



COUNTY OF LEXINGTON, SOUTH CAROLINA

ORDINANCE NO. 23-15

AN ORDINANCE AMENDING THE LEXINGTON COUNTY SUBDIVISION ORDINANCE TO INCLUDE CONCURRENCY REQUIREMENTS FOR CERTAIN RESIDENTIAL SUBDIVISIONS AND INVOKING APPLICATION OF THE PENDING ORDINANCE DOCTRINE.

WHEREAS, County Council determines and finds that the unincorporated area of Lexington County is experiencing continued residential growth, which is causing a strain on the public services. This issue has initiated County Council to institute concurrency requirements for certain residential-type land use activities.

NOW, THEREFORE, BE IT ORDAINED by the Council of the County of Lexington, in Council, duly assembled, as follows:

Section 1 – Affected Subdivision of Property: The following land use activities, as defined by the Lexington County Zoning Ordinance, shall provide concurrency confirmation from local law enforcement, fire services, emergency medical services, solid waste management and public school districts that such entity has the capacity to accommodate and serve the proposed land use:

- Residential subdivisions of 10 lots or more; and
- Residential subdivisions with average residential lot sizes of less than 1.5 acres.

Section 2 – Exemptions. The intent of this Ordinance is not to prohibit the subdivision of property for familial or estate purposes, for simple splits or the individual subdivision of property, or to prohibit the creation of large lot subdivisions of land not which do not require the need for water and/or sewer for plat approval (lot sizes of greater than 5 acres).

Section 3 – Pending Ordinance. Applications for plat approval of sufficient form and content as determined by County staff, received by the County prior to the date of the beginning first reading of the adoption of this Ordinance, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective upon pending ordinance doctrine from the date of approval of first reading.