

PROPOSAL: Request to rezone 46.883 acres at

PROPERTY LOCATION: 1540 Old Pardue Road (TM# 0050-00-038.02)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Rural Residential (RR)

APPLICANT: Peter Sites

COUNCIL DISTRICT: District 3 Billy Mosteller

STATUTORY NOTICES: Sign posted 3/28/2024
Hearing notice published 3/30/2024 in The Lancaster News
Mailed notices 3/28/2024
Posted agenda in lobby 4/09/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 46.883-acre property at 1540 Old Pardue Road. The intent is to place two homesteads on the parcel and use the remaining land for agriculture purposes. One of these uses includes developing the site for agrotourism, with farming-based attractions and activities.

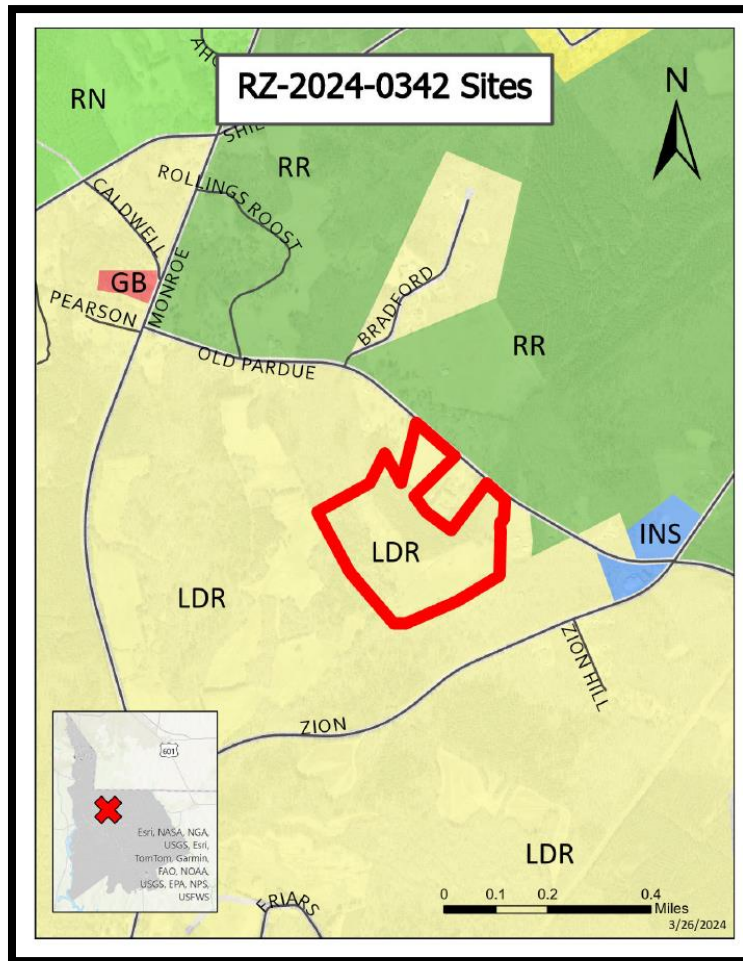
Site Information

The 46.883-acre property is currently a vacant undeveloped parcel.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by residential and agricultural uses and residential zoned properties. The nearest business zoning is ¾ mile away on Monroe Highway; there is an Institutional zoned property approximately ½ mile away at the intersection of Old Pardue and Zion Road.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RR	Residential/Agricultural
South	Lancaster County	LDR	Residential/Agricultural
East	Lancaster County	RR; LDR	Residential/Agricultural
West	Lancaster County	LDR	Residential/Agricultural



Above is a location map of the site and surrounding area. The map also highlights the nearby RR zoned parcels.

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the LDR District. Pursuant to UDO Chapter 2.3, the LDR 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 RR

UDO Chapter 2.3 describes the requested RR District as "... established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings."

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Rural Residential and Low-Density Residential Zoning 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.

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

The Rural Living Future Land Use Category starts at Highway 75 and extends to the south, throughout the County, outside of its municipalities. The Rural Living Future Land Use Category and Rural Community Type are intended to be Synonyms.

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

INFRASTRUCTURE CONSIDERATIONS

Public Utilities

The parcel has access to water, there is no sewer in the area.

Photos of Subject Area:



Aerial view of subject property



Facing subject parcel off Old Pardue Road

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 46.883 acres 1540 Old Pardue Road (TM# 0050-00-038.02) from Low Density Residential (LDR) District to Rural Residential (RR) District, pursuant to the following findings of fact

1. That the subject project consists of the following parcel: TM# 0050-00-038.02
2. That the subject property is currently zoned LDR District and proposed to be rezoned RR 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 RR District is similar in consistency with the surrounding area which is comprised of RR and LDR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Lancaster County Agrotourism definition

STAFF CONTACT:

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