
PROPOSAL: Request to rezone Approx. 4.77 acres
PROPERTY LOCATION: 1993 Beacon Road (TM# 0089-00-086.01)
CURRENT ZONING DISTRICT: Rural Neighborhood (RN) District
PROPOSED ZONING DISTRICT: Agricultural Residential (AR) District
APPLICANT: Dylan & Tammy Ellis
COUNCIL DISTRICT: District 5, Steve Harper

STATUTORY NOTICES:
Hearing notice published 6/3/2023 in The Lancaster News
Sign posted 6/2/2023
Mailed notices 6/1/2023
Posted agenda in lobby 6/13/2023

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel of 4.77 acres. The intent is to allow placement of a mobile home on the property. A mobile home is permitted with review under the MH Zoning district. The applicant will have to go through the Zoning Department once the rezoning is passed to obtain a permit for the mobile home.

Site Information

The parcel that is proposed to be rezoned is currently zoned as residential but is currently vacant. An approved septic system was recently installed on site.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by RN and AR zoned properties. There is an AR parcel adjoining the subject property to the east.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN and AR	Residential; Agricultural
South	Lancaster County	RN	Residential; Agricultural
East	Lancaster County	AR	Residential; Agricultural
West	Lancaster County	RN	Residential; Agricultural

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the RN District. Pursuant to UDO Chapter 2.3, the RN District *“...is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.”*

Requested AR

UDO Chapter 2.3 describes the requested AR District as *“... established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.”*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the RN and AR Districts. The surrounding uses are primarily residential and agricultural in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type *“includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.”* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Rural Living Future Land Use Category starts south of Highway 5 and extends to the rest of the County boarding with the City of Lancaster and the Towns of Heath Springs and Kershaw. The Rural Living Future Land Use Category and Rural Living Community Type are intended to be Synonyms.

The requested AR District is consistent with the Rural Living Future Land Use Category and the Comprehensive Plan.

Rural Living: Land Use Considerations		
Cultivated Farmland	Single-Family Detached Home	Convenience Store / Hardware Store / Restaurant
Woodlands / Timber Harvesting	Smaller-lot Single Family and Town Homes	Gas Station
Livestock / Arable	Mobile Home	Church
Natural Area	Barns / Storage	Light Industrial (ancillary to farming)

INFRASTRUCTURE CONSIDERATIONS

Transportation

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

Public Utilities

Water is currently serving this site, there is a septic tank that has been permitted by SCDHEC.

Public Schools

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

PHOTOS OF PROJECT AREA:



Ariel view of subject property



Facing subject property's easement off Beacon Rd



Looking down easement on property



Site of proposed mobile home

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone 4.77 acres (TM# 0089-00-086.01) from Rural Neighborhood (RN) District to Agricultural Residential (AR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0089-00-086.01;
2. That the subject property is currently zoned RN District and proposed to be rezoned AR District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the proposed AR District is generally consistent with the surrounding area which is comprised of RN, and AR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Proposed Minor Subdivision Plat
3. Location Map/ Zoning Map
4. SCDHEC Permit

STAFF CONTACT:

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