

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**ORDINANCE #323**

**UNIFIED DEVELOPMENT ORDINANCE AMENDMENT**

**WHEREAS**, the Lancaster County Council adopted the *Unified Development Ordinance* on September 28, 1998 through a process which was in compliance with the requirements of the Local Government Comprehensive Planning Enabling Act of 1994 (South Carolina Code Sections 6-29-310 through Section 6-29-1200); and

**WHEREAS**, the *Unified Development Ordinance* establishes the zoning district for the county, the regulations governing setbacks, landscaping, conditional uses, special exception uses, signs, parking, where uses are allowed, enforcement, administrative procedures, open space and procedures for amending the ordinance; and

**WHEREAS**, when County Council adopted the *Unified Development Ordinance*, Council established a 90-day “grace” period (September 28 through December 31, 1998) during which mistakes made in the zoning map or corrections which needed to be made in the text of the ordinance could be corrected through a shortened approval process; and

**WHEREAS**, during this 90-day “grace” period mistakes in the approved zoning map for the county and the approved text of the *Unified Development Ordinance* were found.

**NOW THEREFORE, BE IT ORDAINED** that the Lancaster County Council hereby amends the approved zoning map for the county and the text of the *Unified Development Ordinance* to incorporate the changes listed on the attached sheets.

**AND IT IS SO ORDAINED** this 1<sup>st</sup> day of February, 1999.

**LANCASTER COUNTY COUNCIL**

Ray E. Gardner, Chairman

Polly C. Jackson, Secretary

APPROVED AS TO FORM AND CONTENT:

\_\_\_\_\_  
William R. Sims, County Attorney

ATTEST:

\_\_\_\_\_  
Irene Plyler, Clerk to Council

1<sup>st</sup> reading: 01-04-99  
2<sup>nd</sup> reading: 01-25-99  
3<sup>rd</sup> reading: 02-01-99  
Public Hearing: 02-25-99

1. Delete Other Communication Facilities (not elsewhere classified)(# 4.11.7) from the residential portion of the Table of Permissible Uses.
2. Delete the following uses from the commercial/industrial section of the Table of Permissible Uses: 1) Towers greater than 50 feet in height (# 4.11.6); 2) Satellite Dishes greater than 10 feet in diameter (# 4.11.7); and 3) Other Communication Facilities (not elsewhere classified) (# 4.11.8).

The changes suggested in #1 and #2 will make the uses listed in all zoning districts the same for the residential and non-residential portions of the Table of Permissible Uses.

3. Change U.S. Postal Service Facility (# 4.1) from a permitted use in all commercial, industrial, and manufactured home park districts to a use requiring Lancaster County Joint Planning Commission review. This change will bring this use into compliance with the state requirements for the Commissions review of public projects.
4. Change School Bus Facility (# 4.8.11) from a conditional use in the R-45A and R-45B districts and a permitted use in the B-3 and I-1 districts to a use requiring Lancaster County Joint Planning Commission review.
5. In the residential section of the Table of Permissible Uses, delete manufactured home dealers (# 2.2.5) as a permitted use in the I-1 and I-2 districts. If this change is approved, the use will not be allowed in either district. Other vehicle dealerships are not allowed in either district. All such uses will only be allowed in the B-3 district.
6. Change “mobile home” in the use description for item (# 1.2.3) in the Table of Permissible Uses to “manufactured home”. This change applies to both the residential and non-residential portions of the Table.
7. Change “mobile home” in the use description for item (#2.2.5) in the residential portion of the Table of Permissible Uses to “manufactured home”.
8. Delete two mobile homes on one lot (provided one unit is owner occupied) (# 1.2.4) in the Table of Permissible Uses from both the residential and non-residential portions of the Table.

9. Add the following use description as a permitted use in all zoning districts: General Agricultural Activities ( i.e.) general row crop production, free-range livestock operations, pasture land, hay land, woodland and wildlife management areas (Item # 6.1.4).
10. Change reference section 4.1.3 in the Table of Permissible Uses (non-residential section of the Table) to Section 4.1.12. This changes needs to be made to the following uses listed in the Table of Permissible Uses:
  - a. (# 2.5.3) Gasoline Service Station
  - b. (#2.15.4) Automotive Repair Shop.
11. The words “shall comply with the regulations of Section 4.1.12” should be added to the use description for (# 2.15.3) Automotive Wrecking and/ or Junk, Salvage Yard, (# 2.5.3) Gasoline Service Station and (# 2.15.4) Automotive Repair Shop contained in the residential section of the Table of Permissible Uses.
12. Change reference section 4.1.9 in the Table of Permissible Uses (both the residential and non-residential section of the Table) to Section 4.1.17. This changes needs to be made to the use descriptions for items # 3.4 through item # 3.15 of the Table of Permissible Uses.
13. Add the following language to the regulations for the B-4, Restricted Commercial District, contained in Section 2.1.2, Commercial Districts,: “Outdoor storage is permitted if a Type 1 buffer yard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type 3 buffer yard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard”.
14. In Section 2.1.2, Commercial Districts, the second sentence of the first paragraph of subsection #4 shall be changed from “ All commercial uses permitted in this district require a special exception permit which are not permitted in any other zoning district” to “ All commercial uses which are not permitted in any other district shall require a special exception permit”.
15. The following sentences need to be add to Section 4.2.6, Pistol, Rifle, Skeet Range or turkey Shoot (commercial or fund raiser), subsection 5: “The hours of operation listed in this subsection are the maximum hours such an operation shall be allowed to operate. During the special exception process, if the Board of Zoning Appeals determines the surrounding conditions warrant more restrictive hours of operation, the Board shall have the right to set such hours of operation”.
16. Change the wording of Section 10.13, Miscellaneous Restrictions and Prohibitions, subsection #6 from:



Current Text:

“No sign shall be erected on a private easement except for regulatory signs unless permission to erect such a sign is obtained from the property owner. No sign shall be erected within a road right-of-way except for regulatory signs. No signs including traffic signs and similar regulatory notices except those of a duly constituted governing body shall be located within any road right-of-way.”

Proposed Text:

“No sign shall be erected on a private easement except for regulatory signs unless permission to erect such a sign is obtained from the property owner. No sign shall be erected within a road right-of-way except for regulatory signs including traffic signs and similar regulatory notices erected on behalf of a duly constituted governing body.

17. Change the parking requirement for multiple-family units limited to persons of low or moderate income or the elderly from one space per unit to 1.5 spaces per unit (see Section 11.2, Number of parking Spaces Required)
18. Change wording of the first sentence of Section 15.9, Excessive Illumination, from:

Current Text:

“Within nonresidential districts, lighting within any lot that unnecessarily illuminates any other lot used for residential purposes and substantially interferes with the use or enjoyment of such other lot is prohibited”.

Proposed Text:

“Within any zoning district, lighting within any lot that unnecessarily illuminates any other lot used for residential purposes and substantially interferes with the use or enjoyment of such other lot is prohibited”.

19. Section 10.7, Maximum Sign Surface Area for Other Than Freestanding Signs, subsection #7, the first sentence has a typo. The word “subdiv ider” should be “subdivider”.
20. The section referenced in Section 4.1.14, Manufactured Home Parks, subsection 20, should be 4.1.13 not 4.1.15.
21. Change the wording of Section 4.1.14, subsection 18, from:

Current Text:

“All tires and rims shall be removed from the manufactured home”. to

Proposed Text:

“All tires, rims and tongues shall be removed from the manufactured home”

22. Section 10.2, Permit Required for Signs, subsection 4b, the wording in this subsection is not lined up properly. Also in Section 10.2, subsection 2, the formatting is incorrect. The words “Signs erected in connection with elections or political campaigns, so long as:” should be moved adjacent to the number 2 and the “e” deleted.

23. Change the wording of Section 4.1.14, subsection 1, from:

Current Text:

“The maximum density for a manufactured home park shall not exceed four (3) units per acre (43,560 square feet).” to

Proposed Text:

“The maximum density for a manufactured home park shall not exceed three (3) units per acre (43,560 square feet).

24. The section referenced in Section 4.1.16, Manufactured Home Subdivisions, should be 4.1.13 not 4.1.11.

25. The section referenced in Section 2.1.1, Residential Districts Established, subsections 2, 3, 5 and 6 should be 4.1.13 not 4.1.15.

26. In section 2.1.1, Residential Districts Established, subsection 8 the words “see Section 4.1.13” should be added to the next to the last sentence of the first paragraph.

27. The section referenced in section 2.1.1, Residential Districts Established, subsection 10 should be 4.1.21 not 4.1.19.

28. Change the wording of Section 4.1.13, subsection 5d, from:

Current Text:

“All tires and rims shall be removed from the manufactured home”. to

Proposed Text:

“All tires, rims and tongues shall be removed from the manufactured home.”

29. Change the wording of Section 4.1.13, subsection 5g from:

Current Text:

“Properly constructed steps and handrails of masonry or weather resistant materials shall be installed at each entrance and exit. If a manufactured home is installed at a height requiring more than three steps, then a properly constructed landing or masonry or weather resistant material with minimum dimensions of three (3) by five (5) feet shall be installed.” to

Proposed Text:

“Properly constructed steps and handrails of masonry or weather resistant materials shall be installed at each entrance and exit. If a manufactured home is installed at a height requiring more than three steps, then a properly constructed landing or masonry or weather resistant material with minimum dimensions of three (3) by three (3) feet shall be installed.”

30. Add the following language to Section 4.1.13, subsection 3a: “Such a permit shall be valid for six (6) months from the day it is issued.”
31. Change the wording of Section 11.15, Parking, Storage and Use of Certain Vehicles, subsection 1, from:

Current Text:

“Open storage of more than two (2) automobiles, trucks or trailers of any type without current license plates shall be prohibited on any residential parcel. Where such open storage is permitted, both the vehicles and the area of storage shall be properly maintained to avoid unsafe, or unsightly conditions. Storage of more than two (2) of nay junked units or such equipment shall be totally screened from view by placement in a building or other opaque enclosure.” to

Proposed Text:

“Open storage of automobiles, trucks or trailers of any type without current license plates shall be prohibited on any parcel. Storage of any junked

automobile(s), unit(s) or such equipment on a parcel shall be totally screened from view by placement in a building or other approved opaque enclosure.”

33. Add a new subsection 6 to Section 5.5, Accessory Building Setback Requirements, which contains the following language:

“Accessory buildings or structures in excess of 15 feet in height or 600 square feet in gross floor area, satellite dishes, ham radio towers and domestic kennels and pens shall observe the minimum setback requirements for the principal building or use to which it is accessory.”

34. Change the wording of Section 5.4 subsection (b), from:

Current Text:

“Where a lot fronts on two intersecting streets, or any corner lot shall provide front yard setbacks only along the property lines where access into the building is provided”. to

Proposed Text:

“Where a lot fronts on two intersecting streets, or any corner lot shall provide front yard setbacks only along the property lines where access to the parcel is located”.

35. Add a new subsection (g) to Section 5.4, Principal Building and Sign Setback Requirements, which contains the following language:

“Where a lot fronts on two nonintersecting streets front yard setbacks shall be provided on both streets.”

36. The section referenced in Section 4.1.14, Manufactured Home Parks, subsection (1) should be subsection 12 not 14.

37. In Chapter 19, Definitions, The definition for a video game machine establishment is more of a definition of the machine which is used is these types of establishments. The definition in this chapter should be for a video game machine. The following new definition for a video game machine establishment should be added to this Chapter: Any establishment where one or more video game machine is located.

38. Section 4.1.13, Manufactured Homes, subsection (5)(e) read as follows: “Manufactured homes shall be oriented on the site so that the front door faces the road from which the site has its access”. Staff recommends adding the following language to this subsection: “This requirement shall apply to all lots located in

manufactured home parks and subdivisions. It shall not apply to either lots located outside of these two types of developments provided the lot contains more than two acres of land or to existing lots of record which do not contain lot widths sufficient to meet this requirement.”

39. The following sentences need to be added to Section 2.1.1, Residential Districts Established, subsections #3:

“The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the intersection of two roads. One of the roads shall be part of the State Highway System. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are specified in the *Table of Permissible Uses*. All commercial buildings in this district are limited to 6,000 (gross) square feet.”

40. The following sentences need to be added to Section 2.1.1, Residential Districts Established, subsections #7:

“The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the intersection of two roads. One of the roads shall be part of the State Highway System. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are specified in the *Table of Permissible Uses*. All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a “Retail Store - Food” which are allowed to be 12,000 (gross) square feet.”

41. In Section 2.1.1, Residential District Established, the word “System” needs to be added in the second paragraph after the word “Highway”.

42. In Section 7.2, Complaints Regarding Violations, the last word of the second paragraph needs to be changed from “basis” to “merit”.

43. In Section 1.7, Fees, the words “or established by resolution of the County Council or as established in this ordinance “ shall be deleted. This change addresses the issue of the fees to be charged for the various permits issued by the County. The fees will be part of the annual County budget.

44. Add a subsection 4 to Section 10.11, Location and Height Requirements, which reads as follows:

- #4 Off-premise signs are prohibited. A sign shall only be located on the site, lot or parcel which contains the business the sign is advertising. Permanent signs shall not be located on undeveloped lots or parcels.
45. The section referenced by the double asterisk in Section 5.2, Residential Density, should reference Section 4.1.21 not Section 4.1.19.
46. In the past, some utility providers created lots which would not meet the minimum lot area or width requirements if those lots were created under the new ordinance. Such lots are only used for equipment (i.e.) water tanks, utility lines. These providers will continue to need to create such lots and would like to be exempt from these requirements for only those lots they create which will not house any structure which will contain an office.

*Staff Recommendation:*

Staff recommends that public utility companies be exempt from the minimum lot area and width requirements if the lot being created is to be used for a use which does not require bathroom facilities and water service to be installed. Staff recommendation is based on the fact that the minimum lot area and width requirements are partially established based on requirements for the installation of septic tanks and as these site will not need sewer facilities the need for sites which are smaller than the standard lot should not be a problem. Also the facilities which will be installed on these site will tend to be permanent. The following statement will need to be added to Section 5.1 and 5.3:

“Public utility companies shall be exempt from the minimum lot area and width requirements if the lot being created is to be used for a use which does not require bathroom facilities and/or water service to be extended to the site. The structure(s) placed on these parcels shall be required to meet all applicable setback requirements. A Type 1 buffer yard shall be installed around the entire perimeter of the property”.

## Changes to the Lancaster County Zoning Map

### 1. On attached map of “Panhandle”, #1, Society Lane (Tax Map 3, Parcel 3)

Owner of a 20 acre parcel at the end of Society Lane wants to put a landscaping business on all or part of this property. The site is zoned R-15 which does not allow any type of business. The properties directly across Society Lane and eastward to Harrisburg Road are zoned I-1, Light Industrial District. The applicant wants his land zoned B-2, Community Business District, to allow the proposed business and wants to know why the land directly across the street is zoned I-1.

In reviewing this request, staff determined the properties located directly across the street from this site (Tax Map 3, Parcel 3) and which are zoned I-1 were mistakenly zoned I-1 when the U.D.O. was approved. All of these parcels contain residential structures and should be zoned R-15, Residential/Agricultural District. The properties to the east are zoned I-1 because these parcels contain metal buildings which are used for commercial/industrial uses. Staff’s recommendation is to deny this request and to rezone the property to the south (Parcel 5 and 5.01) from I-1 to R-15.

#### *County Council’s Recommendation:*

To approve the rezoning of parcels 3, 5 and 5.01 on Tax Map 3 from R-15 and I-1, respectively, to R-45B.

### 2. On attached map of “Panhandle”, #2, Barberville Road (Tax Map 6, Parcel 51.05):

Owner wants to operate a landscaping business on this site. Therefore, he wants the property rezoned from R-15, Residential/Agricultural District, to B-2, Community Business District. He has indicated the surrounding property owners do not have a problem with this request.

Staff does not recommend this change. Prior to the adoption of the U.D.O., Council went through along process of how to zone property along another portion of Barberville Road. At that time, Council believed if an area is residential it should remain residential and commercial uses should not be introduced into the area. The area surrounding this site is primarily residential. Staff believes if such a change in the zoning is to occur the request should go through the regular rezoning process.

*County Council's Recommendation:*

To approve the requested rezoning from R-15 to B-2 subject to the property owner providing the County Council with a petition signed by the property owners in the area stating they do not have a problem with this requested change in zoning.

**3. On attached map of "Panhandle", #3, Barberville Road (Tax Map 6, Parcels 73.03, 54, 54.01, 54.02 and 74) and Barberville Road from Cecil Jones Road southward along the eastern line of Barberville Road southward to its intersection with S.C. Highway 160 (Tax Map 6):**

In reviewing this area staff found these sites were incorrectly zoned when the U.D.O. was approved. Parcel 73.03 contains an automobile repair shop and is zoned R-15. Staff recommends this site be zoned B-3. Parcel 54 is vacant but is zoned B-3, General Commercial. Staff recommends this site be zoned R-15S because of the way it extends into a residential area which is bounded by manufactured homes. Parcel 54.01 and 54.02 should be rezoned from R15 to R-15S which will allow manufactured homes on these parcels which is compatible with the surrounding area. Parcel 74 contains a convenience store and is zoned R-15. Staff recommends the site be rezoned to B-1. All of these changes are corrections which need to be made to the map.

A property owner in this area asked for his property to be zoned to allow a manufactured home on the site because a manufactured home had been located on the site in the past and based on the fact the area contains many manufactured homes. Staff would not bring this request to you for review because the property owner wants the site to be zoned something other than how it is currently zoned. However, when staff went out to review this area we found it does contain a number of manufactured homes. Additionally, there is a large area of land to the east of the site which is currently zoned R-15S. This district does allow manufactured homes.

All of these parcels should be rezoned from R-15 to R-15S. The area contains a mixture of vacant lots, site-built and manufactured homes. The area to the east contains a manufactured home subdivision. To the west there are a few site-built homes. Based on this development pattern, it would be appropriate for this area to develop with a mixture of housing types. By rezoning this area as staff recommends, Barberville Road will serve as the dividing line between site-built homes and manufactured homes instead of a person's property boundary.

*County Council's Recommendation:*

To approve this request.

**4. On attached map of “Panhandle”, #4, Calvin Hill Road (Tax Map 5):**

Staff was asked by Councilman Smith to review the area along Harrisburg Road from S.C. Highway 160 north to Calvin Hill Road and the area along Calvin Hill Road to see if there were any zoning mistakes in these areas based on requests from residents in the area.

Parcel 78 is split by Calvin Hill Road. The portion to the west of Calvin Hill Road is zoned R-15S and the portion to the east is zoned R-15. There is a commercial business on the portion of the site located to the east of Calvin Hill Road. To make this business conforming it would need to be zoned B-3, General Commercial District. The surrounding area is residential with no commercial uses in the area. Staff recommends the site not be rezoned because this is not an appropriate location for a B-3 district.

Parcels 78, 78.01 80, 81, 82, 84, 85, 86, 87, 87.01 and 88 all should be rezoned from R-15S to R-15. Staff is making this recommendation because most of these properties are developed with site-built homes or are vacant. By zoning the vacant parcels in the area R-15 it would make future development of these site compatible with the surrounding areas.

*County Council’s Recommendation:*

Council accepted the staff recommendation.

**5. On attached map of “Panhandle”, #5, The southern portion of Harrisburg Road (Tax Map 5):**

Staff was asked by Councilman Smith to review the area along Harrisburg Road from S.C. Highway 160 north to Calvin Hill Road and the area along Calvin Hill Road to see if there were any zoning mistakes in these areas based on requests from residents in the area.

Parcel 97 is zoned B-3, General Commercial District, on the zoning map. It contains a house and should be zoned R-15, which is the way the surrounding area is zoned.

*County Council’s Recommendation:*

Council approved request

**6. On attached map of “Panhandle”, #6, Possum Hollow Road (Tax Map 8, Parcel 25.02):**

Request to rezone the property from R-15 to R-15S to allow a manufactured home on site which has been the intent of the property owner for many years. Staff recommends to approve this request.

*County Council's Recommendation:*

Council accepted staff's recommendation.

**7. On attached map of "Panhandle", #7, U.S. Highway 521 in the area of the Thousand Oaks Subdivision (Tax Map 8, Parcels 83, 85, 86 and 87)**

The owners of these parcels have requested each be rezoned from B-3, General Commercial District, to R-15, Residential/Agricultural District. All of these parcels abut the Thousand Oaks Subdivision. This request was presented to Council prior to the adoption of the U.D.O. but a decision was never reached. This was an issue which was suppose to be brought back up before Council prior to the adoption of the document but was not.

Staff recommends that parcels 83, 85 and 86 should be rezoned from B-3 to R-15 to reduce incompatible land uses from locating adjacent to an existing residential subdivision and to protect the entrance to the subdivision. Council rezoned parcels from B-3 to R-15 which front on U.S. Highway 521 and are in the front of Black Horse Run. This request if no different than what has been done in the past. The main reason for making this change is that these parcels are the entrance into a subdivision.

Staff does not recommend rezoning Parcel 87 because under the B-3 district regulations this site can be used for residential purposes.

*County Council's Recommendation:*

To approve the rezoning of all four parcels from B-3 to R-15.

**8. On attached map of "Panhandle", #8, Six Mile Creek Road (Tax Map 16):**

A property owner at the end of Six Mile Creek Road has requested that her property be rezoned from R-30 to R-30S to allow a manufactured home on her property. A manufactured home was located on the site a couple of years ago. Staff would not bring this request to you for review because the property owner wants the site to be zoned something other than how it is currently zoned. However, when staff went out to review this area we found it does contain a number of manufactured homes.

Staff recommended all parcels located on both sides of Six Mile Creek Road from its intersection with Walkabout Lane southward to its terminus as well as those parcels along

Walkabout Lane should be rezoned from R-30 to R-30S. This rezoning would more appropriately fit how the area has developed (See attached).

*County Council's Recommendation:*

Council agreed with the staff recommendation.

**9. On attached map of "Panhandle", #9, Hancock Road/Highway 75 Area:**

The residents of this area came before County Council at the beginning of November to request this area be zoned for single-wide manufactured homes because this is how the area has developed.

This area is developed primarily with manufactured homes and should be zoned for such a use. Therefore, staff recommends that all of the properties which are located north of the railroad tracks and along both sides of Hancock Road (excluding Parcel 2) to the state line be rezoned to R-30S. Staff does not recommend Parcel 2 or those parcels between the railroad tracks and Highway 75 be rezoned to R-30S because Parcel 2 fronts on Highway 521 and the other parcels front on Highway 75 which is a gateway into the county. Manufactured homes are not an appropriate use for these sites. Site-built homes on these parcels would project a better image of the county.

*County Council's Recommendation:*

To approve staff's recommendation.

**10. On attached map of area surrounding the City of Lancaster, #10, Craigwood Subdivision (Tax Map 50):**

Request from the developer of this area to rezone the entire subdivision from R-30 to R-30S to allow manufactured homes in a subdivision which is developed with manufactured homes.

As this subdivision is developed with all manufactured housing, staff recommends to zone the area R-30S.

*County Council's Recommendation:*

Council accepted the staff recommendation.

**11. On attached map of area surrounding the City of Lancaster, #12, Hubbard Road north of University Road to U.S. Highway 521 (Tax Map 62):**

A property owner along this portion of Hubbard Road is requesting that this area be rezoned from R-30 to B-3 because the area is developed with commercial buildings. There are no residential structures in this area. As there are two commercial buildings on this portion of the road and a church, staff recommends that the area is more commercial than residential and should be zoned B-3.

*County Council Recommendation:*

Council accepted staff's recommendation.

**12. On attached map of the area surrounding the City of Lancaster. #13, Property on Old Charlotte Road**

Proposed change from B-3 to R-30S. A property owner wants to place a manufactured home on a lot on Old Charlotte Road (Tax Map 61P, Block C, Parcel 16.02). The area is residential in nature, consisting of stick-built homes. Staff recommends the area (including the request by the single property owner) be rezoned to R-30 which does not allow manufactured homes.

*County Council's Recommendation:*

Council accepted the staff's recommendation.

**13. On attached map of area surrounding the City of Lancaster, #16 Steele Road (Tax Map 86):**

The residents of this area have requested that the area be zoned for single-wide manufactured homes because this is how the area has developed. As the area is a mixture of manufactured homes and small site-built home, staff recommends the request be approved.

*County Council's Recommendation:*

Council agreed to the staff recommendation to rezone the area from R-15 to R-15S.

**14. On attached map of the area surrounding the City of Lancaster, #18, Property surrounding John Street, off of Lynwood Drive**

Proposed change from R-15 to R-15S. A property owner interested in placing a manufactured home on John Street (Tax Map 87G, Block B, Parcel 19.01) brought to our attention that the zoning may be inappropriate as zoned. The area is primarily residential. The proposed area to be rezoned is adjacent to a manufactured home park. Other residences in the area are small stick-built homes and manufactured homes. Staff recommends to approve request.

*County Council's Recommendation:*

Council accepted staff's recommendation.

**15. On attached map of the area surrounding the City of Lancaster, #19, Property on Stevens Hill Road**

Proposed change from R-15 to R-15S. The area is residential. There are several manufactured homes adjacent to Stevens Hill Road. A property owner is interested on placing a manufactured home in the area (Tax Map 87, Parcel 28). Development of lots would be more suited to manufactured homes rather than stick-built homes. Staff recommends to approve the request.

*County Council's Recommendation:*

Council accepted staff's recommendation.

**16. On attached map of the area surrounding the City of Lancaster, #20, Property on both sides of 521 ByPass (Tax Map 81, Parcel 14)**

Proposed change from B-2/R-30 to B-3. The zoning on the existing map is incorrect. The property has two different zoning classifications. Council intended for the property to be commercial in nature. Staff recommends to approve the request.

*County Council's Recommendation:*

Council accepted staff recommendation.

**17. On attached map of the area surrounding the City of Lancaster, #22 Property in subdivision on Oakridge Road**

Proposed change from R45B to R30S. The majority of the existing parcels are below one acre in size. To make these lots conforming, the zoning district must be changed to allow a minimum lot size of 30,000 square feet. The current zoning district allows manufactured homes, making the R30S district a suitable zoning classification for the area. Staff recommends to approve the request.

*County council's Recommendation:*

Council accepted the staff's recommendation.

**18. On attached map of "Panhandle", #23, Harrisburg Road (Tax Map 2, Parcels 23, 25, 28, and Tax Map 3, Parcels 6)**

These parcels are currently zoned I-1, Light Industrial. Councilman Smith has suggested only those parcels in this area which are presently being used for non-residential uses be

zoned I-1. The other lots should be zoned R-15 which is how the remainder of the area is zoned. He believes that since the opposite side of the road is zoned and used for residential purposes it is incompatible for the zoning across the street to be industrial. Additionally, a new subdivision with approximately 75 lots has been approved in this area and some of the sites which are zoned industrial were used for landfills in the past which will limit the use of the land.

Staff agrees with this request. Not only is the area residential in character but the properties adjacent to this area in North Carolina are developed with residential type uses or are vacant.

*County Council's Recommendation:*

Council did not take action on this item.

**19. On attached map of "Panhandle", #24 Harrisburg Road (Tax Map 5, Parcels 1; Tax Map 6, Parcels 10.01, 10.02, 10.03 and 10.04)**

These lots are developed with manufactured homes and we have been requested to rezone these lots from R-15 to R-15S. Staff agrees with this request.

*County Council's Recommendation:*

Council agrees with the staff recommendation.

**20. On attached map of "Panhandle", #25, Caddell Road (Tax Map 8, Parcels 44, 44.01, 44.02, 45, 45.01, 46, 46.01, 46.02, 47, 48 90, 90.01, 90.02, 91, 92, 93, 94, 95, and 95.01)**

These parcels need to be changed from R-15 and R-15D to R-15S because almost all of these parcels contain single-wide manufactured homes. Staff recommends approval of this request.

*County Council's Recommendation:*

Council accepted staff's recommendation.

**21 On attached map of "Panhandle", #26, Possum Hollow Road (Tax Map 10, Parcels 34.01, 37.01 and 38)**

Councilman Smith has suggested that these three parcels need to be rezoned from R-15S to R-15. The manufactured housing in this area is from the creek westward. The properties to the east are either vacant or contain site-built homes. The creek is the dividing line between site-built and manufactured homes. Staff recommends to approve this request because it reflects how the area has developed.

*County Council's recommendation:*

Council agreed with the staff recommendation.

**22. On attached map of "Panhandle", #27 Pryor Drive (Tax Map 10, Parcels 20.06, 21 and 21.01)**

These lots are developed with manufactured homes and we have been requested to rezone these lots from R-15 to R-15S. Staff agrees with this request.

*County Council's Recommendation:*

Council agreed with the staff recommendation.

**23. On attached map of the area around the City of Lancaster, #28 (Tax Map 27, Parcel 1)**

Staff has had requests to rezone this parcel from I-2, Heavy Industrial, to R-30, Residential/Agricultural District. These request have come from area residents who feel the lack of utilities to the site, small road frontage and residential character of the surrounding area indicates this site should not be zoned I-2 which would allow the most intense uses in the county. Staff agrees. Even though this site may be a good location for an industrial park in the future, it is premature to zone the site heavy industrial. This was staff's recommendation to Council when we reviewed industrial site earlier this year. Staff recommends the site be rezoned from I-2 to R-30.

**24. On attached map of the area around the City of Lancaster, #29 (Tax Map 110, Parcel 69)**

Since prior to the U.D.O. being adopted, the owner of this parcel has been talking with staff about subdividing this parcel and placing manufactured homes on some if not all of the land. This parcel is split by Old Camden Highway. The property on the western line of Old Camden Highway is zoned R-45B which allows manufactured homes. On the eastern line of Old Camden Highway, where a portion of this site is located, the land is zoned R-30, which does not allow manufactured homes. Therefore, about one-third of the site is zoned R-30 and the remainder of the site is zoned R-45B. Staff was suppose to bring this before Council prior to the final reading but we forgot this request. Staff recommends approval of this request. By rezoning this portion of the parcel the entire site will be zoned the same. As was stated above, the property to the west is zoned to allow manufactured homes.

*County Council's Recommendation:*

Council agrees with the staff recommendation.

**25. On attached map of the area surrounding the City of Lancaster, #30 (Tax Map 87, Parcel 96.01)**

The owner of the manufactured home park on Evans Drive and Athena Road has asked that the portion of this parcel which fronts on McIlwain Road be zoned commercially because it has been used this way for over thirty years. This portion of the parcel was not zoned commercially initially because where the commercial building is located is not on a separate parcel of land. As you remember, we tried our best not to zone a parcel of land with two zoning designations. Staff recommends zoning the front of the parcel B-2, Community Business District, which is the same as the property located on the opposite side of Evans Road. However, the front portion of the parcel will have to be subdivided before the zoning can be changed. Staff would like for Council to give us the authority to rezone the front portion of the parcel only if it is made a separate piece of land.