

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF YORK )  
 )  
TOWN OF CLOVER )

**ORDINANCE 17-09**

**AN ORDINANCE AMENDING THE TOWN OF CLOVER, SOUTH CAROLINA, ZONING MAP SO AS TO REZONE LAND LOCATED AT 401 S. MAIN STREET, TAX MAP # 010-04-27-005; 162 WALNUT STREET, TAX MAP # 010-04-27-006; AND 210 WALNUT STREET, TAX MAP # 010-04-27-001.**

WHEREAS, the Clover Planning Commission studied three properties owned by JA Benfield Plumbing Inc, located at 401 S. Main Street, 162 Walnut Street, and 210 Walnut Street, generally known as the "American Thread" properties, to determine the appropriate zoning in consideration of the Comprehensive Plan 2022 and Future Land Use Map; and

WHEREAS, at their June 15, 2017 meeting, the Planning Commission determined that the properties should be rezoned from ID Industrial to MU Mixed Use; and

WHEREAS, the Clover Town Council has received the recommendation of the Town of Clover Planning Commission, and

WHEREAS, as required by law and after proper public notice, a public hearing on the Zoning Map amendment was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOW, THEREFORE, BE IT ORDAINED in Council duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2017, that the Zoning Map of Clover, South Carolina, be amended as set forth below:

1. Zoning Map of Clover, South Carolina, is hereby amended so that after amendment the district boundaries of same shall be changed as follows:

<u>Location</u>	<u>TM #</u>	<u>Zoning District</u>
401 S. Main Street	010-04-27-005	MU
162 Walnut Street	010-04-27-006	MU
210 Walnut Street	010-04-27-001	MU

**Effective Date.** This ordinance is effective immediately upon its adoption.

**Severability.** If any part of this Ordinance is held to be invalid or unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such invalid or unconstitutional provision, and the remainder of said Ordinance shall

be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

AND IT IS SO ORDAINED.

\_\_\_\_\_  
Mayor

Council:

(Town Seal)

Attest:

\_\_\_\_\_  
Town Clerk

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Zoning – from ID Industrial to MU Mixed Use**

