
PROPOSAL:	Request to rezone 5.819 acres of property
PROPERTY LOCATION:	1743 Lynwood Drive (TM# 0087G-0C-004.00)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR) District
PROPOSED ZONING DISTRICT:	General Business (GB) District
APPLICANT:	Courtney Lomax
COUNCIL DISTRICT:	District 2, Charlene McGriff
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 5.819-acre parcel from Medium Density Residential (MDR) to General Business (GB). The intent is to allow the property to be renovated as a daycare facility.

Site History

The site was home to a church building that began in the late 1940s, when Lynwood United Methodist Church (UMC) was constructed on the donated acreage on Lynwood Dr. Over time, Lynwood UMC added a manse on the site to house the church's worship leaders.

In 2020, the congregations of Grace UMC and Lynwood UMC merged and decided to locate their worship services on the Grace UMC campus on Country Club Dr. The newly named Grace-Lynwood UMC secured a demo permit in May 2021 and subsequently removed the church structure from the Lynwood Drive property. The manse was left on site.

Attempts to sell the property under the zoning at the time (INS) were not successful, so in June 2023, the church petitioned the County to rezone the property from INS to the current MDR zone. The request was favorably reviewed and approved in September of the same year.

Site Information

The parcel is currently zoned for residential use at 2.5 units per acre (MDR). One residential structure is located on the site, and the remaining acreage is open.

The property is located at the intersection of Evans Drive and Lynwood Dr. There is a curb cut to the property on both streets.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by MDR and GB zoned properties. There are MDR parcels located across the street and GB parcels directly adjacent to the site.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Vacant
South	Lancaster County	MDR	Residential
East	Lancaster County	GB	Vacant
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MDR District. Pursuant to UDO Chapter 2.3, MDR 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 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural 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 describes the requested GB District as *“... 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

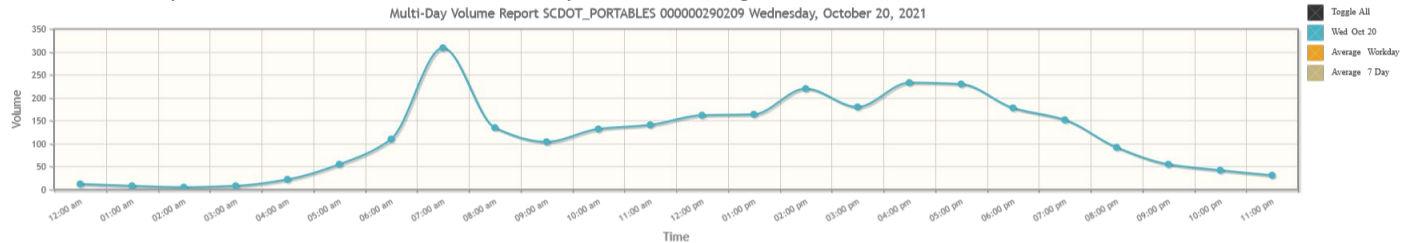
The Future Land Use Category of the subject properties is **Growth**. The newly adopted Comprehensive Plan states that **“Growth Areas** are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban 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 MDR District is compatible with the Future Land Use Category of **“Growth”** and the overall *Lancaster 2040 Comprehensive Plan*.

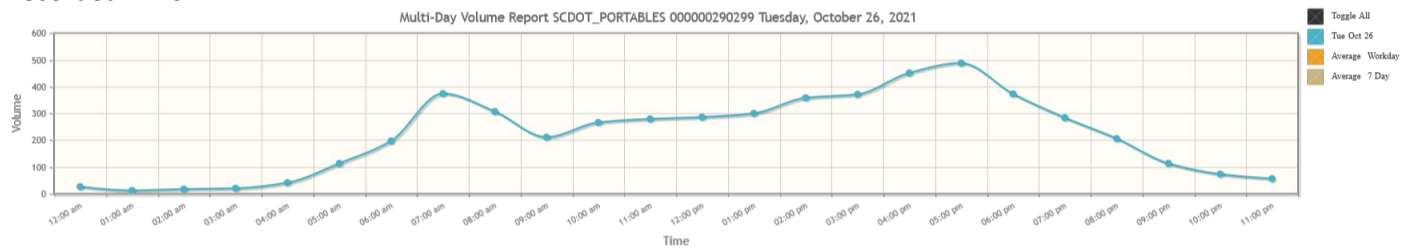
INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count stations for Lynwood Dr include one on Lynwood Dr recorded in 2021, 1.77 miles south, at the point where Rum Creek crosses Lynwood Dr (avg 2400 ADTs):



...and 1.5 miles south, along McIlwain Rd between Pineview and Providence (avg 5600 ADTs), also recorded in 2021:



There are no issues with traffic generated from this request at this time. If the rezoning is approved, any proposed use other than single family residential may be required to provide a TIA prior to permit approval.

Public Utilities

LCWSD is currently providing water and sewer access to the site.

Public Schools

Elementary: Brooklyn Springs
Middle: South Middle
High: Lancaster High School

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

Public Safety

Fire District: McDonald Green Volunteer Fire Department
Fire Station Location: 2787 Lynwood Dr, approximately 2.5 miles from the subject property
Closest EMS Station: Station 3 / 1305 McIlwain Rd, approximately 1.1 miles from the subject property

PHOTOS OF PROJECT AREA:



An ariel view of the subject property



Facing residence off Lynwood Drive



Facing former church site and residence off Lynwood Drive

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 5.819 acres (TM# 0087G-0C-004.00) from Medium Density Residential (MDR) District to General Business (GB) District pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0087G-0C-004.00;
2. That the subject property abuts other properties in the area that are zoned for General Business (GB);
3. That the subject property has a Future Land Use designation "Growth;"
4. That the proposed GB District is generally consistent with the future land use and existing zoning in the area; and
5. That there is sufficient infrastructure (water, sewer, and roads) to support the proposed use after rezoning.

ATTACHMENTS:

1. Rezoning Application
2. Recorded Plat
3. Recorded Deed
4. Location Map/ Zoning Map

STAFF CONTACT:

Allison Hardin, Development Services Director | ahardin@lancastersc.net | 803-285-6005