

PROPOSAL: Request to rezone 3.63 acres of property

PROPERTY LOCATION: 100-block of Lodge Rd (TM# 0008-00-069.07)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: General Business (GB) District

APPLICANT: James P. Ngo and Yen H. Ngo

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: Hearing notice published 5/4/2024 in The Lancaster News
 Signs posted 5/3/2024
 Mailed notices 4/26/2024
 Posted agenda in lobby 5/14/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 3.63-acre parcel from Low Density Residential (LDR) to General Business (GB). The intent is “to combine parcels [0008-00-067.00 and 0008-00-069.07] and unify zoning type to allow for a potential ambulatory, surgery center, medical office building, day care center and general commercial buildings that fall under the General Business zoning.”

Site Information

The parcel proposed for rezoning is one of two abutting properties owned by the applicants. The 3.63-acre subject property is currently vacant, has approximately 600 linear feet of frontage along Lodge Rd, and is surrounded on two sides by properties zoned General Business (GB). The other properties that abut the subject property are zoned Low Density Residential (LDR).

The larger parcel is located at the corner of Spice Rd and Hwy 521/Charlotte Hwy. The 9.38-acre tract includes McMinn Dr and is one of the properties mentioned above that are zoned (GB). The larger parcel has more than 500 linear feet of frontage on Hwy 521, and more than 800 linear feet of frontage along Spice Rd.

Summary of Adjacent Zoning and Uses

The subject property is surrounded predominantly by LDR and GB zoned properties. There are LDR-zoned parcels located across Lodge Rd and GB parcels directly adjacent to the site.

| Adjacent Property | Jurisdiction | Zoning District | Use |
|-------------------|------------------|-----------------|--------------------------------|
| North | Lancaster County | LDR | Vacant |
| South | Lancaster County | GB | Residential Structures on Site |
| East | Lancaster County | GB | Indian Land Masonic Lodge #414 |
| West | Lancaster County | LDR | Residential |

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the LDR District. As described to UDO Chapter 2.3: *“The **Low Density Residential 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 GB

UDO Chapter 2.3 says of the GB District: *“The **General Business District** is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.”*

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is **Growth**. The newly adopted Comprehensive Plan states that *“**Growth Areas** are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services.”*

The requested GB District is compatible with the Future Land Use Category of **“Growth”** and the overall *Lancaster 2040 Comprehensive Plan*.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count stations for the subject site include two on Charlotte Hwy: one approximately 1.3 miles south of McMinn Dr and one approximately 1.8 miles north of McMinn Dr. Both stations have at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts are increasing after a year of decrease in 2022.

| | | | |
|---|-------------|-------------|-------------|
| Station Id: 29-0126 Description: US521 : S- 65 (SHELLEY MULLIS RD), L- 51 TO SC 160 (FORT MILL HWY) | 2023 | 2022 | 2021 |
| AADT | 32,400 | 30,800 | 32,100 |
| Truck % | 5% | 5% | 5% |

| | | | |
|--|-------------|-------------|-------------|
| Station Id: 29-0128 | | | |
| Description: US521 : SC 160 (FORT MILL HWY) TO State Line - NORTH CAROLINA | 2023 | 2022 | 2021 |
| AADT | 32,300 | 37,300 | 38,900 |
| Truck % | 2% | 4% | 4% |

Staff understands that the traffic on Hwy 521 has been a longstanding issue for neighbors in Indian Land. County administration has been working on a transportation penny tax proposal that will be used, in part, to address the traffic issues of Hwy 521. It was continued at the May 13, 2024 Council meeting.

Access

The subject property has access to Charlotte Hwy via Lodge Rd, a dirt road that serves a residential area. Lodge Rd is approximately 3,500 ft north of the proposed Possum Hollow Rd/Charlotte Hwy traffic signal and 4,600 feet south of the Marvin Rd/Charlotte Hwy intersection.

Public Utilities

LCWSD water and sewer lines are available in the Hwy 521/Charlotte Hwy right-of-way on the south-bound lane. These lines currently serve the Windsor Trace neighborhood across Charlotte Hwy from the proposed rezoning.

Public Schools

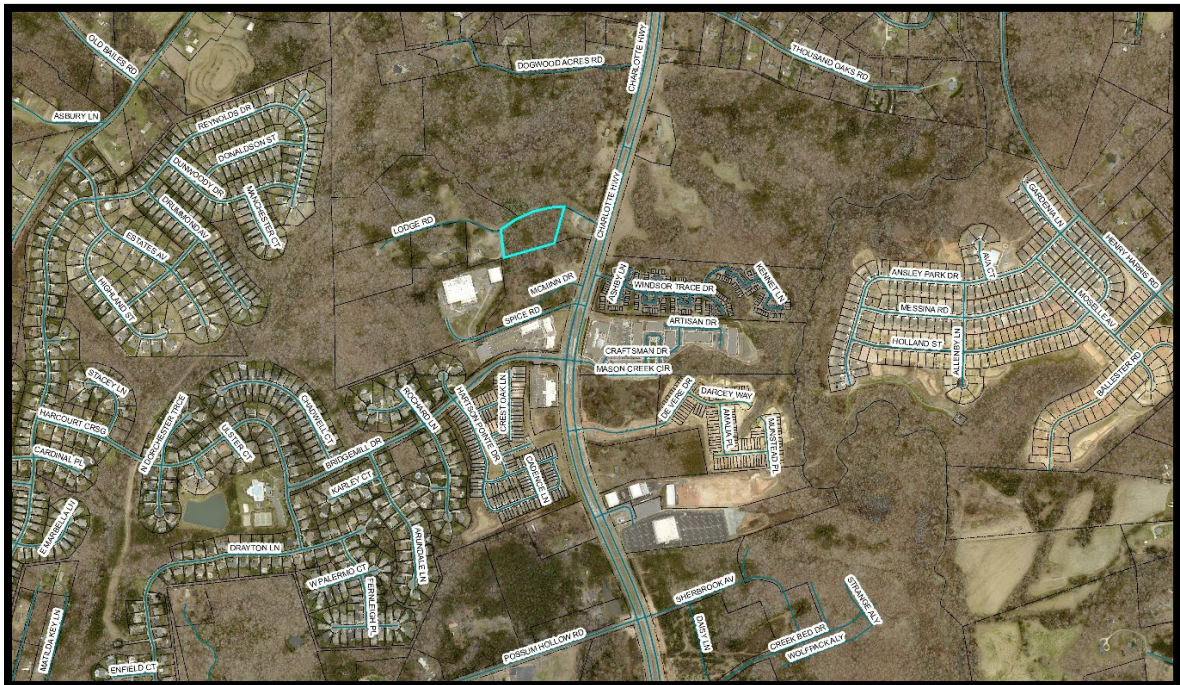
Elementary: Harrisburg
Middle: Indian Land
High: Indian Land

There are well-known capacity concerns for the schools within this area pertaining to this change. Converting the subject property from residential to commercial should not negatively impact the school crowding issues in Indian Land.

Public Safety

Fire District: Indian Land Consolidated Fire District (employees of Lancaster County)
Fire Station Location: 9370 Possum Hollow Rd, approximately 2.2 miles from the subject property
Closest EMS Station: Station 4/9, 9576 Old Bailes Rd, approximately 3.1 miles from the subject property

PHOTOS OF PROJECT AREA: Entry Point from Lodges Rd / Aerial





ALIGNMENT WITH THE COMPREHENSIVE PLAN

| LC 1.2 | | | | | | |
|---|---------|----------|---------|----------------|------------|----------|
| Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County's vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map. | | | | | | |
| Growth | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

- The proposed rezoning is supported by the future land use plan.

| LC 4.5 | | | | | | |
|--|---------|----------|---------|----------------|------------|----------|
| Identify ways to work with MUSC and other healthcare providers to improve access to healthcare for all residents, with a particular focus on meeting the needs of rural residents. | | | | | | |
| Growth | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |

- The proposed rezoning is reportedly in support of medical uses.

PA 1.1

Direct new development into growth areas identified on the Future Land Use Map.

| Growth | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |
|--------|---------|----------|---------|----------------|------------|----------|
|--------|---------|----------|---------|----------------|------------|----------|

- *The proposed rezoning is supported by the future land use plan.*

PA 1.2

Limit growth in the rural areas of the Panhandle where public infrastructure and services are not in place to support urban development. Create a standing committee to monitor the effectiveness of growth management implementation efforts and study additional implementation options.

| Growth | Balance | Vibrance | Service | Sustainability | Prosperity | Mobility |
|--------|---------|----------|---------|----------------|------------|----------|
|--------|---------|----------|---------|----------------|------------|----------|

- *The proposed rezoning is in a part of the Panhandle with access to water, sewer, and the main transportation corridor in the Panhandle.*

STAFF RECOMMENDATION:

Staff supports the development of medial offices to address the community’s needs, and the future land use plan identifies this area as sufficiently prepared with infrastructure to accommodate growth. Staff also recognizes that the traffic impact of General Business is higher than that of Low Density Residential, even when only expanding an existing zone (as opposed to creating a new one). **For these reasons, staff does not have a recommendation for this proposal.**

ATTACHMENTS:

1. Rezoning Application
2. Recorded Plat
3. Recorded Deed
4. Location Map/ Zoning Map
5. Permitted Uses Chart

STAFF CONTACT:

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