Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address: Approximately 1.8 acres of parcel: 0058-00-116.00 off of Pageland Hwy

City: Lancaster State: SC Zip: 29720 Tax Parcel ID: 1.8 acres of 0058-00-116.00

Current Zoning: RR Current Use: Vacant Land

Proposed Zoning: RUB Total Acres: Approximately 1.8 Acres

Project Description: WTC of Lancaster, LLC is asking to rezone the approximate 1.8 acres from to RUB zoning in order to build an approximately 10,500 sf General Retail store.

Surrounding Property Description: To the North (across Pageland Hwy), the property is zoned RUB and is currently being used as a gas station, vacant land, and car wash. To the West, the property is zoned RUB and is currently a vacant used car lot and rental. To the South, the property is zoned RR and is currently vacant land. To the East, the property is zoned RR and is vacant land.

CONTACT INFORMATION

Applicant Name: Thomas "Chip" Goforth WTC of Lancaster, LLC

Address: P.O. Box 249, 2240 Sage Valley Drive

City: Graniteville State: SC Zip: 29829 Phone: (803) 634-1305

Fax: Email: chip@wwtwinvestments.com or chad@wwtwinvestments.com

Property Owner Name: Milstar LLc (Pete Milhorn)

Address: 2690 Jerry Funderburk Rd

City: Lancaster State: SC Zip: 29720 Phone: (803) 320-0395

Fax: Email: milstarllc01@gmail.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant _____ Date 4-22-2021

Property Owner(s) Pete Miles McStar LLC Date 4-22-2021

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

2. **Planning Commission**

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. **County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.