
PROPOSAL: Request to rezone 6.8 acres

PROPERTY LOCATION: 2001 Charlotte Highway (p/o TM0062-00-005.01)

CURRENT ZONING DISTRICT: General Business (GB) District

PROPOSED ZONING DISTRICT: Institutional (INS) District

APPLICANT: Lancaster County Administration
Owner: 2001 Charlotte Highway LLC

COUNCIL DISTRICT: District 1, Terry Graham

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

OVERVIEW:

Proposal

The County has requested to rezone a 6.8 acres portion of a property at 2001 Charlotte Highway (TM 0062-00-005.01. The intent is to accommodate a proposed change of use.

Site Information

The 10.3-acre parcel is currently the location of Burns Ford. The property has been the subject of a negotiation between Lancaster County and the owner with the purpose of purchasing the structure and adjacent land to house the County's fleet operations and voter registration/election.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Open Space, Low Density Residential and Medium Residential zoning.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	OSP	Katawba Valley Land Trust (Camp Creek)
South	Lancaster County	LDR	Vacant
East	Lancaster County	LDR	Vacant
West	Lancaster County	MDR	Arrowood Subdivision

ANALYSIS & FINDINGS:

Zoning Districts - Current

As previously noted, the subject property is currently in the GB District. Pursuant UDO Chapter 2.3, the GB 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 INS

Pursuant to UDO Chapter 2.3, the requested INS District is *"...intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities, and public and private utility infrastructure. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like."*

Compatibility with Surrounding Area

The subject property is predominately surrounded by the Low Density Residential, Medium Density Residential and OSP zoning Districts. The surrounding uses are primarily residential or vacant. The proposed uses of the site for the County operations are not significantly different from the existing uses on site (vehicle repair and maintenance, for example) and should not increase the impacts to the area above what are currently experienced.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is ***Municipal Growth Area***. The Municipal Growth Area is defined as follows:

Municipal Growth Areas designate future growth areas of the three municipalities which have local wastewater collection systems. The Municipal Growth Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate. The County should work with the municipalities to review development proposals in these areas in the future, to ensure that any development that may end up in municipalities in the future is compatible with those municipalities' regulations.

The requested INS district is consistent with the 2040 Comprehensive Plan. INS districts provide areas for uses that serve the populations of Lancaster County, and expands the County's services within appropriate growth areas.

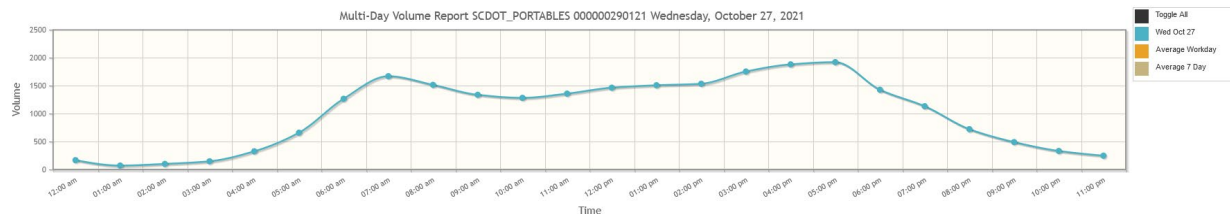
INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest and most recent transportation count stations for 2001 Charlotte Hwy were recorded in 2021. One is located on Hwy 521 near the intersection of Hwy 9 and Hwy 521, approximately 1.5 miles south of the subject property....

A.M. Peak Time - 07:00 am - Peak Volume 1,666 ADTs

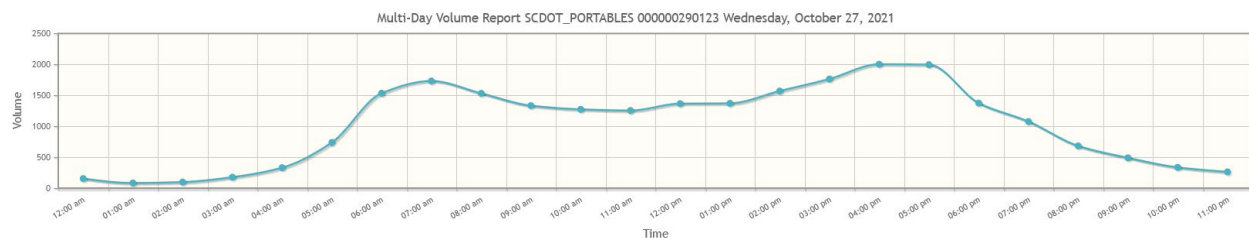
P.M. Peak Time - 05:00 pm - Peak Volume 1,918 ADTs



...and the other is located on Hwy 521 near the intersection of Nursery Dr (north of Shiloh Unity Rd):

A.M. Peak Time - 07:00 am - Peak Volume 1,727 ADTs

P.M. Peak Time - 04:00 pm - Peak Volume 1,998 ADTs



There are no issues with traffic generated from this request at this time.

Public Utilities

The parcel has access to water and sewer.

Public Schools

Elementary: North

Middle: AR Rucker

High: Lancaster High School

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

Public Safety

Fire District: Shiloh Zion Volunteer Fire Department, with mutual aid from Lancaster City Fire 2

Fire Station Location: Lancaster 17, 703 Monroe Hwy, approximately 2.1 miles from the subject property

EMS Station: Station 2/1101 Crestfield Dr, approximately 2.0 miles from the subject property

Public Concern

Staff received a few phone calls requesting information regarding the proposed rezoning, but none expressed opposition to the proposal.

PHOTOS OF PROJECT AREA:



View looking north along Hwy 521/Charlotte Hwy



Above: Google Street View of Property, July 2023 / Below: Aerial Photography (20204) from Lancaster County GIS



STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 6.8 acres at 2001 Charlotte Highway, Lancaster (p/o TM# 0062-00-005.01) from General Business (GB) District to Institutional (INS) District, pursuant to the following conditions:

1. That the subject project consists of the following parcel: part of TM# 0062-00-005.01;
2. That the subject property is currently zoned GB District and proposed to be rezoned INS District;
3. That the subject property has a Future Land Use designation of Municipal Growth Area; and
4. That the proposed INS District is consistent with the Comprehensive Plan.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Approved Minor Subdivision Plat depicting 6.8 acre tract
4. Deed
5. Future Land Use Map

STAFF CONTACT:

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