PROPOSAL: Request to rezone approximately 1.91 acres of property (A portion of TM# 0058-00-116.00).

PROPERTY LOCATION: Near the intersection of Pageland Highway and Rocky River Road. (A portion of TM# 0058-00-116.00)

CURRENT ZONING DISTRICT: Rural Residential (RR) District

PROPOSED ZONING DISTRICT: Rural Business (RUB) District

APPLICANT: WTC of Lancaster, LLC

COUNCIL DISTRICT: District 3, Billy Mosteller

OVERVIEW:

Proposal

The applicant has submitted a request to rezone their property located near the intersection of Pageland Hwy. and Rocky River Road. The request is being made to allow an undisclosed 10,000 sq. ft. retail facility.

Site Information

The property is currently vacant farm land.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by RUB and RR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RUB	Vacant
South	Lancaster County	RR	SC Battleground trust
East	Lancaster County	RUB	Vacant Commercial Properties
West	Lancaster County	RR	Farm Land

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned RR District. Pursuant to UDO Chapter 2.3, the RR 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.*

The requested RUB District *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 rural population.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the RR and RUB Districts. Currently, this area can be characterized by small commercial structures and vacant farm land. Given the close proximity to property zoned RUB and this size of this parcel staff believes that RUB zoning would be compatible in this area.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type *includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. It is the category in the southern and eastern-most areas of Lancaster County, with the exception of the Towns of Heath Springs and Kershaw, as well as the Haile Gold Mine.

The requested RUB District is consistent with the Rural Living Future Land Use category.

Current Future Land Use Category Rural Living: Land Use Considerations		
Cultivated Farmland	Woodlands/Timber Harvesting	Livestock/Arable
Natural Area	Single-Family Detached Home	Smaller-lot Single-Family and Townhomes
Mobile Home	Barns/Storage	Light Industrial (Ancillary to Farming)
Church	Gas Station	Convenience Store/Hardware Store/Restaurant

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time. If a commercial use were to move on to this property which would create more than 50 peak hour trips to or from this location a TIA would be required as part of their site plan submittal.

Public Utilities

No additional utilities are required for this request at this time.

Public Schools

This request will not result in additional students.

Lot Reconfiguration and Nonconformance Review

Both TM# 0058-00-116.00 and TM# 0058-00-126.00 are owned by Millstar LLC. TM#0058-00-0126 (the parcel which is already zoned RUB) is currently considered a legally non-conforming parcel as it currently houses two vacant commercial structures (allowed in RUB) and an occupied residential home (not permitted in RUB). The loss of any lot area would further extend the non-conformity as the parcel is currently 1.8 acres in size and both RUB and RR require a minimum lot size of one acre. In order to ensure there is no increase in the level of nonconformance, the owner will offset the land which is being combined into the newly proposed parcel through a land swap which will be tied to this rezoning. The 10,084 square feet already zoned RUB to be combined into the new parcel will be offset by 10,084 square feet currently zoned RR but included in this rezoning request.

Figure 1 depicts the area which is to be included in the proposed rezoning. **Figure 2** demonstrates how the newly proposed parcel (Tract "A") and a portion of TM# 0058-00-126.00 will appear following the proposed rezoning and land swap.

Figure 1

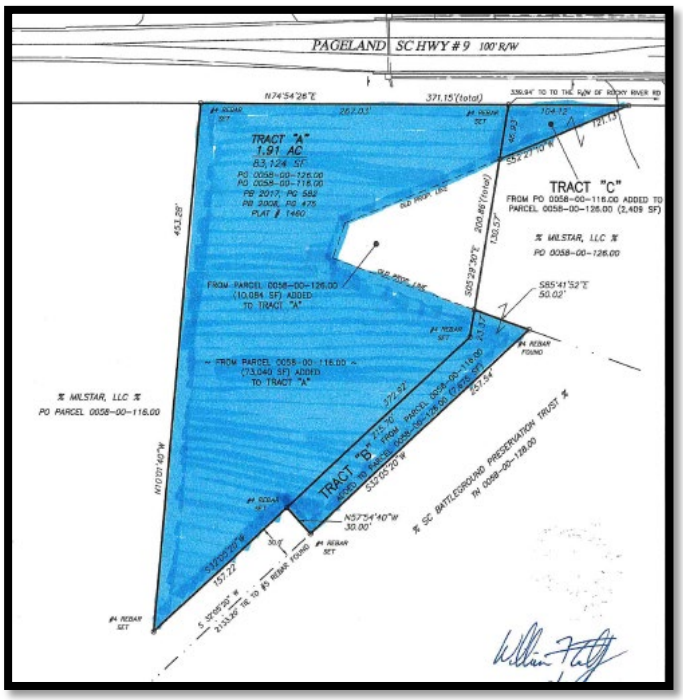
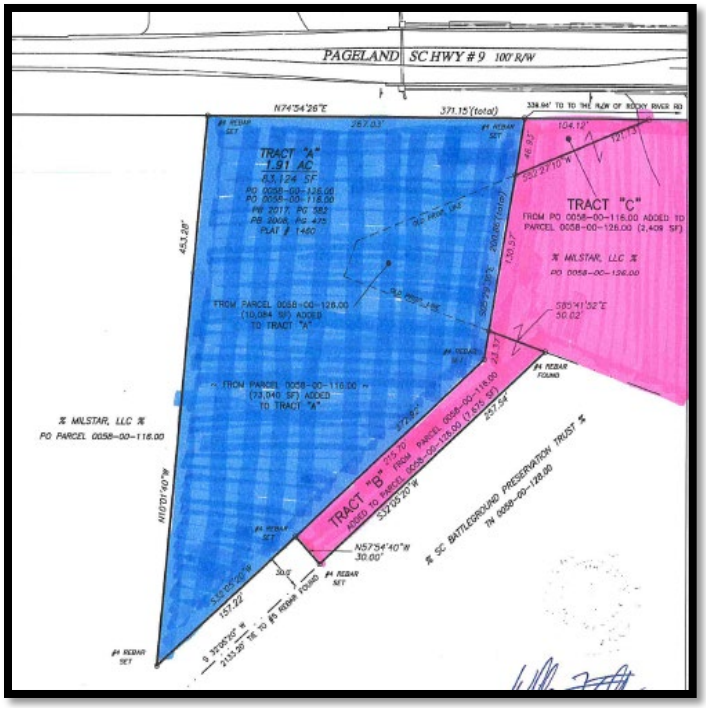


Figure 2



PHOTOS OF PROJECT AREA:



Looking directly at the subject property.



Looking directly across from the subject property.



Looking west along Pageland Hwy.



Looking east along Pageland Hwy.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone, pursuant to the following findings of fact for RZ-2021-0959:

1. That the subject project consists of a portion of TM# 0058-00-116.00;
2. That the subject property is currently zoned RR and proposed to be rezoned RUB;
3. That the subject property has a Future Land Use designation of Rural Living; and
4. That the proposed RUB District is generally consistent with the surrounding area which is comprised of the RUB and RR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Proposed Plat

STAFF CONTACT:

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