



LEXINGTON COUNTY COUNCIL

# Zoning Map Amendment

# PUBLIC HEARING

# Zoning Map Amendment # M12-01

- Applicant: Juanita Wright/John Cantwell
- Property Owners: Palms a Rocky Point II, LLC
- 48 ➤ Location: off of Rocky Point Drive  
TMS# 001850-02-001 thru 025, 001850-02-027

Requested Zoning District Classification change:

(D) Development

To

(R3) High Density Residential



COUNTY OF LEXINGTON, SOUTH CAROLINA

Community Development  
County Administration Building, 4<sup>th</sup> Floor  
212 South Lake Drive, Suite 401, Lexington, SC 29072  
(803)785-8121

ZONING MAP AMENDMENT APPLICATION # **M12-01**

Address and/or description of the property for which the amendment is requested:

The Palms at Rocky Point Phase II located off of Rocky Point Drive

Zoning Classifications: (Current) D (Development) (Proposed) R3 (High Density Residential)

TMS#: 001850-02-001thru 025, 001850-02-027 Property Owner: Palms at Rocky Point II, LLC

Reason for the request: Phase II has been approved for Residential Detached (Single Family Dwelling). Proposed change is to allow for Residential Attached (3 or more dwelling units)

Even though this request will be carefully reviewed and considered, the burden of proving the need for the amendment rests with the applicant.

Date of Application: 10/3/2012 Applicant: Property Owner  Authorized Agent

Phone #(s): work 803-237-3777 \_\_\_\_\_

Signature: \_\_\_\_\_ *signatures on file* Printed Name: Juanita Wright/John Cantwell

Street/Mailing Address: 6030 St. Andrews Rd. Ste J. Columbia SC 29212

10/03/2012	Application Received	10/03/2012	Fee Received
01/24/2013	Newspaper Advertisement	01/24/2013	Property Posted
01/25/2013	Notices Mailed		Planning Commission

Planning Commission Recommendation: \_\_\_\_\_

10/23/12	First Reading	02/12/13	Public Hearing	Second Reading	Third Reading
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Results: \_\_\_\_\_

\_\_\_\_\_

49



# Council District

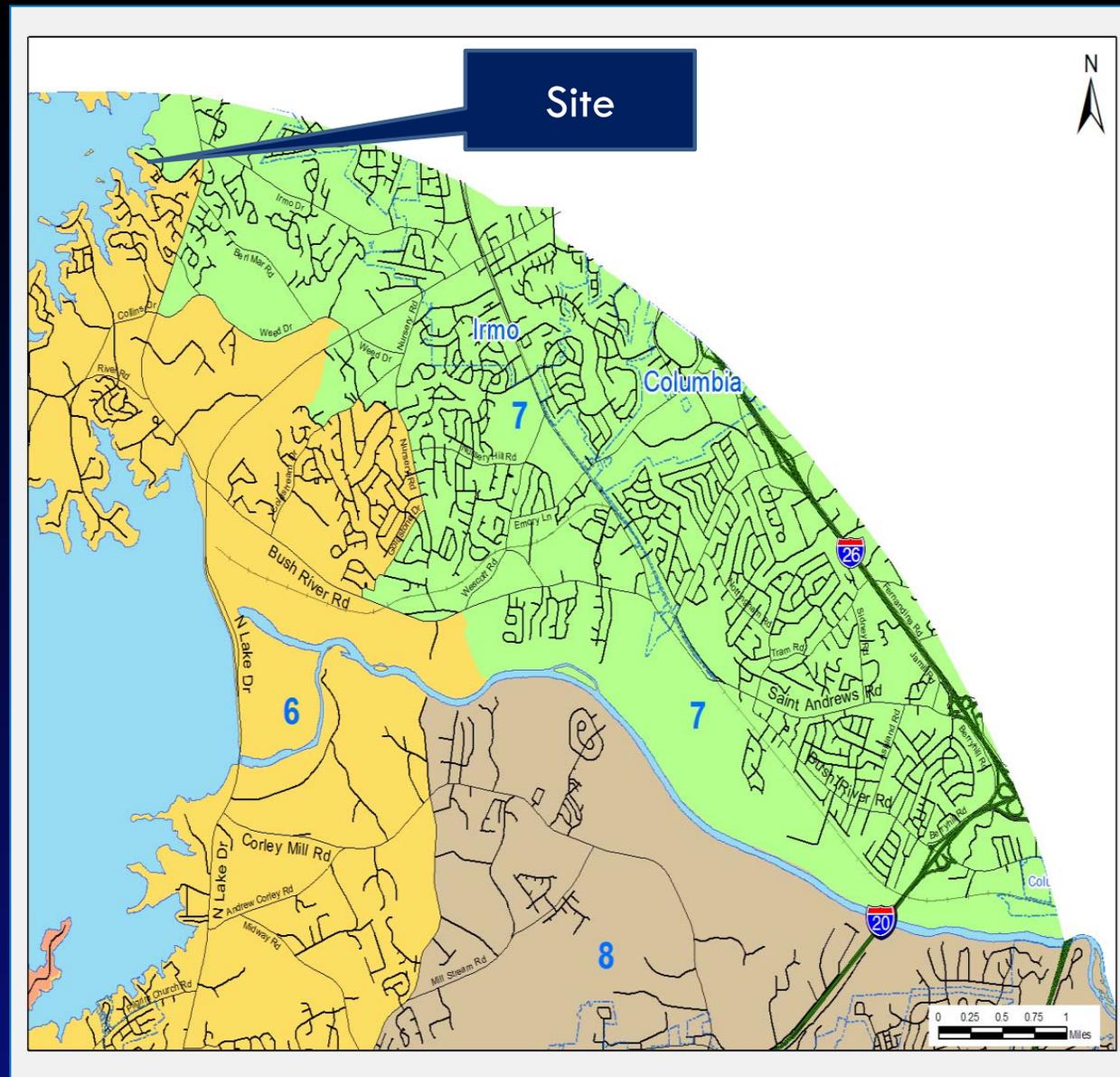
# 7

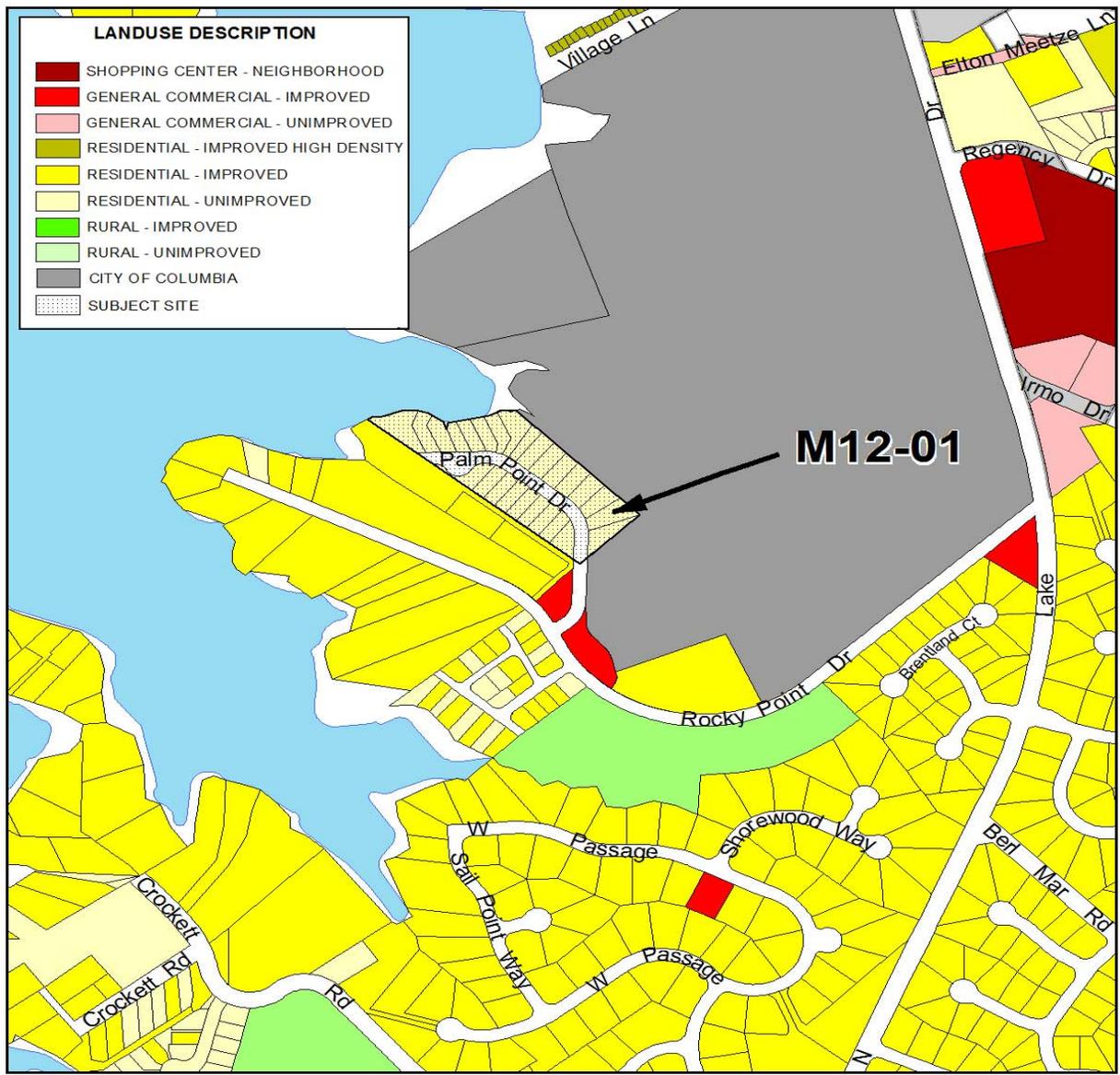
Represented by:

## Brad Matthews

Seven Oaks  
Dutch Fork  
Planning Area  
zoned in  
1971/1974

2/7/2013 Page 4 of 34

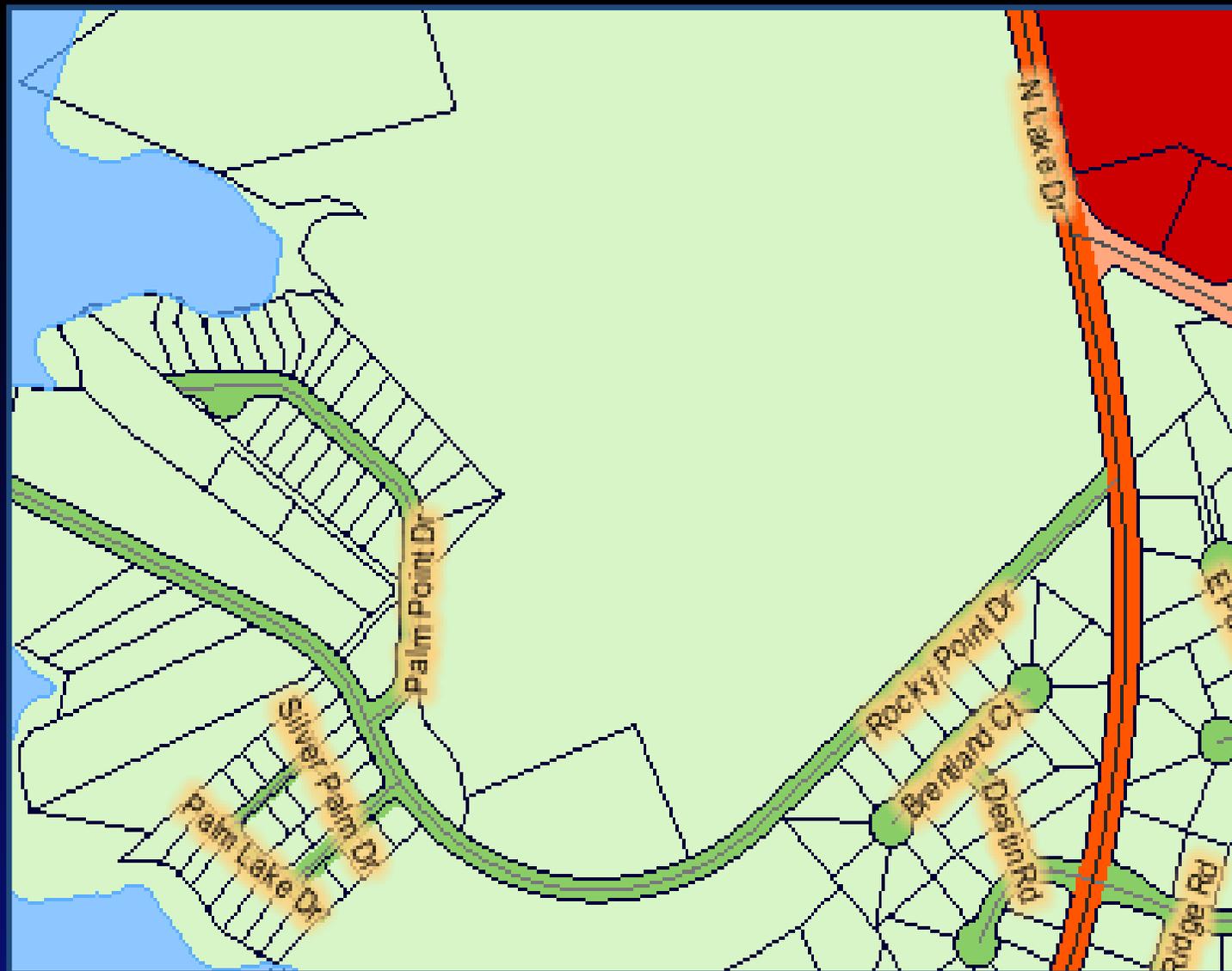




51

## ZONING LEGEND

-  A-Arterial Road
-  C-Collector Road
-  L-Local Road
-  C2-General Commercial
-  D-Development



52





53

R1	R2	R3	D	RA	RD	LC	C1	C2	ID	LR	ACTIVITIES
					✓	✓	✓	✓	✓	✓	Administrative Offices
					✓		✓	✓	✓	✓	Advertising Signs
				✓	✓	✓	✓	✓	✓	✓	Airports
			✓	✓	✓				✓	✓	Animal Operations
		✓		✓	✓		✓	✓	✓	✓	Boat Docks
					✓				✓	✓	Bus and Transit Terminals
					✓			✓	✓	✓	Business Services
	✓	✓	✓	✓	✓			✓	✓	✓	Cemeteries
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Child or Adult Day Care
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Churches
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Communication Towers (Limited)
					✓				✓	✓	Communication Towers (Extensive)
✓	✓	✓	✓	✓	✓			✓	✓	✓	Community Education
					✓			✓	✓	✓	Construction Services
			✓	✓	✓				✓	✓	Crops
					✓				✓	✓	Detention Centers
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Essential Services (Limited)
	✓	✓	✓	✓	✓			✓	✓	✓	Essential Services (Extensive)
2/7/2013	Page 8 of 34		✓	✓	✓			✓	✓	✓	Fancier's Kennel/Cattery
				✓	✓			✓	✓	✓	Food Services



				✓			✓	✓	✓	General Repair and Maintenance Services
				✓		✓	✓	✓	✓	General Retail (Limited)
				✓			✓	✓	✓	General Retail (Extensive)
✓###	✓###	✓###	✓###	✓	✓	✓	✓	✓	✓	Golf Courses
✓#	✓#	✓#	✓#	✓	✓		✓	✓	✓	Group Assembly (Limited)
				✓	✓		✓	✓	✓	Group Assembly (Intermediate)
				✓			✓	✓	✓	Group Assembly (Extensive)
		✓	✓	✓	✓	✓	✓	✓	✓	Group Housing
				✓		✓	✓	✓	✓	Hospitals
			✓	✓	✓		✓	✓	✓	Kennels, Catteries, and Stables
55				✓				✓	✓	Landfills (Limited)
				✓				✓	✓	Landfills (Intermediate)
				✓				✓	✓	Landfills (Extensive)
				✓			✓	✓	✓	Manufacturing (Light Assembly)
				✓				✓	✓	Manufacturing (Limited)
				✓				✓	✓	Manufacturing (Intermediate)
				✓				✓	✓	Manufacturing (Extensive)
				✓			✓	✓	✓	Marinas
2/7/2013	Page 9 of 34			✓	✓	✓	✓	✓	✓	Medical Services
				✓				✓	✓	Military Installations



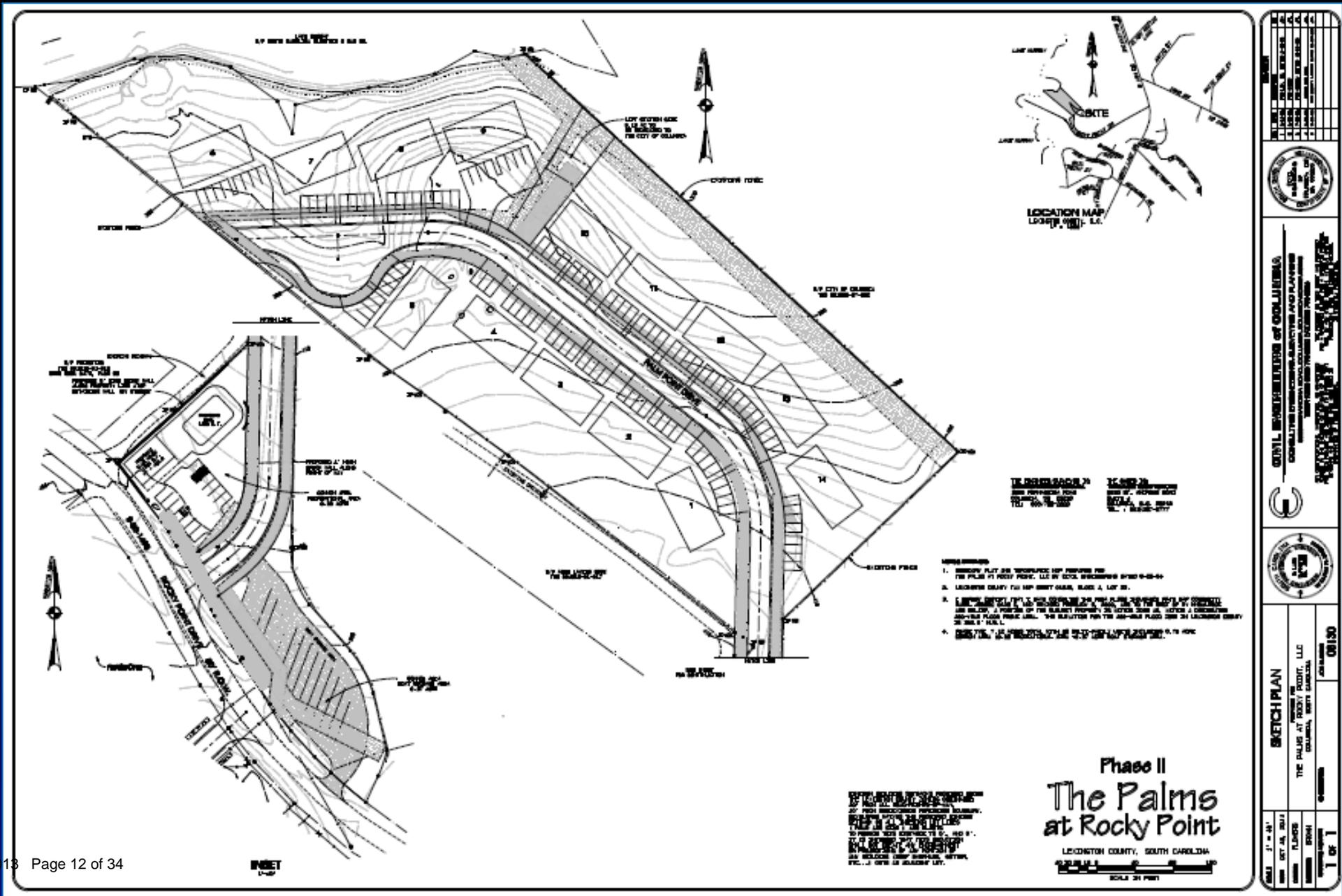
R1	R2	R3	D	RA	RD	LC	C1	C2	ID	LR	ACTIVITIES
			✓		✓			✓	✓	✓	Mining (Limited)
					✓				✓	✓	Mining (Intermediate)
					✓				✓	✓	Mining (Extensive)
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Mini-Parks
					✓			✓	✓	✓	Mini-Warehouses
	✓	✓	✓	✓	✓		✓	✓	✓	✓	Mobile Homes
		✓			✓			✓	✓	✓	Mobile Home Parks (Limited)*
		✓			✓			✓	✓	✓	Mobile Home Parks (Extensive)*
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Natural Reserves
56				✓	✓	✓	✓	✓	✓	✓	Non-Assembly Cultural
<input checked="" type="checkbox"/>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Nursing Homes
					✓		✓	✓	✓	✓	Personal Convenience Services
			✓	✓	✓	✓	✓	✓	✓	✓	Plant Nurseries
					✓				✓	✓	Power Plants
					✓	✓	✓	✓	✓	✓	Professional Services
					✓				✓	✓	Radioactive Materials Handling
					✓				✓	✓	Railroad
2/7/2013	Page 10 of 34				✓				✓	✓	Recycling Centers
					✓			✓	✓	✓	Research Services

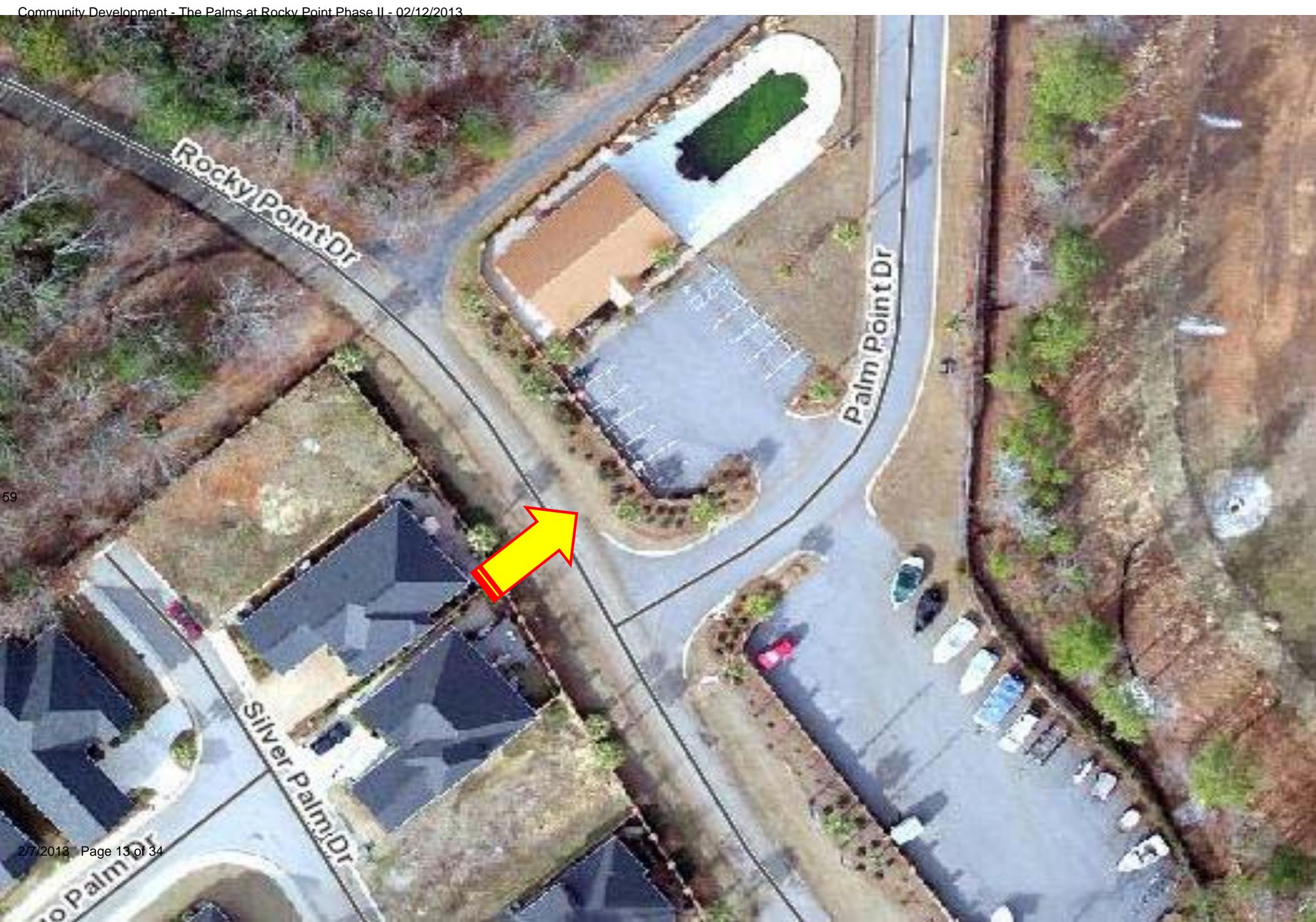


✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Residential Detached
	✓	✓			✓	✓	✓	✓	✓	Residential Attached (2 dwelling units)
		✓			✓		✓	✓	✓	Residential Attached (3 or more dwelling units)
☑	☑	✓	☑	☑	✓	✓	✓	✓	✓	Retirement Centers/Assisted Living
					✓			✓	✓	Salvage/Wrecking Yard
					✓			✓	✓	Scrap Operations
					✓		✓	✓	✓	Business Parks
					✓		✓	✓	✓	Shopping Centers
					✓			✓	✓	Industrial Parks
					✓		✓	✓	✓	Towing and Impoundment Lot
					✓		✓	✓	✓	Trade Enterprises
					✓		✓	✓	✓	Transient Habitation
57					✓		✓	✓	✓	Transport and Warehousing (Limited)
					✓			✓	✓	Transport and Warehousing (Extensive)
					✓		✓	✓	✓	Transport Services
					✓		✓	✓	✓	Undertaking
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Utilities
					✓		✓	✓	✓	Vehicle Parking
					✓		✓	✓	✓	Vehicle Repair
					✓		✓	✓	✓	Vehicle Sales
					✓		✓	✓	✓	Vehicle Servicing (Limited)
					✓		✓	✓	✓	Vehicle Servicing (Extensive)
2/7/2013 Page 11 of 34				✓	✓		✓	✓	✓	Veterinarian Services
				✓	✓			✓	✓	Zoos



58





59



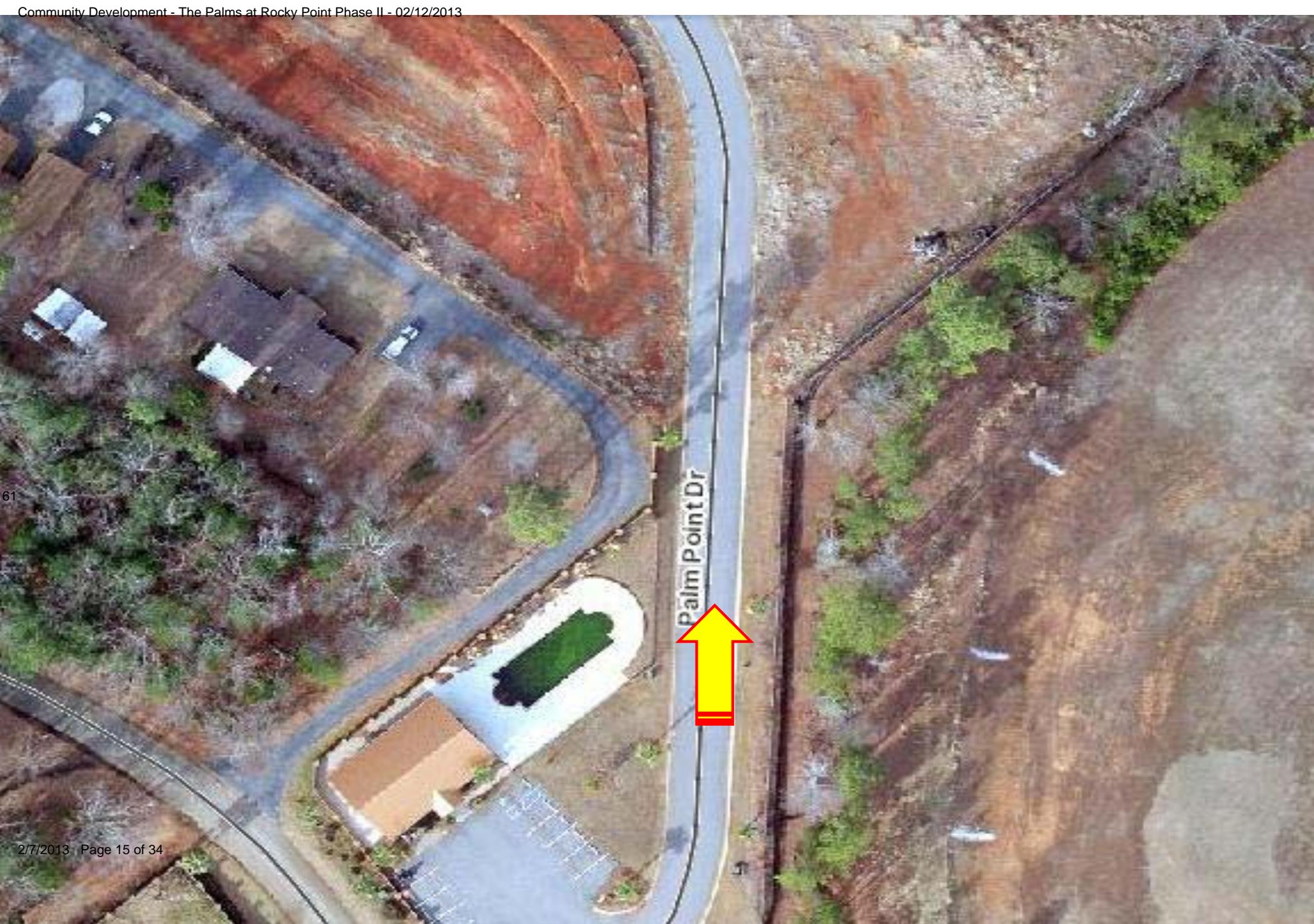
**ZONING HEARING**  
 LEXINGTON COUNTY  
 ADMINISTRATION BUILDING  
 6:00 P.M.  
**TUESDAY FEBRUARY 12**  
 FOR INFORMATION CALL 785-8121

**Map Amendment M12-01: Applicant requests a change in Zoning District Classification from Development (D) to High Density Residential (R3) for TMS#s 001850-02-001 through 025, 001850-02-027.**



60

61



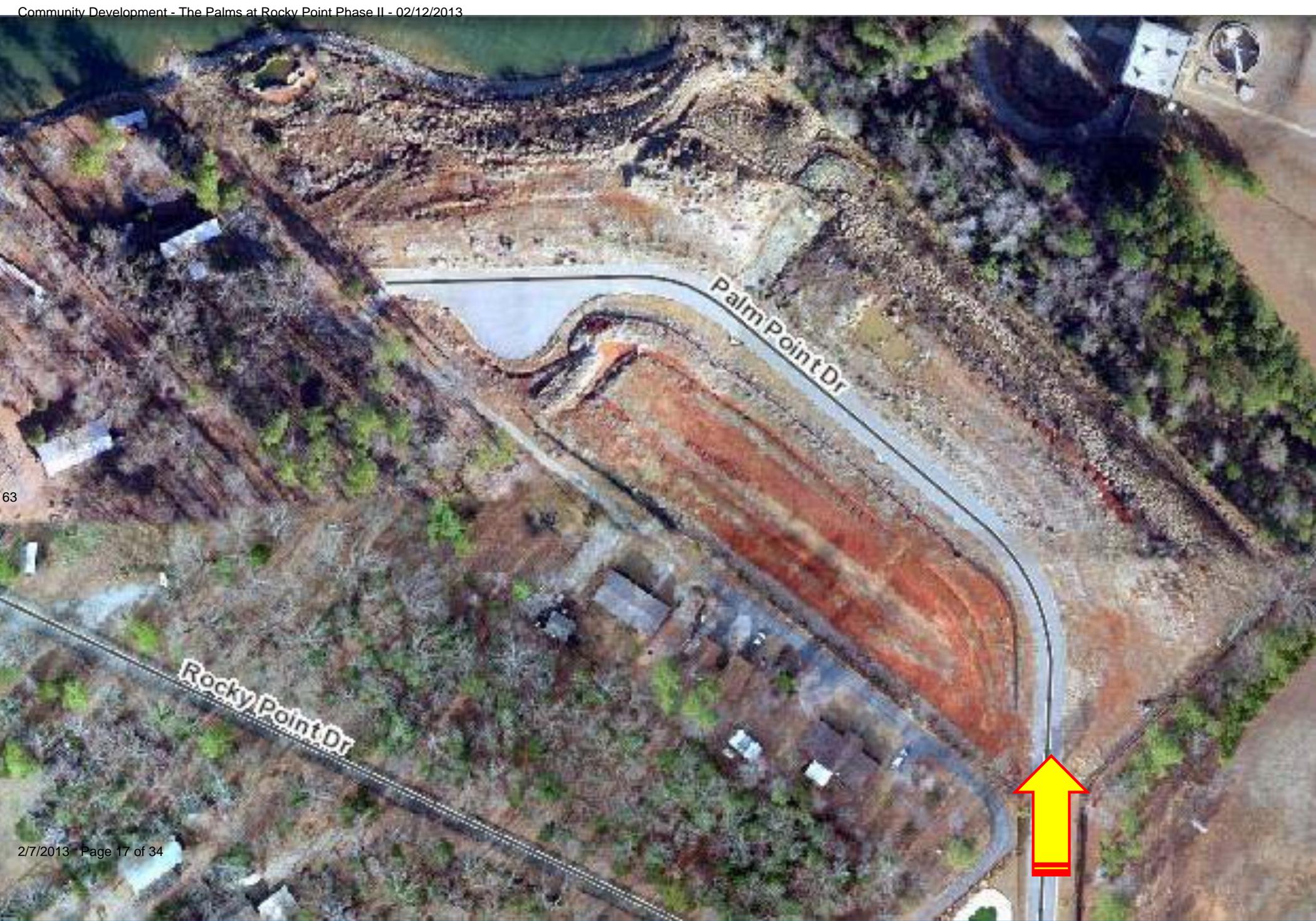
2/7/2013 Page 15 of 34





62





63

2/7/2013 Page 17 of 34





64

2/7/2013 Page 18 of 34





65

2/7/2013 Page 19 of 34





66

2/7/2013 Page 20 of 34





67

2/7/2013 Page 21 of 34



68

2/7/2013 Page 22 of 34





69

2/7/2013 Page 23 of 34



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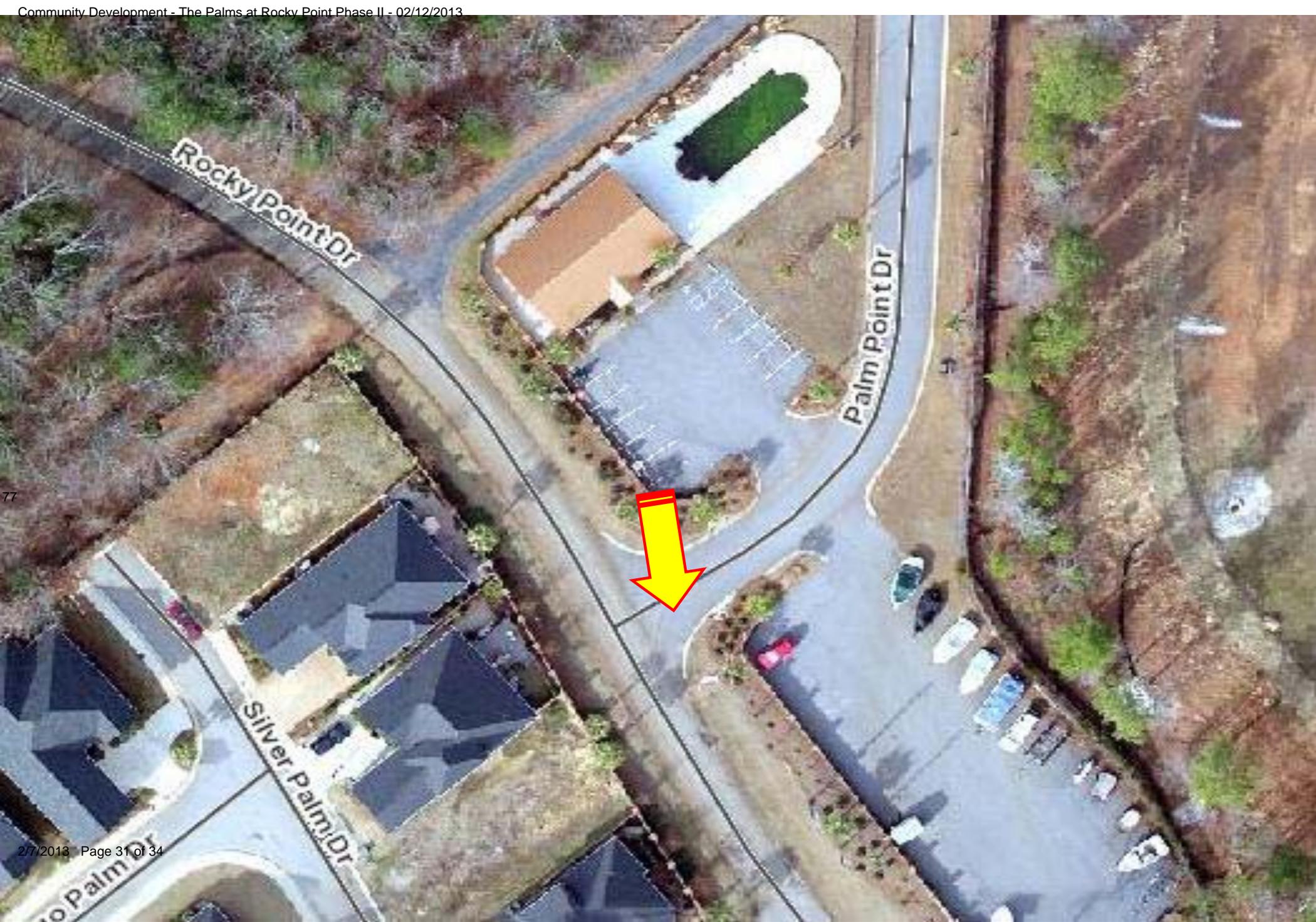




76

2/7/2013 Page 30 of 34





77





78

79

2/7/2013 Page 33 of 34



Aerial photograph with parcels shown



Community Development



LEXINGTON COUNTY COUNCIL

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