PROPOSAL:	Request to rezone approximately 13.25 acres of property
PROPERTY LOCATION:	2329 & 2347 Charlotte Highway (TM# 0049-00-096.00 & 0049-00-097.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) & Professional Business (PB) District
PROPOSED ZONING DISTRICT:	General Business (GB) District
APPLICANT:	S & KB Properties (Fred Brackett)
COUNCIL DISTRICT:	District 4, Larry Honeycutt

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels totaling approximately 13.25 acres in size. The intent is to expand the existing Space Saver Storage business located adjacent to the subject property.

Site Information

The parcels proposed to be rezoned are currently improved with two single-family homes and accessory structures and one parcel is predominately wooded.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Single-Family Residential
South	Lancaster County	GB	Space Saver Storage
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	LDR	Vacant

Recent Rezonings in Surrounding Area			
Case #	**Description**	**Date**	**Outcome**
RZ-2020-1253	Request to Rezone from INS to GB	9-14-20 (CC)	Approved
RZ-2020-2859	Request to Rezone from LDR to MDR	1-19-20 (PC)	Withdrawn
RZ-2021-0942	Request to Rezone from LDR & PB to GB	6-15-21 (PC)	In Progress

ANALYSIS & FINDINGS:

Zoning Districts

Current LDR

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

Current PB

The PB District *is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities.*

Requested GB

UDO Chapter 2.3 describes the requested GB District as *generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto- oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.*

Compatibility with Surrounding Area

The subject properties are surrounded by the LDR and GB Districts. The requested GB District is intended to provide offices, services and retail goods. This area is characterized by single-family homes on lots of varying sizes, as well as a Dollar General, medical offices, a church, and the Lancaster Motor Speedway (less than one (1) mile).

Even though there are existing GB-zoned parcels, the subject parcels will need to be developed in a manner that minimizes impact on the adjacent LDR-zoned parcel. In accordance with Section 7.1.5 of the UDO, a Type B buffer will be required on the western boundary of the subject parcels where adjacent to the LDR-zoned parcel.

Staff finds that the proposed rezoning of the property to GB District is generally compatible with the surrounding area and consistent with UDO Section 2.3.

Existing Space Saver Storage



RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family & Multi-Family Neighborhood as well as Suburban Commercial Center. This area is characterized by single-family homes, both in planned neighborhoods and on individual lots, as well as non-residential uses, including a Dollar General, medical office buildings, a church, and a convenience store.

The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*."

Suburban Commercial Centers "*serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls*."

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing

suburban character of the area. It serves as the transition future land use designation between the City of Lancaster (Urban) and the majority of Lancaster County (Rural Living).

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 GB district is consistent with the Transitional Future Land Use category.

Transitional: Land Use Considerations		
Mobile/Modular Homes	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	Community Park	Small Supermarket
Convenience Store	Medical Office	Professional Office

INFRASTRUCTURE CONSIDERATIONS

Transportation

While no Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning request, a TIA would may be required for the intended expansion of the storage business.

The subject parcels are located west of US-521 which is maintained by SCDOT. Traffic volumes on US-521 between Shiloh Unity Road and Highway 9 By-Pass/US-521 By-Pass are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Community Lane to Rocky River Road	21,000	21,600	18,700
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

Public water is available through LCWSD on the northbound side of US-521 and along Shiloh Unity Road. There is very little public sewer available on the southbound side of US-521. The City of Lancaster has sewer available in the Arrowood subdivision.

Public Schools

No residential uses are proposed as part of this request. There are no capacity concerns for the schools within this area.

PHOTOS OF PROJECT AREA:



Looking directly at subject property (2329 Charlotte Highway)



Looking directly at subject parcel (2347 Charlotte Highway)



Looking north along US-521



Looking south along US-521

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 13.25 acres (TM # 0049-00-096.00 & 0049-00-097.00) from Low Density Residential (LDR) & Professional Business (PB) Districts to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM# 0049-00-096.00 & 0049-00-097.00;
2. That the subject properties are currently zoned LDR & PB Districts and are proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban Single-Family & Multi-Family Neighborhood and Suburban Commercial Center; and
4. That the proposed GB District is generally consistent with the surrounding area which is comprised of LDR and GB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395