PROPOSAL:	Request to amend the future land use designation of two parcels totaling approximately 7.06 acres in size. The purpose of this request is to ensure Comprehensive Plan consistency with a proposed Light Industrial (LI) District rezoning request (RZ-2021-1233) for the same properties.
PROPERTY LOCATION:	8921 & Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01)
CURRENT FLU CATEGORY:	Rural Living
PROPOSED FLU CATEGORY:	Special District – Industrial
APPLICANT:	Shaun Williams (Williams Fabrication & Industrial)
COUNCIL DISTRICT:	District 6, Alan Blackmon

OVERVIEW:

Site Information / Proposal

The applicant has requested an amendment to the future land use (FLU) designation from Rural Living to Special District – Industrial for the subject properties contemplated in RZ-2021-1233. The intent of the amendment is to add a 5,000 sf² addition to the existing building which is used for Williams Fabrication. Currently, the fabrication business is a nonconforming use.

According to Section 9.3.5, Nonconforming Uses & Structures, no building can be enlarged which would result in expanding the use. Therefore, the applicant has requested to rezone the property so the existing use could be permitted, subject to review. The requested LI Zoning District is not consistent with the existing Rural Living future land use designation. Therefore, the applicant has requested an amendment to the future land use map of the Comprehensive Plan in order to accommodate the fabrication business and make the requested LI District consistent with the FLU.

One parcel is improved with the Williams Fabrication business, while one parcel is vacant. The parcels are entirely surrounded by properties designated Rural Living (*see Figure 1 below*).

ANALYSIS & FINDINGS:

Future Land Use Categories

Rural Living

The existing future land use designation of this property is Rural Living (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded " conservation subdivisions" whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

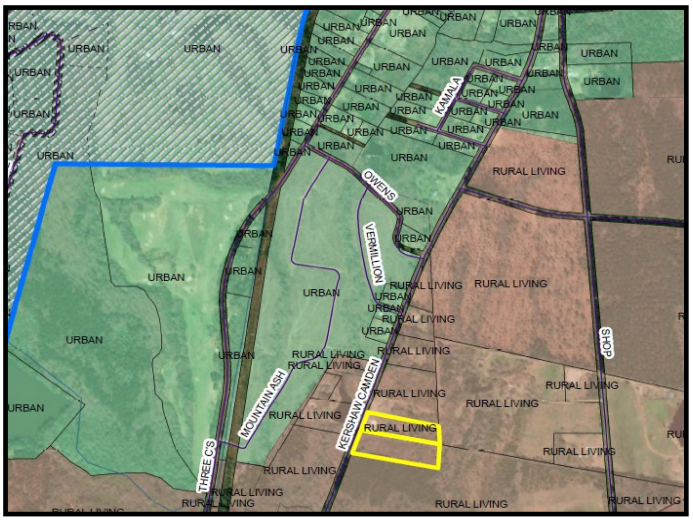

Figure 1

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

Special District – Industrial

The applicant has requested the future land use designation of Special District – Industrial (*see Appendix A of Comp Plan*). The Community Type "Industrial Center" includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow. Some allowable uses in the Industrial Center Community Type are listed in the table below.

Industrial Center: Land Use Considerations		
Factory	Heavy Assembly Plant	Regional Warehouse/ Trucking Distribution
Landfill/Quarry	Lighting Manufacturing and Assembly	Laboratory
Data Handling Plant	Natural Area	

Compatibility with Surrounding Area
The current future land use category for the surrounding area is Rural Living.

Staff is unaware of any changing trends in land use, housing, transportation, or the economy in the area that would warrant a future land use map amendment at this time. No proposed development projects been put forth that would warrant serving as a catalyst to support said change at this time.

PHOTOS OF PROJECT AREA:



Looking directly at subject property



Looking west across Kershaw Camden Highway from subject property



Looking north along Kershaw Camden Highway



Looking south along Kershaw Camden Highway

STAFF RECOMMENDATION:
If the proposed future land use map amendment to Special District – Industrial Community Type is intended to be a placeholder solution to permit a longstanding business to expand until a more comprehensive UDO update can be prepared addressing service/industrial uses in the rural areas, staff would have no objection to the request.

ATTACHMENTS:

1. Comprehensive Plan Amendment Request
2. Future Land Use Map
3. Rural Living Community Type
4. Special District – Industrial Community Type

STAFF CONTACT:

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