

ORDINANCE NO. 21- _____

Amendment No. ____ To Richland County Comprehensive Zoning Ordinance No. 5 Relating To A Parcel Belonging To Rodney Sussex In The Town Of Willow.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:
- (a) Adequate public facilities to serve the development are present or will be provided.

(b) Provision of these facilities will not be an unreasonable burden to local government.

(c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.

(d) Non-farm development will be directed to non-agricultural soils or less productive soils.

(e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.

(f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.

(g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Comprehensive Zoning Ordinance No. 5, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 32.47 acre parcel belonging to Rodney Sussex and in the Town of Willow is hereby rezoned from the General Agricultural and Forestry District (A-F) to the Agricultural Residential (A-R) District:

Commencing at the East ¼ corner of Section 13; thence S00°00'17"E, 822.66 feet along the East line of the Southeast ¼ of Section 13 to the point of beginning; thence continuing along the aforesaid East line S00°00'17"E, 1375.14 feet to a point on the centerline of Hickory Glen Road; thence S59°58'45"W, 226.91 feet along said centerline to the point of curvature of a curve to the right, having a central angle of 01°55'16" and a radius of 2967.00 feet; thence Southwesterly, 99.48 feet along the arc of the curve, the long chord of which bears S60°58'46"W, 99.47 feet; thence continuing S61°48'07"W, 203.29 feet along the aforesaid centerline to the point of curvature of a curve to the left, having a central angle of 12°48'55" and a radius of 1033.00 feet; thence Southwesterly, 231.05 feet along the arc of the curve, the long chord of which bears S55°33'21"W, 230.57 feet; thence continuing along said centerline S49°04'52"W, 229.21 feet to a point on the East line of the West 500.00 feet of the NE1/4-NE1/4 of Section 24; thence N00°28'38"W, 102.62 feet along the aforesaid East line to the Northeast corner of the West 500.00 feet of the NE1/4-NE1/4 of Section 24; thence N00°03'39"E, 1829.55 feet along the East line of the West 500.00 feet of the SE1/4-SE1/4 and a portion of the NE1/4-SE1/4 of Section 13; thence N45°21'38"E, 147.24 feet; thence N60°53'45"E, 29.73 feet; thence N80°27'14"E, 92.80 feet; thence S85°58'14"E, 82.04 feet; thence S83°23'13"E, 62.56 feet; thence S73°08'19"E, 479.11 feet to the point of beginning.

Said parcel contains 32.47 acres, more or less, and is subject to the rights-of-way of Hickory Glen Road and all utility easements of record.

3. This Ordinance shall be effective on May 18th, 2021.

Dated: _____

Passed: _____

Published: _____

ORDINANCE OFFERED BY THE ZONING AND

LAND INFORMATION COMMITTEE

	FOR	AGAINST
Marty Brewer, Chair	Marc Couey	X
Richland County Board of Supervisors	Steve Williamson	X
ATTEST:	Chad Cosgrove	X
Derek S. Kalish	Linda Gentes	X
Richland County Clerk	Ingrid Glasbrenner	X