



LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING

Zoning Map Amendment # M21-02

- Applicant: Walt McPherson, Zoning Administrator on behalf of Lexington County Council
- Location: Chapin area roads
- Current Zoning Street Classifications: Collector, Local, Residential Local Four (RL4)
- Proposed Zoning Street Classifications: Local, Limited Local (LL) Residential Local Four (RL4), Residential Local Two (RL2), Residential Local One (RL1)



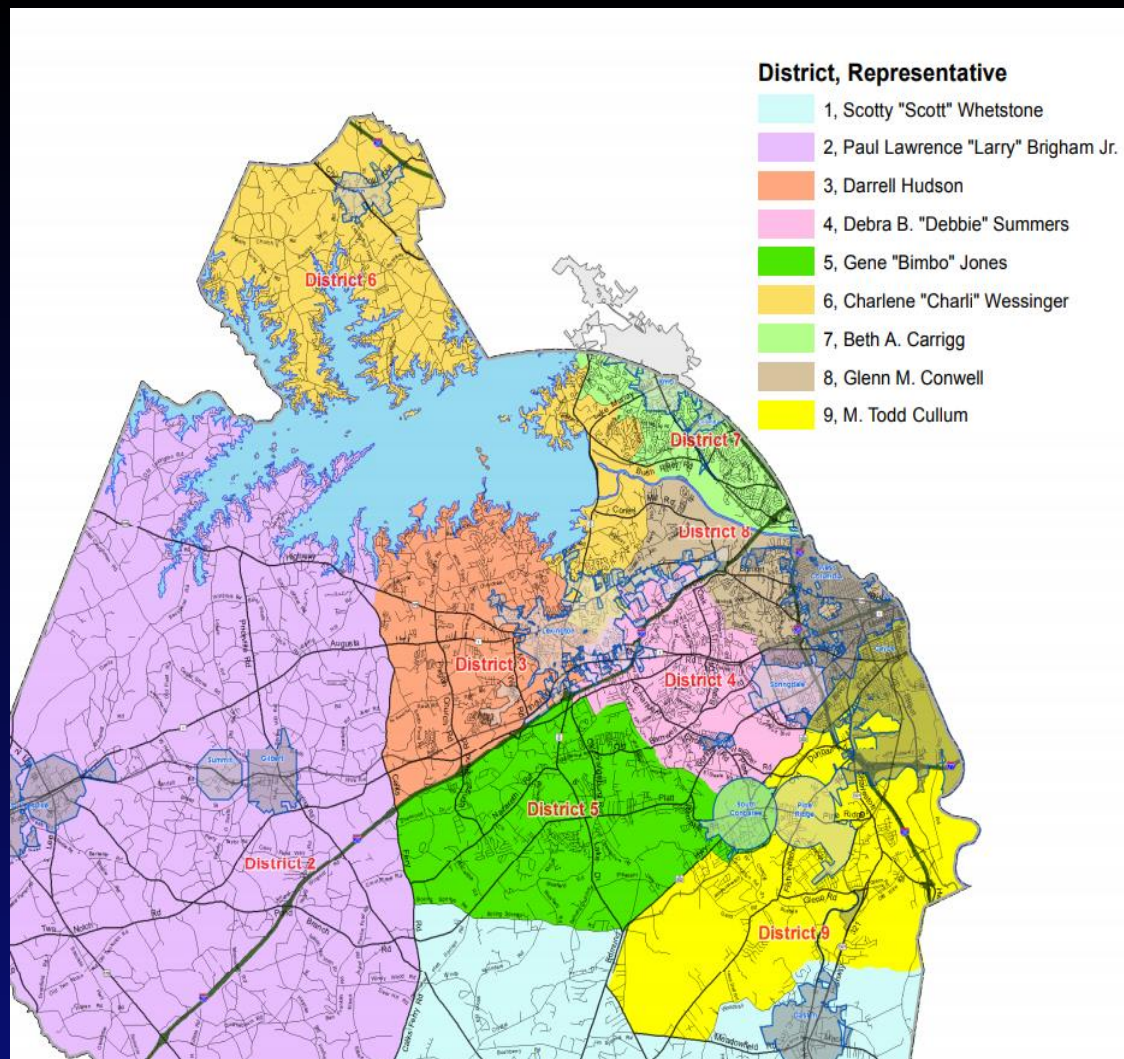
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- Reason for the request: Amend the current zoning street classifications to more appropriate designations, due to concerns in this area with growth, road conditions and safety.



Council District 6

Represented by:
**Charlene “Charli”
Wessinger**



A	C	L	RL6	RL5	RL4	RL2	RL1	B	LL & Max. Limits	ACTIVITIES
✓										Advertising Signs
✓	✓	✓								Airports
✓	✓	✓	✓^	✓^	✓^	✓	✓	✓^		Agricultural Operations
✓	✓	✓	✓	✓				✓		Boat Docks
✓	✓									Bus and Transit Terminals
✓	✓	✓	✓	✓	✓&			✓	✓	Business Offices
✓	✓	✓	✓	✓	✓	✓	✓		✓	Cemeteries
✓	✓	✓	✓	✓					✓	Child or Adult Day Care
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Churches
✓	✓	✓							✓	Communication Towers (Limited)
✓	✓	✓							✓	Communication Towers (Extensive)
✓	✓	✓	✓&					✓	✓&	Community Education
✓	✓	✓								Construction Services
✓	✓									Detention Centers
✓	✓	✓	✓&	✓&					✓	Essential Services (Limited)
✓	✓	✓	✓&	✓&				✓	✓	Essential Services (Extensive)
✓	✓	✓	✓	✓&	✓&			✓	✓&	Food Services
✓	✓	✓								General Repair & Maintenance Services
✓	✓	✓	✓	✓	✓&			✓	✓	General Retail (Limited)
✓	✓	✓						✓	✓	General Retail (Extensive)
✓	✓	✓	✓###	✓###	✓###	✓###	✓###	✓	✓	Golf Courses
✓	✓	✓	✓*	✓*	✓*	✓*	✓*	✓	✓	Group Assembly (Limited)
✓	✓	✓	✓*	✓*	✓*	✓*	✓*	✓		Group Assembly (Intermediate)
✓	✓	✓#						✓		Group Assembly (Extensive)
✓	✓	✓	✓						✓ 5.5 DU/acre	Group Housing
✓	✓	✓#								Hospitals
✓	✓	✓				✓	✓			Kennels, Catteries, and Stables
✓	✓	✓								Landfills (Limited)
✓	✓	✓**								Landfills (Intermediate)
✓	✓**	✓**								Landfills (Extensive)
✓	✓	✓								Manufacturing (Limited)
✓	✓	✓								Manufacturing (Intermediate)
✓	✓									Manufacturing (Extensive)
✓	✓	✓								Marinas
✓	✓	✓	✓	✓&	✓&			✓	✓	Medical Services
✓	✓									Military Installations
✓	✓	✓								Mining (Limited)
✓	✓	✓								Mining (Intermediate)
✓	✓									Mining (Extensive)



A	C	L	RL6	RL5	RL4	RL2	RL1	B	LL & Max. Limits	ACTIVITIES
✓	✓	✓	✓	✓	✓	✓			✓	Mini-Parks
✓	✓	✓	✓	✓	✓	✓				Mini-Warehouses
✓	✓	✓	✓	✓	✓	✓	✓		✓	Mobile Homes
✓	✓	✓	✓						✓ 6 DU/acre	Mobile Home Parks
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Natural Reserves
✓	✓	✓	✓					✓		Non-Assembly Cultural
✓	✓	✓	✓						✓ 12 Beds/acre	Nursing Homes
✓	✓	✓	✓&	✓&	✓&			✓	✓	Personal Convenience Services
✓	✓									Power Plants
✓	✓									Radioactive Materials Handling
✓	✓									Railroad
✓	✓	✓								Recycling Centers
✓	✓	✓							✓	Research Services
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Residential Detached
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Residential Detached (Limited)
✓	✓	✓	✓	✓				✓	✓ 6DU/acre	Residential Attached - Duplex
✓	✓	✓						✓		Residential Attached - Multifamily
✓	✓	✓	✓					✓	✓ 6 DU/acre	Residential Attached - Townhouse
✓	✓	✓	✓					✓	✓ 6 DU/acre	Retirement Centers/Assisted Living
✓	✓	✓								Salvage/Wrecking Yards and Scrap Operations (Limited)
✓	✓	✓								Salvage/Wrecking Yards and Scrap Operations (Extensive)
✓	✓	✓						✓		Business Parks
✓	✓	✓						✓		Shopping Centers
✓	✓	✓								Industrial Parks
✓	✓	✓								Towing and Impoundment Lot
✓	✓	✓								Trade Enterprises
✓	✓	✓								Transient Habitation
✓	✓	✓								Transport & Warehousing (Limited)
✓	✓	✓								Transport & Warehousing (Extensive)
✓	✓	✓								Transport Services
✓	✓	✓								Undertaking
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Utilities
✓	✓	✓						✓		Vehicle Parking
✓	✓	✓							✓	Vehicle Repair and/or Sales
✓	✓	✓								Vehicle Servicing
✓	✓	✓								Zoos



22.30 Residential Density

Residential types of activities are subject to maximum density limits to support the contemplated activity. Density is to be measured as the total area of land within the property boundaries, including those which are permanently under water or subject to inundation, or which are contained in an easement, proposed roads, area dedicated for stormwater management, open space, amenity areas, or other similar grant of use. However, density calculations shall not include rights-of-way for existing roads.

The allowable density of residential development, excluding Residential Detached and Mobile Home land uses, shall be in accord with the following listings for the zoning districts and street classifications, the most restrictive of which shall apply. **All Residential Detached, excluding Limited, and Mobile Home land use activities shall have a maximum residential density of four (4) dwelling units per exact acre, unless the zoning district or street classification density allowance is more restrictive.** Minimum lot areas are then established via this table in conjunction with adherence to the buffering restrictions of Article 2, Chapter 3 and requirements of the Lexington County Subdivision Ordinance, Lexington County Landscape and Open Space Ordinance, Lexington County Building Code Ordinance, and Lexington County Land Development Manual. Nothing contained herein shall be construed so as to circumvent the specific lot area requirements of SCDHEC regulations for individual wells and septic tanks.

<u>ZONING DISTRICT</u>	<u>DENSITY (dwelling units per exact acre)</u>
R3	20
R2	8
R1, D, RA	4
<u>STREET CLASSIFICATION</u>	<u>DENSITY (dwelling units per exact acre)</u>
Arterial (A) Four Lanes	20
Arterial (A) Two Lanes	12



Collector (C) Four Lanes	12
Collector (C) Two Lanes	8
Collector (C) Unpaved	6
Local (L) Paved	6
Local (L) Unpaved	4
Residential Local Six (RL6)	6
Residential Local Five (RL5)	5
Residential Local Four (RL4)	4
Residential Local Two (RL2)	2
Residential Local One (RL1)	1
Boulevard (B) Four Lanes	12
Boulevard (B) Two Lanes	8

A lot in existence prior to the adoption of this Ordinance, which does not comply with the requirements of this section, shall be allowed to support one dwelling unit without regard to density or lot area, provided the activity complies with all other zoning requirements and any applicable health and safety standards.



Road Name	Existing Classification	Proposed Classification
1. Berea Road	Local	RL1
2. Cobb Town Court	N/A	RL1
3. Columbia Avenue	Arterial	Local
4. Crooked Creek Court	N/A	RL2
5. Crooked Creek Road	Local	RL2 from intersection of Tomahawk Dr. to Southern Boundary of TMS 000700-02-078 (660 Columbia Ave.)
6. Crystal Creek Circle	Local	RL2
7. Distant Lane	Local	RL1
8. Dreher Island Road	Collector	Local
9. Duck Point Lane	RL4	RL2
10. E. Boundary Street	Collector	Local
11. Eau Claire Drive	RL4	RL1
12. Farris Lake Court	Local	RL1
13. Firefly Lane	Local	RL2
14. Forest Bickley Road	RL4	RL2
15. Fricks Outlet Road	RL4	RL1
16. Haltiwanger Road	Local	RL2
17. Heber Shealy Circle	Local	RL1
18. Hollyoak Ln.	Local	RL2
19. John Lindler Road	Local	RL2
20. Leroy Frick Lane	Local	RL1
21. Lester Frick Road	Local / RL4	RL2
22. Long Pine Court	RL4	RL1
23. M & M Circle	Local	RL1
24. Millers Branch Road	Local	RL1
25. Mountview Circle	Local	RL1
26. Noah Court	RL4	RL2



27. Old Laurel Lane	RL4	RL1
28. Old Shealy Road	Local	RL2
29. Olin Slice Road	Local	RL2
30. O.L. Rauch Road	Local	RL1
31. Paul Fulmer Road (<i>Westwoods to St. Peters</i>)	Local	RL2
32. Paul Fulmer Road (<i>St. Peters to Amicks Ferry</i>)	RL4	RL1
33. Peak Street	Collector	LL
34. Primrose Lane	Local	RL4
35. Rocky Branch Road	Local	RL4
36. Sandbar Road (<i>Amicks Ferry to Farris Lake Ct.</i>)	Local	RL4
37. Slater Court	Local	RL1
38. St. Peters Church Road	Collector	Local
39. Strawfield Road	RL4	RL1
40. Stucks Point Drive (<i>from Eptings Camp Rd. to end at lake</i>)	RL4	RL2
41. Sugar Berry Road	Local	RL2
42. Summer Court	Local	RL1
43. Tomahawk Drive	Local	RL2
44. Twin Pine Drive	Local	RL1
45. Wateree Circle	Local	RL1
46. W. Hollyoak Ln.	Local	RL1
47. Westwoods Drive (<i>Intersection of Covington West to St. Peters</i>)	Local	RL4
48. White Owl Road	N/A	Local
49. Wildcherry Rd.	Local	RL2
50. Wild Turkey Trail	Local	RL1
51. Willowood Cove	RL4	RL1



Chapter 3. Amendments

153.00 Purpose

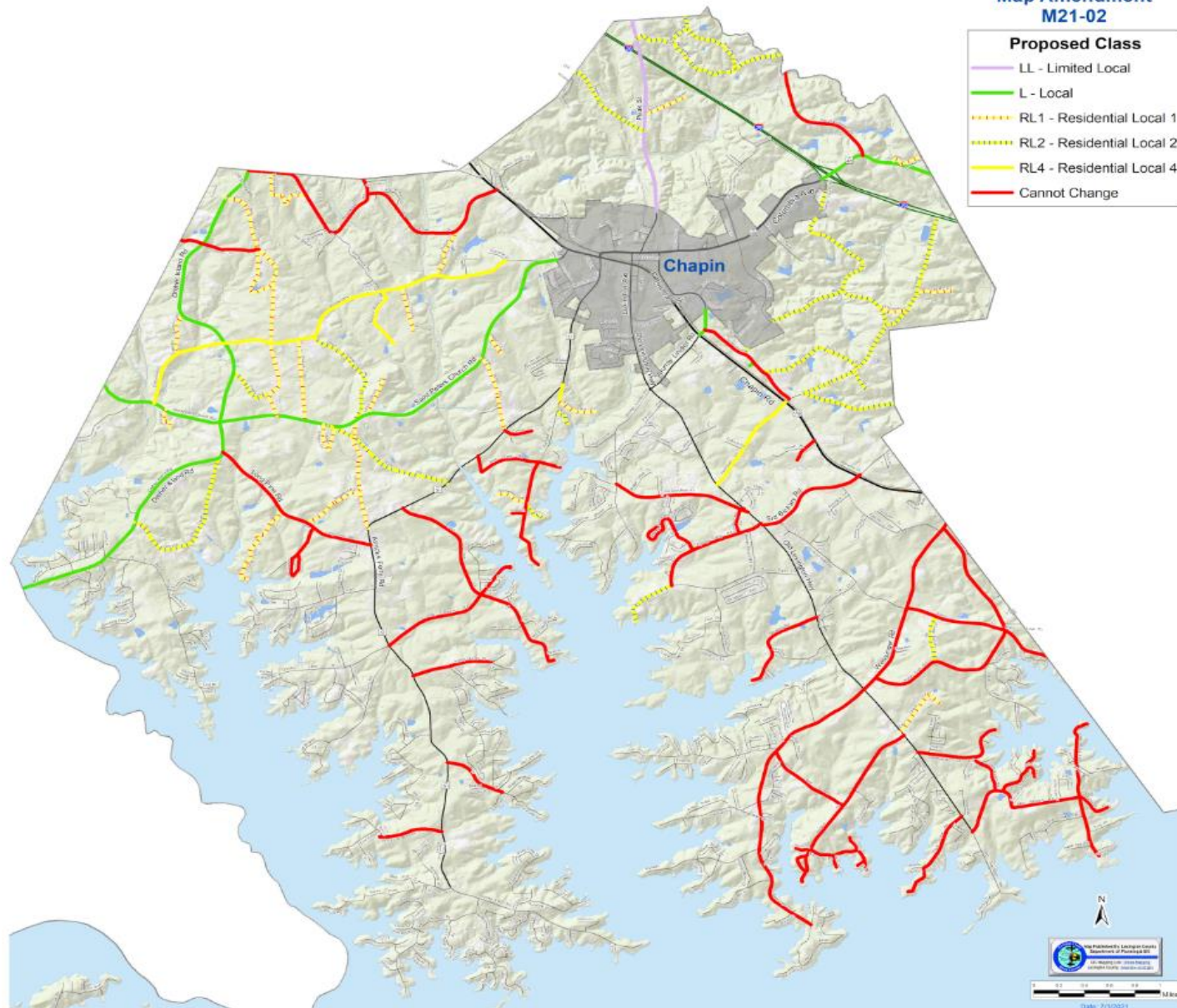
The Lexington County Council may, from time to time, amend the text of this Ordinance or the Zoning Maps which are part of this Ordinance in the manner set forth below, where it is alleged that there was an error in the original Zoning Ordinance, where conditions have changed so as to warrant a change in zoning, or where in the opinion of the Lexington County Council such change shall serve to promote the public health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of Lexington County.

153.10 Procedures

Map or text amendments may be proposed by the Lexington County Council or the Lexington County Planning Commission. Property owners may request map amendments, but only for a change in the district classification of their property or for a change in the classification of the street that directly accesses their property. If another person or entity is representing the property owner(s) in the amendment request, a letter of agency must be submitted with the application. Map amendments which involve proposed changes to street classifications that encompass multiple streets and/or corridors, shall only be proposed by Lexington County Council or the Lexington County Planning Commission.



**Lexington County
Proposed Zoning
Map Amendment
M21-02**





Sign posting at Paul Fulmer and Amicks Ferry



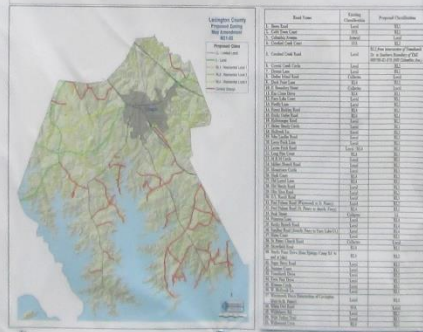
07/13/2021

Sign posting at Dreher Island near St. Peters

ZONING HEARING

LEXINGTON COUNTY
ADMINISTRATION BUILDING
6:00 P.M.
TUESDAY • JULY • 27
FOR INFORMATION CALL 785-8121

Ordinance No. 21-08 Zoning Map Amendment #M21-02: This request is for a change in multiple zoning street classifications for Chapin area roads.



07/13/2021

Sign posting at intersection of Westwoods and St. Peters

LEXINGTON COUNTY
ADMINISTRATION BUILDING
6:00 P.M.
TUESDAY • JULY • 27
FOR INFORMATION CALL 785-8121

Ordinance No. 21-08 Zoning Map Amendment #M21-02: This request is for a change in multiple zoning street classifications for Chapin area roads.



07/13/2021

Sign Posting at Crooked Creek Road

LEXINGTON COUNTY
ADMINISTRATION BUILDING
6:00 P.M.
TUESDAY JULY 27
FOR INFORMATION CALL 785-8121

[illegible]

07/13/2021

Sign Posting at Primrose Lane



LEXINGTON COUNTY COUNCIL

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