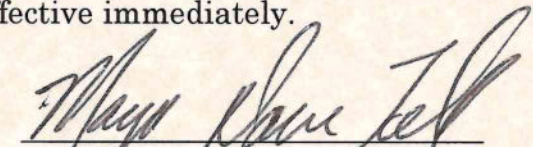
AND WHEREAS, the Kingstree Planning Commission recommends that Council accepts and supports the Planning Commission's recommendation to approve said rezoning request.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN OF KINGSTREE, by the Mayor and Council of the Town of Kingstree, South Carolina, in Council assembled and by Authority of the same:

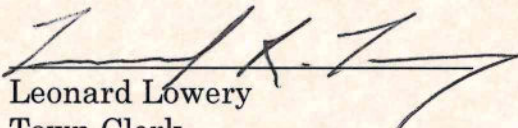
The above recommendation by the Kingstree Planning Commission be granted and the property located property located between North Academy Street and Hampton Street, identified by Williamsburg County Tax Map Number 11-025-186, at be rezoned to the Core Commercial Zoning District.

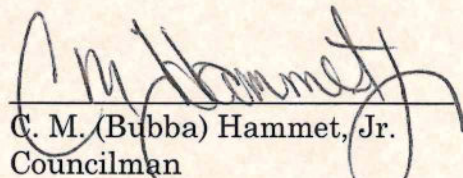
PASSED AND RATIFIED IN COUNCIL, duly assembled the 15th day of May, 2023, and shall become effective immediately.



Richard L. Treme
Town Manager

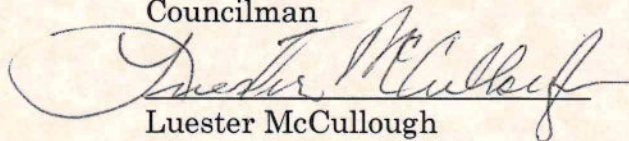

Darren Tisdale
Mayor

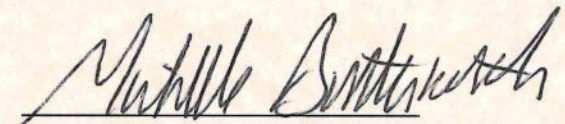
ATTEST:

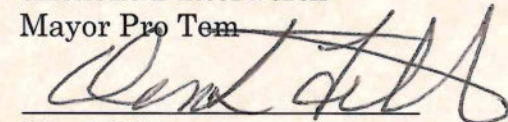

Leonard Lowery
Town Clerk

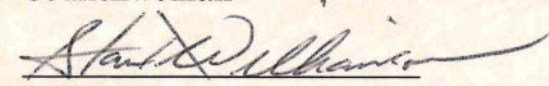

C. M. (Bubba) Hammet, Jr.
Councilman


Chris Williams
Councilman


Luester McCullough
Councilwoman


Michelle Butterworth
Mayor Pro Tem


Derek Fitts
Councilwoman


Stan Williamson
Councilwoman

First Reading: April 17, 2023
Second Reading: May 15, 2023

This Ordinance No: 2023-003 has been reviewed by me and is hereby approved as to form and legality.



W. Evan Reynolds
Attorney for the Town of Kingstree