

ORDINANCE # 2026-01

AN ORDINANCE OF THE COUNTY COUNCIL OF CLARENDON COUNTY, SOUTH CAROLINA, TO AMEND THE COUNTY'S OFFICIAL ZONING MAP DESIGNATION FOR TAX MAP PARCEL # 347-00-02-011-00, FROM AGRICULTURE I (AG-I) TO RESIDENTIAL CONSERVATION (RC) 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 December 16, 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 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.

**CERTIFIED TRUE COPY
OF ORIGINAL FILED IN THIS OFFICE**

DATE 03-14-2026

Shanita Brangman
CLERK OF COURT
CLARENDON COUNTY, SC

2026 MAR 16 PM 12:55
Shanita Brangman, Clerk - Clarendon 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 I (AG-I) to Residential Conservation (RC) 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 explicitly declared to be invalid or unconstitutional.

EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption.

First Reading: January 12, 2026

Second Reading: February 9, 2026

Third Reading: March 9, 2026

Public Hearing: February 9, 2026

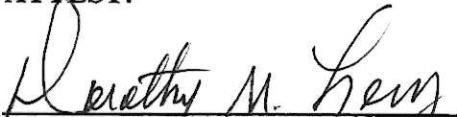
ADOPTED this 9th day of March, 2026

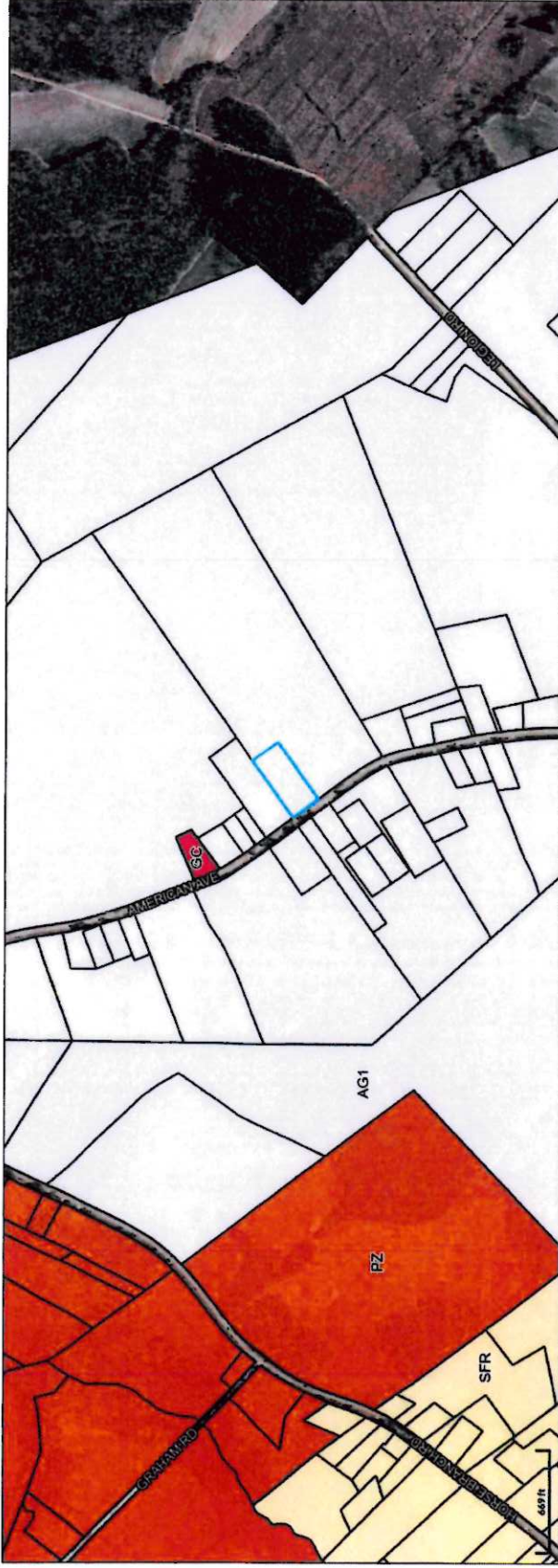
COUNTY OF CLARENDON, SOUTH CAROLINA



John "Jay" Johnson, III Chairman

ATTEST:


Dorothy M. Levy, Clerk to Council



- 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 - CC
 - CON - Conservation
 - GC - General Commercial
 - SC - 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	347-00-02-011-00	Alternate ID	11829	Owner Address	PLAYER SIDNEY & RIC	Last 2 Sales	
Sec/Twp/Rng	//	Class	NON-QUALIFIED RESIDENTIAL	760 Reed Rome Rd		Date	
Property Address	3450 AMERICAN AVE	Acres	2.0	Summer, SC 29153		9/21/2011	\$1 n/a U
	TURBEVILLE					3/18/1998	\$5 n/a U