

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: (Vacant)
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

February 3, 2022

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

Planning Commission Workshop AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. New Business**
 - a.** RZ-2021-2975, Llewellyn Development LLC
Request to rezone approximately 37.9 acres of property from LDR District to MDR District.
 - b.** RZ-2021-1921, Panhandle Partners
Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to GB (General Business) District.
 - c.** Overview of next month's Agenda
 - d.** Other
- 3. Adjourn**

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2975

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 2/3/2022

Points to Consider:

ATTACHMENTS:

Description

Staff Report

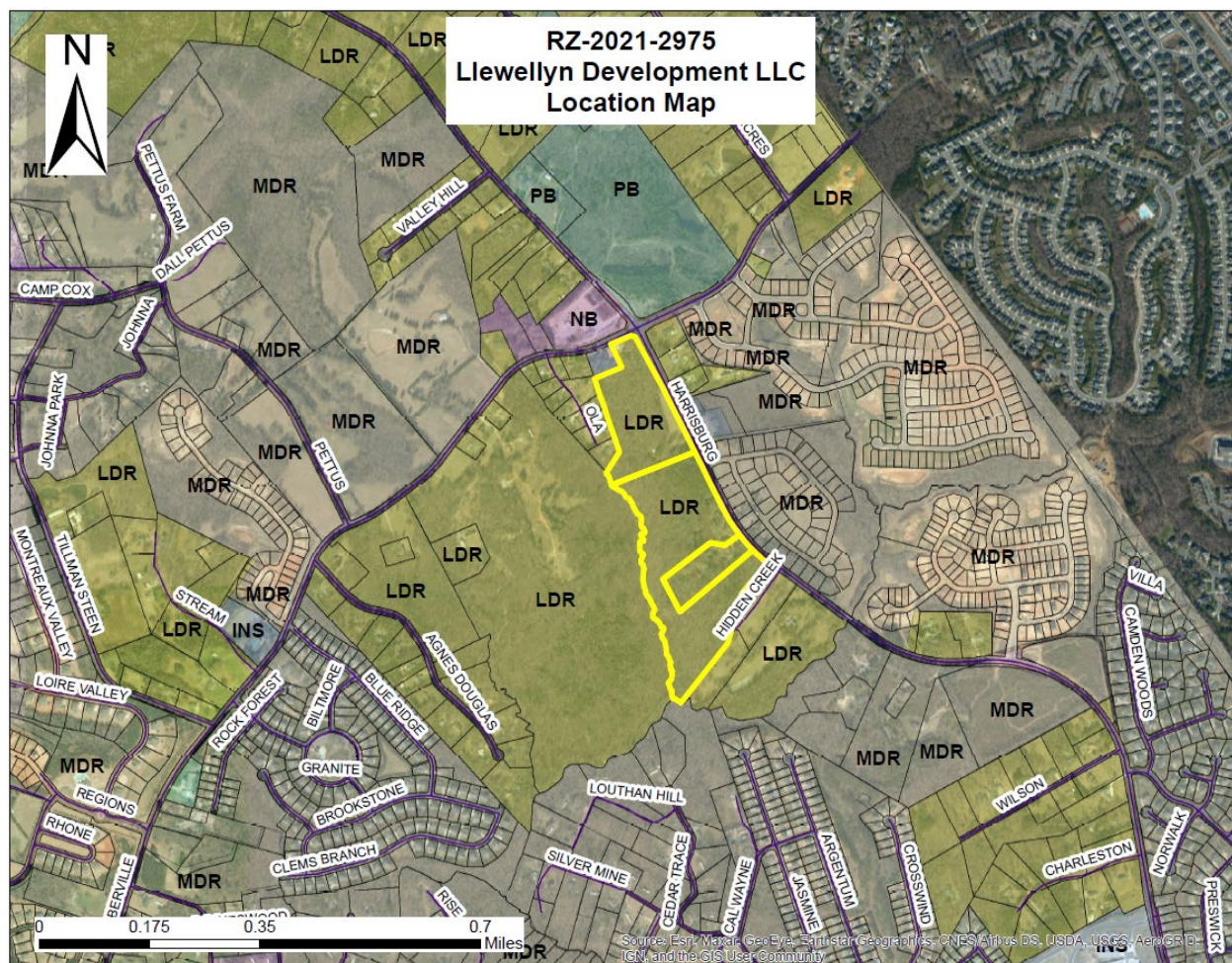
Upload Date

2/1/2022

Type

Planning Staff Report

PROPOSAL:	Request to rezone approximately 37.9 acres of property
PROPERTY LOCATION:	10695, 10681, and 10749 Harrisburg Road (TM#s 0003-00-043.00, 0003-00-043.02, and 0003-00-044.00)
CURRENT ZONING:	Low Density Residential (LDR) District
PROPOSED ZONING:	Medium Density Residential (MDR) District
PROPERTY OWNERS:	Howard M. Phillips, III, and Kermit H. Patterson, Jr., Trustee
APPLICANT:	Llewellyn Development, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes



STAFF CONTACT:
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1921, Panhandle Partners

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 2/3/2022

Points to Consider:

Given the existing surroundings, size of the proposed development, and proposed future use of this parcel the General Business (GB) District may be more fitting of this parcel at this time. The Highway Corridor Overlay District standards would apply to this parcel regardless of zoning district. Both the RB and GB districts are subject to the same setbacks.

The proposed use (self-storage) is permitted with review in both the GB and RB districts. Taking in to account the existing condition of surrounding properties, existing zoning in the area, and the proposed use of this property staff feels that General Business (GB) may be better suited for this site in particular.

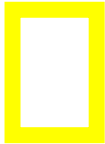
Given that the rezoning is not part of a larger development, and the concept plan and justification statement fail to implement the larger goals and objectives of the SAPE, this rezoning is not consistent with the Small Area Plan Extension

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Zoning Map	11/3/2021	Exhibit

Proposal:
Request to rezone from
NB/LDR to RB

Legend:



Subject Property



Faith Presbyterian
Church



Paws in the Panhandle



Sun City Carolina Lakes

