

**PROPOSAL:** Request to rezone 1.53 acres of property  
**PROPERTY LOCATION:** 1890 High Point Circle (Parcel 0086F-0B-001.00)  
**CURRENT ZONING DISTRICT:** Mobile Home (MH)  
**PROPOSED ZONING DISTRICT:** Medium Density Residential (MDR)  
**APPLICANT:** Saul Lopez Jr  
**COUNCIL DISTRICT:** District 2, Charlene McGriff  
**STATUTORY NOTICES:** Hearing notice published 6/29/2024 in The Lancaster News  
Signs posted 6/27/2024  
Mailed notices 6/21/2024 – Location change 6/27/2024  
Posted agenda in lobby 7/9/2024

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## OVERVIEW:

### *Proposal*

The applicant has requested to rezone a 1.53-acre parcel from Mobile Home (MH) to Medium Density Residential (MDR). The intent is to divide the parcel into five total parcels, then build new homes on the 4 new vacant lots. This would be categorized as part of the minor subdivision process since 5 lots or fewer are being created.

### *Site Information*

The property is located at the southernmost corner of High Point Circle behind the High Point Free Will Baptist Church, where it turns back toward Great Falls Highway. The property has an existing residence at the corner of the property along High Point Circle.

The property is currently zoned MH (Mobile Home) even though there is no mobile home on the property. The residential address is 1890 High Point Circle.

### *Summary of Adjacent Zoning and Uses*

The properties are surrounded predominantly by MDR and MH zoned properties. There are MDR parcels located to the west, south and east, and MH properties to the north.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MH	Residential – single structure on property
South	Lancaster County	MDR	Residential -multiple structures on property
East	Lancaster County	MH, MDR	Residential - house on property
West	Lancaster County	MDR, INS	Residential – multiple structures on property, church

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## ANALYSIS & FINDINGS:

### *Zoning Districts*

As previously noted, the subject property is currently in the MH District. As described to UDO Chapter 2.3: “*The **Manufactured Home District** accommodates manufactured homes in a variety of settings, including manufactured home parks, manufactured home subdivisions, and a single-lot mobile home district*”

### *Requested MDR*

UDO Chapter 2.3 says of the MDR District: “*The **Medium Density Residential 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.*”

## RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is **Neighborhood**. The newly adopted Comprehensive Plan states that “the Neighborhood future land use category is applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve the character and direct incompatible uses away from formal residential neighborhoods.”

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

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## INFRASTRUCTURE CONSIDERATIONS

### *Transportation*

The closest traffic count stations for the subject site include one on Great Falls Highway and one on Airport Road. The Great Falls Highway station is approximately 2,700ft. from the subject site and the Airport Road site is approximately 1.05 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 2022.

<b>Station Id:</b> 29-0167 <b>Description:</b> S 200: S- 187 (BETHEL RD) TO SC 914 (MEMORIAL PARK RD), S- 25	<b>2023</b>	<b>2022</b>	<b>2021</b>
AADT	6400	6000	6300
Truck %	8%	6%	6%

<b>Station Id:</b> 29-0277			
<b>Description:</b> S-25: SC 200 (GREAT FALLS HWY) TO S- 19 (LYNWOOD DR)	<b>2023</b>	<b>2022</b>	<b>2021</b>
AADT	9900	9000	9800
Truck %	3%	3%	3%

#### Access

The subject property has frontage and access from High Point Circle.

#### Public Utilities

This parcel already has an existing residence. Water and Sewer are available on this parcel.

#### Public Schools

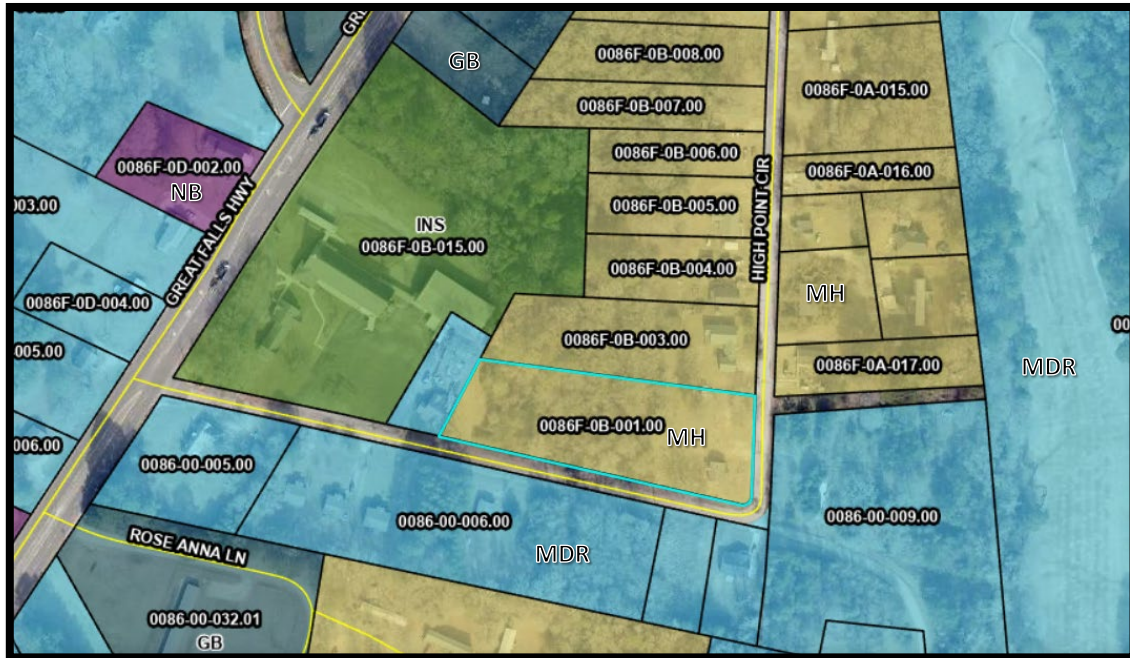
Elementary: Brooklyn Elementary  
Middle: South Middle  
High: Lancaster High

Converting the subject property from MH to MDR should not negatively impact the school crowding issues in this area.

#### Public Safety

Fire District: Gooches 831  
Fire Station Location: Gooches FD 1594 Grace Avenue Lancaster, SC 29720  
Closest EMS Station: Lancaster County EMS, Station 2, 1101 Crestfield Dr

PHOTOS OF PROJECT AREA:



*Facing the subject parcel at the corner of High Point Circle*





*Facing the existing residence off High Point Circle*



*Facing the existing residence off High Point Circle*

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#### **ALIGNMENT WITH THE COMPREHENSIVE PLAN**

- *The rezoning does align with Goal GL 1.4 listed in the comprehensive plan; “Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant.”*
- *It also aligns 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. Proposed Plat
6. Permitted Uses Chart
7. School Data Chart

#### **STAFF CONTACT:**

Matthew Blaszyk, Planner  
[mblaszyk@lancastrcountysc.gov](mailto:mblaszyk@lancastrcountysc.gov)  
803-416-9380