

PROPOSAL:	Request to amend the future land use designation of one parcel totaling approximately 6.60 acres in size. The purpose of this request is to ensure Comprehensive Plan consistency with a proposed Agricultural Residential (AR) District rezoning request (RZ-2023-1197) for the same property.
PROPERTY LOCATION:	2458 Mineral Mining Road (TM# 0098-00-037.01)
CURRENT FLU Category:	Special District-Industrial
PROPOSED FLU Category	Rural Living
APPLICANT:	Lancaster County
COUNCIL DISTRICT:	District 6, Allen Blackmon
STATUTORY NOTICES:	Hearing notice published in The Lancaster News 9/16/2023 Signs posted 9/15/2023 Mailed notices 9/12/2023 Posted agenda in lobby 10/10/2023

OVERVIEW:

Proposal/Site information

Lancaster County is requesting an amendment to the Future Land Use (FLU) designation from Special District-Industrial to Rural Living for the subject property in RZ-2023-1197. The intent of the rezoning and subsequent FLU amendment is to allow the residents of 2458 Mineral Mining Road to construct a stable to house the family’s horses on the property.

Under the current Light Industrial Zoning of the property, according to section 2.5 of the Unified Development Ordinance, the proposed use is not allowed. Therefore, the residents have requested to rezone the property allowing the proposed use to be permitted. The requested AR Zoning District is not consistent with the existing Special District-Industrial future land use designation.

The subject parcel and all adjacent parcels on the North side of Mining Road are designated Special District Industrial. All the parcels on the South Side of Mining Road are designated Rural Living (see Figure 1).

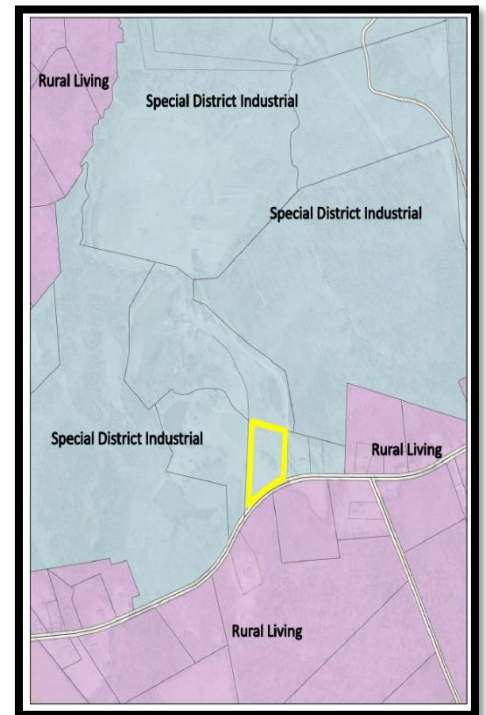


Figure 1

ANALYSIS & FINDINGS:

Future Land Use Categories

Special District-Industrial

The existing future land use designation of this property is Special District- Industrial (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as the following “includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow”.

Current Future Land Use Category Industrial Center: Land Use Considerations		
Factory	Heavy Assembly Plant	Regional Warehouse/ Trucking Distribution
Landfill/Quarry	Lighting Manufacturing and Assembly	Laboratory
Data Handling Plant	Natural Area	

Rural Living

The requested future land use designation is Rural Living (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as the following: “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”.

Proposed Future Land Use Category Rural Living: Land Use Considerations		
Cultivated Farmland	Woodlands/Timber Harvesting	Livestock/Arable
Natural Area	Single-Family Detached Home	Smaller-lot Single-Family and Townhomes
Mobile Home	Barns/Storage	Light Industrial (Ancillary to Farming)
Church	Gas Station	Convenience Store/Hardware Store/Restaurant

Compatibility with Surrounding Area

As stated above in the *Site Information*, the project is adjacent to the proposed Rural Living Future Land Use designation and adjacent to other residential uses.

Photos of the Project Area



Facing Subject Property



Facing Subject Property off Mineral Mining Road



Facing East on Mineral Mining Road



Figure 2 Facing West on Mineral Mining Road

STAFF RECOMMENDATION:

Staff recommends **approval** of this Comprehensive Plan Amendment to bring the associated RZ-2023-1197 to conformity with the current Comprehensive Plan.

ATTACHMENTS:

1. Comprehensive Plan Amendment Request
2. Recorded Plat
3. Location Map/ Zoning Map
4. Special District-Industrial Community Type
5. Rural Living Community Type

STAFF CONTACT:

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