
PROPOSAL: Request to rezone 0.78 acres of property
PROPERTY LOCATION: 502 N. Matson Street, Kershaw (TM# 0156H-OK-005.00)
CURRENT ZONING DISTRICT: R-15 Residential District
PROPOSED ZONING DISTRICT: B-1 Central Business District
APPLICANT: John T. Stevens Foundation
DISTRICT: Town of Kershaw
STATUTORY NOTICES: Sign posted 4/03/2023
Hearing notice published 4/1/2023 in The Lancaster News
Mailed notices 3/31/2023
Posted agenda in lobby 4/11/2023

OVERVIEW:

Proposal

The applicant has requested to rezone a 0.78-acre parcel on Matson St in Kershaw. The intent is to use the former library as offices for the John T. Stevens Foundation.

Site Information

The parcel proposed to be rezoned houses the former Kershaw Town Library. The building is currently vacant. Access is available from North Matson Street and there is an informal parking area on site, to the north of the building. The former library facility has been gifted by the Town of Kershaw to the John T. Stevens Foundation to be used as offices.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by B-1, R-15, and IND zoned properties. Several adjacent properties have non-conforming uses.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Kershaw	Unzoned; IND	Retail (non-conforming); Vacant residence (non-conforming)
South	Kershaw	R-15	Residence
East	Kershaw	IND	ADM Plant
West	Kershaw	B-1; R-15	Dentist Office; Gas station (non-conforming)

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the R-15 District. Pursuant to Kershaw UDO Chapter 2.1.1, the R-15 District *“is designed to accommodate moderately dense single-family residential development within the town. The principal use is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its character would*

interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.”

Requested B-1

Kershaw UDO Chapter 2.1.2 describes the requested B-1 Central Business District as *“is 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 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 allow 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 B-1, Industrial, and R-15 Zoning Districts. The surrounding uses are primarily commercial, residential, and industrial in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is *urban*. The adopted Comprehensive Plan states that the Urban Future Land Use Category correlates with the Community Type of *Walkable Neighborhood w/ additional intensity*. The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Urban Future Land Use Category is present within the City of Lancaster, Town of Heath Springs, and Town of Kershaw and their immediate surrounding areas. The Urban Future Land Use Category and Walkable Neighborhood w/ additional intensity Community Type are, intended to be “synonymous with the Place Type “Mixed-Use Neighborhood.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century and has been revived in recent decades as a relevant option for future development”.

The requested B-1 District is consistent with the Comprehensive Plan.

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Restaurant	School
Single-Family Attached Home (Town Home / Duplex)	Professional Office	Community Park
Condominium / Apartment	Government Building	Pocket Park
Neighborhood Commercial	Church	Natural Area

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time.

Public Utilities

The site currently has water and sewer access.

Public Schools

There are no capacity concerns for the schools within this area pertaining to this change.

PHOTOS OF PROJECT AREA:



Facing East at Subject Parcel, Located at 502 North Matson St



Facing South on North Matson Street



Facing North on North Matson Street



Facing out West Across North Matson St from Subject Parcel

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone 0.78 acres (TM# 0156H-OK-005.00) from R-15 Residential District to B-1 Central Business District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0156H-OK-005.00;
 2. That the subject property is currently zoned R-15 District and proposed to be rezoned B-1 District;
 3. That the subject property has a Future Land Use designation of Urban, and a Community Type of Walkable Neighborhood w/ additional intensity; and
 4. That the proposed B-1 District is generally consistent with the surrounding area which is comprised of B-1, IND, and R-15 Districts.
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ATTACHMENTS:

1. Rezoning Application
2. Recorded Plat of property
3. Location Map/ Zoning Map

STAFF CONTACT:

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