PROPOSAL:	Request to rezone approximately 5.24 acres of property
PROPERTY LOCATION:	10925 Pettus Farm Road (TM# 0003-00-051.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) District
PROPOSED ZONING DISTRICT:	Medium Density Residential (MDR) District
APPLICANT:	Anthony Haltom, Sr.
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone one parcel approximately 5.24 acres in size. Should the rezoning request be approved, the intention of the applicant is to sell the property to enable it to be developed in conjunction with the adjacent parcels owned by the Pettus family, which are zoned MDR.

Site Information

The parcel proposed to be rezoned is currently improved with one single-family home and is predominantly wooded.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by LDR and MDR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR; LDR	Single-Family Residential; Vacant
South	Lancaster County	MDR	Single-Family Residential; Farm
East	Lancaster County	MDR	Single-Family Residential; Vacant
West	Lancaster County	MDR	Single-Family Residential

Recent Projects in Surrounding Area			
Case #	**Description**	**Date**	**Outcome**
MX-2018-002	Sugar Creek IMX Townhomes	6-24-19 (CC)	Approved
SD-2019-001	Patterson Preserve Prelim Plat – 177 Lots	6-18-19 (PC)	Approved
RZ/MX-2020-2650	Redwoods	4-12-21 (CC)	Approved

ANALYSIS & FINDINGS:

Zoning Districts

Current LDR

As previously noted, the subject property is currently zoned LDR District.

Pursuant to UDO Chapter 2.3, the LDR 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 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living 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.*

Requested MDR

UDO Chapter 2.3 describes that the requested MDR 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*.

Compatibility with Surrounding Area

The subject property is surrounded by the LDR and MDR Districts. The requested MDR District is intended for the same single-family residential and related uses as the LDR District, but with an increased permitted density of 2.5 units per acre (as compared with 1.5 for LDR District). This area is characterized by single-family homes on lots of varying sizes and farmland. The requested zoning district would be consistent with the existing, adjacent MDR-zoned parcels.

The subject parcel is in close proximity to recently approved residential subdivisions, including Sugar Creek, Patterson Preserve, and Redwoods. While the subject parcel is close to major residential developments, the parcel itself can only be accessed by Pettus Farm Road, which is a gravel drive located off of Pettus Farm Road that ultimately connects to Barberville Road. Improvements will be required for Pettus and Pettus Farm Roads in order to accommodate future development. *See Transportation section below*.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested MDR district is consistent with the Neighborhood Mixed-Use Future Land Use category.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

INFRASTRUCTURE CONSIDERATIONS

Transportation

No Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning request. However, a TIA has been submitted by Kimley-Horn and Associates, Inc. as required by Section 6.8 of the UDO. The applicant intends on selling the subject parcel so it may be included as part of an anticipated single-family residential major preliminary plat. No major subdivision application has been made to the County at this time. The TIA has not been reviewed by the County's engineering consultant but it does propose the improvements listed below (see attached Conclusions):

Intersection	Improvements
Pettus Road & Pettus Farm Road	▪ Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100' of storage. ▪ Per SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard.

Should this request to rezone be approved, the TIA will be reviewed by the County's engineering consultant and approved prior to preliminary plat approval. A sketch plan is required to be submitted before a preliminary plat could be submitted which would include this parcel.

The subject parcel is located north of Barberville Road which is maintained by SCDOT. Traffic volumes on Barberville Road between Fort Mill Highway (Highway 160) and the SC/NC border are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Barberville Road	6,300	6,300	4,500
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

The Sugar Creek residential development has to build the proposed Upper Sugar Creek Pump Station and Forcemain project as well as any other associated dependent offsite infrastructure (i.e. trunk sewer line/waterline) and place the infrastructure in operation before LCWSD can invoice capacity fees and review any other project needing to connect to the downstream dependent infrastructure.

Public Schools

Students in this area will attend Harrisburg Elementary, Indian Land Intermediate, Middle & High Schools.

PHOTOS OF PROJECT AREA:



Looking directly at one subject property



Looking south along driveway – going away from subject house



Looking south along Pettus Road



Looking west along Camp Cox Circle

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 5.24 acres (TM# 0003-00-051.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel TM# 0003-00-051.00;
2. That the subject property is currently zoned LDR District and is proposed to be rezoned MDR District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood Community Type; and
4. That the proposed MDR District is generally consistent with the surrounding area which is comprised of LDR and MDR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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