
PROPOSAL: Request to rezone 0.31 acres of property
PROPERTY LOCATION: 106 N. Cleveland Street, adjacent to TM# 0156I-OR-008.00
CURRENT ZONING DISTRICT: Unzoned (Former Railroad ROW)
PROPOSED ZONING DISTRICT: B1 Central Business
APPLICANT: Town of Kershaw
COUNCIL DISTRICT: Kershaw Town Council
STATUTORY NOTICES: Sign(s) posted 12/29/2022 at 106 N. Cleveland Street
Hearing notice published 12/31/2022 in The Lancaster News
Mailed notices 12/28/2022
Posted agenda in lobby [1/10/2023]

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 0.31 acres in size. The subject property was previously used as a railroad depot. The intent is to use the Old Depot building as office space for Haile Gold Mine.

Site Information

The parcel proposed to be zoned is currently part of Right-Of-Way (ROW) decommissioned by Norfolk Southern Railroad and deeded to Town of Kershaw. Access will be provided by North Cleveland Street.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by B1, R6, and R15 zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Town of Kershaw	Unzoned;	Decommissioned ROW;
South	Town of Kershaw	Unzoned;	Decommissioned ROW;
East	Town of Kershaw	B1	Town of Kershaw Library
West	Town of Kershaw	R6, R15	Residential; Business

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently unzoned.

Requested District B1

Kershaw UDO Chapter 2.1 describes the requested B1 District as “designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, and business and industry in the town center as well as in the entire

travel area. Land uses in this district are not subject to the off-street parking requirements at Chapter 11. If located above the ground floor, dwellings are allowed in this district. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited”.

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by B1, R6, and R15 districts. Adjacent uses are mixed commercial, government and residential.

INFRASTRUCTURE CONSIDERATIONS

Transportation

A traffic study will not be required with the future change of use.

Public Utilities

The Town of Kershaw is currently providing this site with water and sewer access.

Public Schools

Not applicable.

PHOTOS OF PROJECT AREA:



Aerial view of: Subject parcel can be seen above



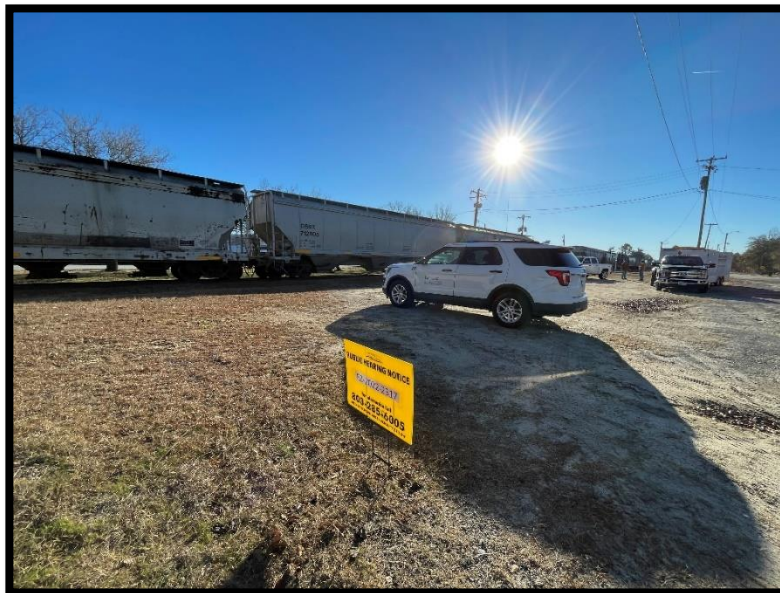
View of the former Norfolk Southern Station off North Cleveland Street.



Facing out from subject parcel onto North Cleveland Street



Facing former depot and hopper cars on the rail line on the north side of parcel



Facing hopper cars at the southern portion of the parcel

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone 0.31 acres of land (adjacent to TM# 0156I-OR-008.00) to the Central Business (B1) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: adjacent to TM# 0156I-OR-008.00 (see plat);
 2. That the subject property is currently unzoned, and proposed to be rezoned Central Business (B1) District; and
 3. That the proposed B1 District is generally consistent with the surrounding area, which is comprised of B1, R6, and R15 Districts.
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ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Survey Plat of site

STAFF CONTACT:

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