

ORDINANCE # 2025-16

AN ORDINANCE OF THE COUNTY COUNCIL OF CLARENDON COUNTY, SOUTH CAROLINA TO AMEND THE COUNTY'S OFFICIAL ZONING MAP DESIGNATION FOR TAX MAP PARCEL # 140-00-04-002-00 AGRICULTURE II (AG-II) TO GENERAL COMMERCIAL (GC) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Clarendon County broad authority to provide of variety of services and functions within its jurisdiction, including but not limited to, utility planning, programming, and construction; transportation planning, programming and construction; land use planning and regulation; economic development planning and programming; and similar activities and services; and

WHEREAS, Title 6, Chapter 29, et. seq., Code of Laws of South Carolina (SCCL), the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, herein after referred to as Section 6-29, provides the statutory enabling authority for Clarendon County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, the County Council adopted a Comprehensive Plan (Ordinance 2018-11) on December 10, 2018, pursuant to the requirements of Section 6-29-510, et. seq. SCCL; and

WHEREAS, the Planning Commission (PC) is the designated local planning commission pursuant to the requirements of Section 6-29-310, et. seq.; and

WHEREAS, Section 6-29-710 SCCL and Sections 91 (maps) 92 (text) of the Clarendon County Unified Development Code (UDC) provide the authority and process for Clarendon County to prepare, periodically amend and enforce land use regulations that are consistent with and implement the latest version of the adopted Comprehensive Plan; and

WHEREAS, pursuant to the requirements of Section 6-29-540, all public and private development proposals shall be reviewed by the Clarendon County Planning Commission (PC) to ensure the proposed project is compatible with and implements the latest version of the Comprehensive Plan; and

WHEREAS, the Clarendon County Planning Commission (PC) reviewed the proposed map amendment on November 18, 2025, and made findings of fact that the proposed amendment conforms to the requirements of the Comprehensive Plan and recommended the County Council adopt this Ordinance; and

WHEREAS, the County Council conducted a public hearing on January 12, 2026, as required by Section 91 (maps) of the UDC to consider the PC recommendation and comments from the interested public and subsequently voted to adopt this Ordinance.

2026 FEB 12 PM 12:49
Shanifa Brangman CLK - Clarendon SC

CERTIFIED TRUE COPY
OF ORIGINAL FILED IN THIS OFFICE
DATE 02-12-2026
Shanifa Brangman
CLERK OF COURT
CLARENDON COUNTY, SC

NOW THEREFORE, BE IT ORDAINED that the Official Zoning Map of Clarendon County, South Carolina, is hereby amended to change the zoning classification for the property described and depicted in Exhibit A from Agriculture II (AG-II) General Commercial (GC) in conformance with the requirements stated above.

SEVERABILITY

Should any section, or provision of this ordinance be declared unconstitutional, or invalid for any reason, such declaration shall not affect the validity of the ordinance as a whole, or any part thereof, which is not specifically declared to be invalid, or unconstitutional.

EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption.

First Reading: December 8, 2025

Second Reading: January 12, 2026

Third Reading: February 9, 2026

Public Hearing: January 12, 2026

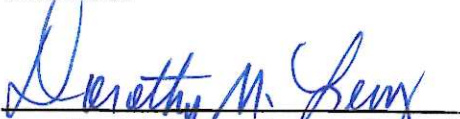
ADOPTED this 9th day of February, 2025

COUNTY OF CLARENDON, SOUTH CAROLINA



John "Jay" Johnson, Chairman

ATTEST:


Dorothy M. Levy, Clerk to Council



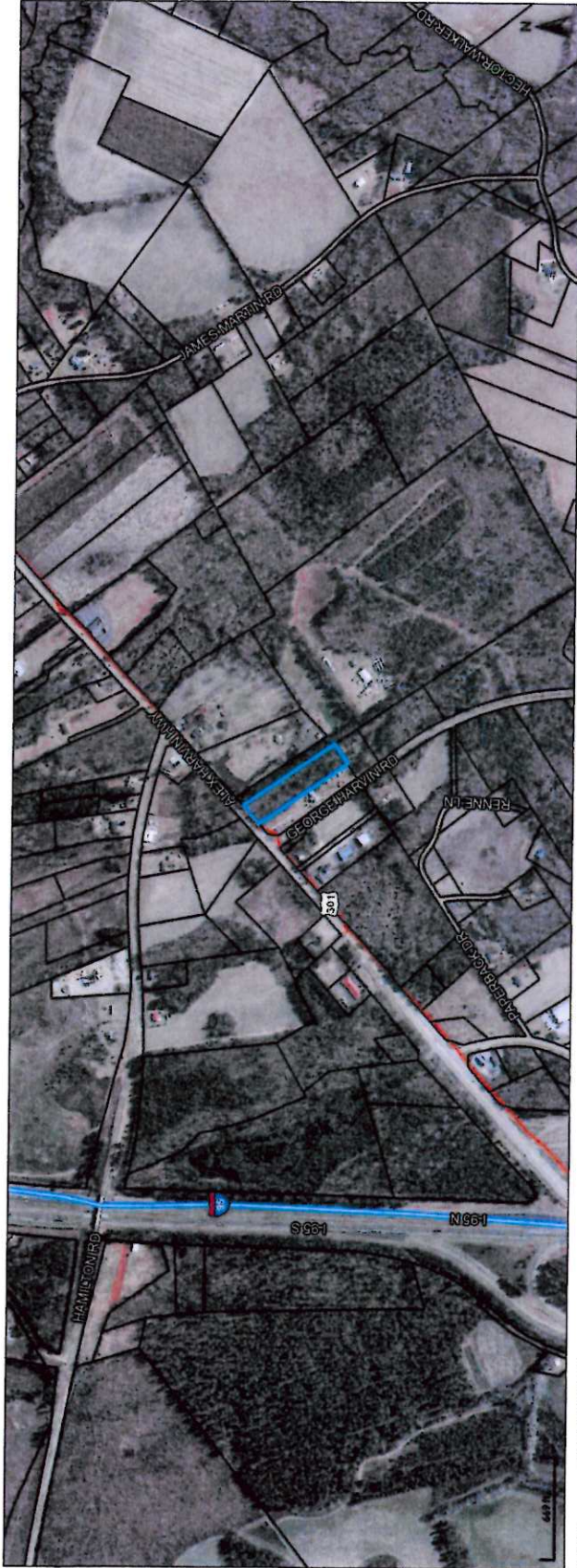
Overview

Legend

- Parcels
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Other Road
- Ramp
- Ferry
- Zoning**
- RC - Residential Conservation
- RC-RMF-NC
- AGR I - Agricultural
- AGR II - Agricultural
- AG - GC
- CON - Conservation
- GC - General Commercial
- GC - IND
- IND I - Industrial
- IND II - Industrial
- INST - Institutional
- Lake
- NC - Neighborhood Commercial
- PZ - Performance Zone
- RMF - Residential Multi Family
- SFR - Single Family Residential

Parcel ID	140-00-04-002-00	Alternate ID	20586	Last 2 Sales	
Sec7map/Rng	//	Class	NON-QUALIFIED RESIDENTIAL	Date	6/13/2013
Property Address	20 District	Acres	2.0	Price	\$15885
	20			Reason	n/a
				Qual	U
					8/2/2011 \$15885 n/a U

Owner Address JOVANOVIC GIOVANNA ANTIDA
5135 ALEX HARVIN HWY
MANNING, SC 29102



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Owner Address: JOVANOVIC GIOVANNA ANTIDA
5135 ALEX HARVIN HWY
MANNING, SC 29102

Alternate ID: 20586
Class: NON-QUALIFIED RESIDENTIAL
Acreage: 2.0

n/a
US 301 9 & 10
(Notice: Not to be used on legal documents.)

Parcel ID: 140-00-04-002-00
Sec/Twp/Rng: //
Property Address: 20 District: 20
District: 20
Brief Tax Description: