

**PROPOSAL:** Request to rezone three parcels totaling 2.349 acres of property

**PROPERTY LOCATION:** World Reach Drive (TM#s 0013-00-018.09, 0013-00-018.10 and TM 0013-00-018.12)

**CURRENT ZONING DISTRICT:** General Business (GB) District

**PROPOSED ZONING DISTRICT:** Regional Business (RB)

**APPLICANT:** Doug Baumgartner for YDG Doby’s Bridge Land LLC

**COUNCIL DISTRICT:** District 7, Brian Carnes

**STATUTORY NOTICES:** Hearing notice published 6/1/2024 in The Lancaster News  
 Signs posted 5/29/2024  
 Mailed notices 5/24/2024  
 Posted agenda in lobby 6/11/2024

**OVERVIEW:**

***Proposal***

The applicant has requested to rezone two parcels totaling 2.349 acres from General Business (GB) to Regional Business (RB). The intent is to district, to allow appropriate commercial development uses. The proposed commercial uses have not been shared with staff at the time of this staff report.

***Site Information***

The parcels proposed for rezoning are located on World Reach Drive and are currently vacant. TM # 0013-00-018.09 (2.08 acres) has approximately 380 feet of frontage on World Reach Drive. TM # 0013-00-018.10 (0.51 acres) has approximately 125 frontage feet on World Reach Drive and approximately 152 feet of frontage on Midarch Trail. TM Number 0013-00-018.12 (approx. 0.30 acres) has 124 feet of frontage on Midarch Trail and 209 feet of frontage on World Reach Drive.

***Summary of Adjacent Zoning and Uses***

The subject property is surrounded predominantly by RB, PDD and GB zoned properties. There are RB parcels directly adjacent to TM 0013-00-018.10, 0013-00-018.12 and RB parcels directly across World Reach Drive from TM 0013-00-018.09.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RB; PDD-26	Vacant (Crossridge)
South	Lancaster County	GB	Cross Creek Shopping Center
East	Lancaster County	GB	Cross Creek Shopping Center; The Arches
West	Lancaster County	RB	Vacant (The Arches)

## ANALYSIS & FINDINGS:

### Zoning Districts

As previously noted, the subject property is currently in the GB District. 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.”*

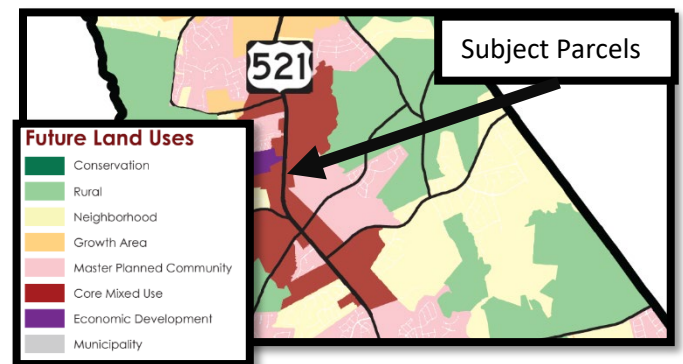
### Requested RB

UDO Chapter 2.3 describes the requested Regional Business District *“... is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.”*

The proposed rezoning intends to alter the zoning from General Business to Regional Business. As stated above, General Business Zoning 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. Regional Business is located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. A wider range of more intensive use types are allowed in the Regional Business Zoning District as compared to the General Business Zoning District. Several uses that are allowed in Regional Business while not in General Business include outdoor amusements, distillery, hospital, and wholesaling and distribution. Attached is a document highlighting the allowed uses in Regional Business that are not allowed in General Business.

## RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is “CORE MIXED USE”. The newly adopted Comprehensive Plan states that *“is intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed-use developments. These areas should help to support a transition to a more “urban” environment over time, with improved transportation connections, greater walkability, and more amenities for residents.*



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

## INFRASTRUCTURE CONSIDERATIONS

### *Transportation*

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 properties have access to World Reach Drive and Midarch Trail,

### **Public Utilities**

The parcels in the proposed rezoning do have access to water and sewer served by the Lancaster County Water and Sewer District.

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## PHOTOS OF PROJECT AREA:





*Facing Subject Property off World Reach Drive*



*Facing Subject Property off World Reach Drive*

**STAFF RECOMMENDATION:**

Staff recommends approval of the request to rezone 2.349 acres of land from General Business to Regional Business

**PLANNING COMMISSION:**

- The Planning Commissions motion to approve failed with a tied vote of 2-2
  - Concerns from the Planning Commission included the following:
    - Concerned of not knowing the specific intended uses of the outparcels
    - Concerned of the potential traffic that could be generated by this zoning change
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**ATTACHMENTS:**

1. Location Map/ Zoning Map
2. Rezoning Application
3. Proposed Plat
4. Sketch Plan
5. Recorded Deed
6. Marked Permitted Uses Chart

**STAFF CONTACT:**

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