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**PROPOSAL:** Request to rezone 1.041 acres of property  
**PROPERTY LOCATION:** 6989 Pageland Highway (Parcel 0056-00-012.00)  
**CURRENT ZONING DISTRICT:** Rural Business (RUB)  
**PROPOSED ZONING DISTRICT:** Rural Residential (RR)  
**APPLICANT:** Jeffrey Charles Hinson  
**COUNCIL DISTRICT:** District 3, Billy Mosteller  
**STATUTORY NOTICES:** Hearing notice published June 1, 2024 in The Lancaster News  
Signs posted 5/29/2024  
Mailed notices 5/24/2024  
Posted agenda in lobby 6/11/2024

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to rezone a 1.041-acre parcel from Rural Business (RUB) to Rural Residential (RR). The intent is to “develop a home occupation.”

### ***Site Information***

This property is situated in the “fork” of Pageland Highway and Shiloh-Unity Road. The property appears to have multiple structures, including a single-family dwelling, an accessory structure (storage type shed) and what looks to be an old convenience style storefront.

The property is currently zoned RUB (Rural Business) even though there is a residential dwelling on the property. Of note, the parcel holds multiple addresses. The residential address is 6989 Pageland Highway, and the old commercial style building is addressed as 6962 Pageland Highway.

The property was rezoned in 2016 under the new zoning map. Planning/Zoning staff assigned the RUB designation without discerning that the use was residential at the time.

Per a telephone conversation with the applicant, he stated that the intended home occupation use will be a catering style business from his residential kitchen. He stated that he is working with SCDHEC to obtain the proper authorizations for that, including his food handler’s certification. He will not be approved a home occupation permit until the property is rezoned.

He further stated that the commercial style building is currently being used as storage for his wife’s yard sale items. The building does not currently have water or electricity connected and it would take a good deal of work to get it functional and the property owner stated he has no plans to do so at this time so it will remain vacant.

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

The subject property is completely surrounded by RR (Rural Residential) properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RR	Residential – multiple structures on property
South	Lancaster County	RR	Residential -multiple structures on property
East	Lancaster County	RR	Residential - House on property
West	Lancaster County	RR	Residential – House on property

## ANALYSIS & FINDINGS:

### ***Zoning Districts***

As previously noted, the subject property is currently in the RUB District. As described to UDO Chapter 2.3: “***The Rural Business*** is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding population.”

### ***Requested RR***

UDO Chapter 2.3 says of the RR District: “***The Rural Residential District*** is 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.”

## RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is ***Agriculture and Timber***. The newly adopted Comprehensive Plan states that “the Agriculture and Timber future land use category is primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster. This area is characterized by significant concentrations of contiguous parcels greater than 50 acres in size and it is intended to preserve land for farming and forestry. To preserve this land, the use of the major subdivision process for residential development should not be allowed and the minimum lot size should be five acres. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses. “

The requested RR District is in line with the Future Land Use Category of “***Agriculture and Timber***” and the overall *Lancaster 2040 Comprehensive Plan*.

## INFRASTRUCTURE CONSIDERATIONS

### ***Transportation***

The closest traffic count stations for the subject site include one on Rocky River Road and one on Taxahaw Road. The Rocky Road station is approximately 2,500ft. from the subject site and the Taxahaw Road site is approximately 1.25 miles. Both stations have at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts are increasing after a year of decrease in 2021.

Station Id: 29-0149 Description: SC9: SC522 (Rocky River Road) TO county line (Chesterfield)
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	2023	2022	2021
AADT	4800	4800	4900
Truck %	-	-	-

<b>Station Id:</b> 29-0351			
<b>Description:</b> S-39: S-123 (Taxahaw Road) TO S-384 (McTown Road)			
	2023	2022	2021
AADT	600	500	500
Truck %	6%	9%	9%

### Access

The subject property has frontage and access from both Pageland Highway and Shiloh-Unity Road.

### Public Utilities

This is an already existing residence. Utilities are already connected as available.

### Public Schools

Elementary: Buford Elementary

Middle: Buford Middle

High: Buford High

Converting the subject property from residential to home occupation should not negatively impact the school crowding issues in this area.

### Public Safety

Fire District: Tradesville

Fire Station Location: Tradesville Fire Department, Station 18, 2145 State Rd. S-29-39

Closest EMS Station: Lancaster County EMS, Station 1, 2006 Pageland Hwy.

### PHOTOS OF PROJECT AREA:











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**ALIGNMENT WITH THE COMPREHENSIVE PLAN**

- *While the rezoning does not align with any of the specific goals listed in the comprehensive plan, it does align with the zoning of the surrounding areas and the future land use map.*

**STAFF RECOMMENDATION:**

Staff: Staff recommends the approval of this rezoning request.

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**ATTACHMENTS:**

1. Location Map/ Zoning Map
2. Rezoning Application
3. Recorded Plat
4. Recorded Deed
5. Permitted Uses Chart

**STAFF CONTACT:**

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