



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

Included Tax Parcel IDs:

0022-00-002.00
0022-00-002.02
0022-00-002.03
0022-00-003.00
0022-00-003.01

GENERAL INFORMATION

Property Address Van Wyck Road

City Indian Land State SC Zip 29707 Tax Parcel ID See Above

Current Zoning RN Current Use Limited Residential/Mostly Vacant

Proposed Zoning MDR - CSO Total Acres 780.4+/-

Project Description Property owners request rezoning to MDR CSO to provide flexibility in the development of the property (create different lot sizes, product types and price points)

given the size of the land parcels and provide for development that would allow the project to bear the burden of cost in bringing public water and sewer to the site.

Surrounding Property Description Property is bounded by the Catawba River to the West, The Ivey Place and Treetops to the North, vacant land to the East, and limited residential to the South.

CONTACT INFORMATION

Applicant Name CLREF III Acquisitions, LLC

Address 10006 N. Dale Mabry Highway, Suite 201

City Tampa State FL Zip 33618 Phone 704.619.6354

Fax N/A Email scisciani@landeavor.com

Property Owner Name Nisbet Properties, LLC

Address 8308 Van Wyck Road

City Lancaster State SC Zip 29720 Phone 704-534-2379

Fax N/A Email CaroHewett@gmail.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.



08/19/2022

Applicant | CLREF III Acquisitions, LLC

Date

(See Separate Property Owner Authorization Form(s))

Property Owner(s) | Nisbet Properties, LLC

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.