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**PROPOSAL:** Request to rezone 0.488 acres of property

**PROPERTY LOCATION:** Northern intersection of Charles Pettus Road and Charlotte Hwy  
(portion of TM# 0016-00-046.00)

**CURRENT ZONING DISTRICT:** Low Density Residential (LDR) District

**PROPOSED ZONING DISTRICT:** Professional Business (PB) District

**APPLICANT:** Nathan Terry

**COUNCIL DISTRICT:** District 1, Terry Graham

**STATUTORY NOTICES:** Sign posted 10/28/2022  
Hearing notice published 10/29/2022 in Lancaster News  
Mailed notices 10/28/2022  
Posted agenda in lobby 11/08/2022

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## OVERVIEW:

### *Proposal*

The applicant has requested to rezone a portion of a single parcel 0.488 acres in size. The intent is to develop a small chiropractic office building.

### *Site Information*

The parcel proposed to be rezoned is currently zoned Low Density Residential (LDR), however, the parcel is undeveloped. The applicant has indicated that access will be provided to the site from Charles Pettus Road. If the rezoning is approved, a minor subdivision will need to occur to separate the 0.488-acre portion from the larger parent parcel (TM 0016-00-046.00) and join it with the adjacent parcel (TM 0016-00-042.00).

### *Summary of Adjacent Zoning and Uses*

The properties are surrounded predominantly by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB; INS	Commercial; Church
South	Lancaster County	PB; LDR	Vacant
East	Lancaster County	LDR	Residential
West	Lancaster County	GB	Vacant

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## ANALYSIS & FINDINGS:

### *Zoning Districts*

As previously noted, the subject property is currently in the LDR District. Pursuant to UDO Chapter 2.3, the current LDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of*

*1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

### ***Requested Professional Business***

UDO Chapter 2.3 describes the requested Professional Business District (PB) *as is generally located adjacent to neighborhoods and provides opportunities for the provision of offices and professional services that do not adversely impact the surrounding communities.*

### ***Compatibility with Surrounding Area***

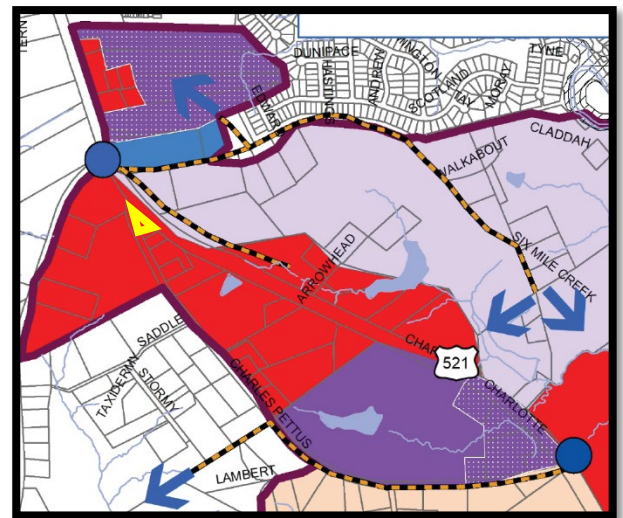
The subject property is predominately surrounded by the LDR, PB, and GB Districts. The surrounding uses are primarily vacant, commercial, and residential in nature (e.g. vacant GB lot, veterinarian's office, Comporium Communications Facility, residents). The parcel immediately to the south is already zoned PB (0016-00-042.00) and the applicant intends to combine that acreage with the subject parcel.

## **RELATIONSHIP TO PUBLIC PLANS**

### ***Southern Panhandle Small Area Plan Extension***

This area of the County was included in the Southern Panhandle Small Area Plan. This plan supplements the Comprehensive Plan as the long range guide for future growth and community development. The Southern Panhandle Small Area Plan recommended land use designation for the subject parcel is commercial (outlined in yellow on the map to the right). The proposed zoning of Professional Business would be consistent with the Southern Panhandle Small Area Plan.

The Small Area Plan defines Commercial land use as "Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments."



*Southern Panhandle Small Area Plan Extension*

The plan also states the following as a long-term goal:..... "focus(ing) long term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road".

The Small Area Plan Extension further states... "It shall be a priority to support development of larger master planned sites that are served by public water and sewer and utilize shared/consolidated driveways along the US-521 Corridor within the non-residential and mixed-use portions of the study area."

The Plan does recognize that there will be occurrences when it is impractical or undesirable to have parcels develop as a master planned project. For these cases, the plan establishes the following criteria:

Non-residential or mixed-use rezoning requests along the US-521 Corridor that are not part of a larger master planned project should include a justification statement with an associated concept plan indicating the rationale for the smaller rezoning area and how the rezoning and/or future development project will implement the objectives of the Southern Panhandle Small Area Plan Extension. Such objectives may include but are not limited to: accessing or extending public

water and sewer infrastructure and utilizing or creating shared/cross access ways (Emphasis added).

Although the applicant has provided a concept plan (attachment 4), it has not been revised since the pre-submittal meeting to address cross access and other UDO compliance items. The applicant has acknowledged the need to provide feasible cross-access for future connectivity.

## **INFRASTRUCTURE CONSIDERATIONS**

### ***Transportation***

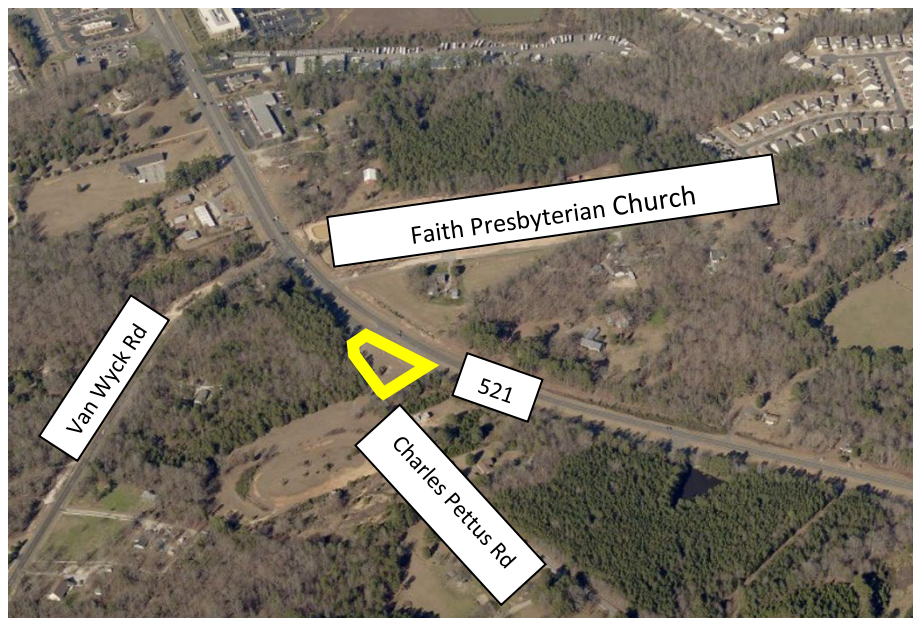
The proposed 2,500-3,000 Sq.Ft. chiropractic office would not trigger a Traffic Impact Analysis (TIA). The minimum required square footage for a Medical/Dental Office that requires a TIA is 14,500+ SF.

### **Public Utilities**

If the applicant would prefer to have sewer access, they would need to construct a pump station and an offsite sewer line extension. Lancaster County Water and Sewer District are not opposed to an onsite septic system. The applicant has started to explore this route and has a Permit to Construct from SCDHEC for septic (See attachment 3). For water access to the site, there is a 12-inch line available on US 521 and a 4-inch line available from Charles Pettus Road.

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## **PHOTOS OF PROJECT AREA:**



*Ariel view of the Subject Property Above*





*Facing Subject Parcel off 521.*



*Facing Subject Parcel off Charles Pettus Rd.*

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**STAFF RECOMMENDATION:**

Staff recommends **Approval** of the request to rezone one 0.488 acres (portion of TM# 0016-00-046.00) from Low Density Residential (LDR) District to Professional Business (PB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: portion of TM# 0016-00-046.00;
  2. That the subject property is currently zoned LDR District and is proposed to be rezoned PB District;
  3. That the proposed rezoning is consistent with the Southern Panhandle Small Area Plan
  4. That the proposed PB District is generally consistent with the surrounding area which is comprised of LDR, PB, and GB Districts.
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**ATTACHMENTS:**

1. Rezoning Application
2. Location Map/ Zoning Map
3. SCDHEC Permit
4. Concept Plan

**STAFF CONTACT:**

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