

PROPOSAL: Request to rezone 26.94 acres of property

PROPERTY LOCATION: Adjacent to 2491 Hwy 9 Bypass (TM #0081-00-045.01) with additional frontage on Kershaw-Camden Highway

CURRENT ZONING DISTRICT: Neighborhood Business (NB)

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Ben Stevens for BRD Land & Investments and
Owner: Richard Connors et al family members

COUNCIL DISTRICT: District 2, Charlene McGriff

STATUTORY NOTICES: Sign posted 5/29/2024
Hearing notice published 6/01/2024 in The Lancaster News
Mailed notices 5/24/2024
Posted agenda in lobby 6/11/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel of 26.94 acres. The intent is to develop a single-family residential subdivision. The applicant has submitted a sketch plan of their design for technical review, and scoping documents for the Traffic Impact Analysis are submitted.

Site Information

The subject parcel is currently zoned Neighborhood Business and is located just to the northwest of the intersection of Highway 9 bypass and Kershaw-Camden Highway, near the location of Carolina Christian Academy. A Sketch Plan of the proposed subdivision has been submitted for review and is attached to this report. The applicant is reviewing Sketch Plan comments and revising their plan per comments received.

Summary of Adjacent Zoning and Uses

The subject parcel is surrounded by residential, commercial and institutional properties which are outlined in the table below. The surrounding area has mixed zoning; Medium Density Residential Zoning District is located 0.12 miles away to the west across Old Camden Highway.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR; GB	Vacant; Non-conforming Residential
South	Lancaster County	PB; NB; LDR	Non-conforming Residential (PB & NB); Residential
East	Lancaster County	RN	Agricultural/Residential;
West	Lancaster County	NB	Non-conforming Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the Neighborhood Business (NB) District. Pursuant to UDO Chapter 2.3, the NB District “... *is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods.*”

Requested MDR

UDO Chapter 2.3 describes the requested MDR District as “...*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.*”

According to section 9.2.18 of the UDO, Development Agreements are permitted in all residential zoning districts. A Development Agreement would be allowed with the proposed MDR zoning. This can be looked into further during the Preliminary Plat project stage.

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by non-conforming residential NB, Medium Density Residential, Rural Neighborhood and Institutional zoning. The surrounding uses are primarily residential and institutional in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is a growth area. According to the newly adopted 2024 Comprehensive Plan, Growth Areas are areas intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.

The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan.

Sketch Plan

A sketch plan for the site was submitted for review in the beginning of April of 2024 with reviews wrapping up around mid-April. This step was taken with regard to due diligence, since an approved plan is not a requirement for rezoning. The plan had mostly conditional and not approved comments. The departments with comments with the highest priority concerns included Engineering, Fire Marshal and Planning. Engineering's top concern is associated with the possibility of areas on the parcel draining directly into a stream system instead of the storm water measure on site. The Fire Marshal stated that some of the lots are more than 500 feet from a fire hydrant. Planning's main comments are addressing the maximum length of a cul-de-sac exceeding 600ft and connectivity index being a minimum of 1.3. This sketch plan has not been resubmitted to address comments. This TRC letter has been attached to this packet.

INFRASTRUCTURE CONSIDERATIONS

Transportation: The proposed development to follow the rezoning will take access off Kershaw Camden Highway and/or Highway 9 Bypass.

Public Utilities: There is water available on the parcel and sewer available in the area.

Public Schools:

The school district has not provided any direct feedback regarding this rezoning at this time. The schools that would be affected by this rezoning include Clinton and Brooklyn Springs Elementary, AR Rucker and South Middle, and Lancaster High School. The current and predicted capacity numbers for these schools will be attached to the staff report.

Neighborhood Meeting

The applicant for the project is holding a Public Neighborhood Meeting at the Springdale Recreation Center 260 South Plantation Rd Lancaster, SC 29720 on Tuesday June 11th. Minutes from this meeting will be provided to staff prior to the Planning Commission Meeting on June 18th.

PHOTOS OF PROJECT AREA:



Facing subject parcel on subject property off US 521 Bypass



Staff recommends **approval** of the request to rezone 26.94 acres (TM # 0081-00-045.01) from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

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PLANNING COMMISSION:

- Planning Commission voted 4-0 with a motion to approve the rezoning proposal
- Concerns stated by members of the public included the following:
 - Understanding that growth happens, wishes it stays rural, prefers Low Density Residential Zoning District over Medium Density Residential Zoning District.
 - The 55 miles per hour speed limit posted on Kershaw Camden Highway with the blind rise found on the road has the potential to create accidents in the future if not properly mitigated. Further exclaimed the need for a traffic light for the proposed development to allow people to safely enter and exit the development
 - The number of proposed homes was a concern for neighboring properties in the area. Claiming it does not fit with the rural setting.
 - An adjacent property owner has an access easement on the subject parcel. Was concerned they would lose his access with this proposal.
 - Concerns about the loss of trees, wildlife, polluting of streams, and light bleed onto adjacent parcels were raised.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Sketch Plan
4. Sketch Plan Comments
5. Recorded Deed
6. Neighborhood Meeting Notice

STAFF CONTACT:

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