



LEXINGTON COUNTY COUNCIL

# Zoning Map Amendment

# PUBLIC HEARING

# Zoning Map Amendment # M15-01

- Applicant: Donald Lovett on behalf of DBC-Irmo, LLC
- Property Owner: DBC-IRMO, LLC
- Location: 2122 Lake Murray Boulevard  
TMS# 001800-05-009
- Current Zoning: R1 (Low Density Residential)  
C1 (Neighborhood Commercial)
- Proposed Zoning: R3 (High Density Residential)
  - C2 (General Commercial)



# Council District

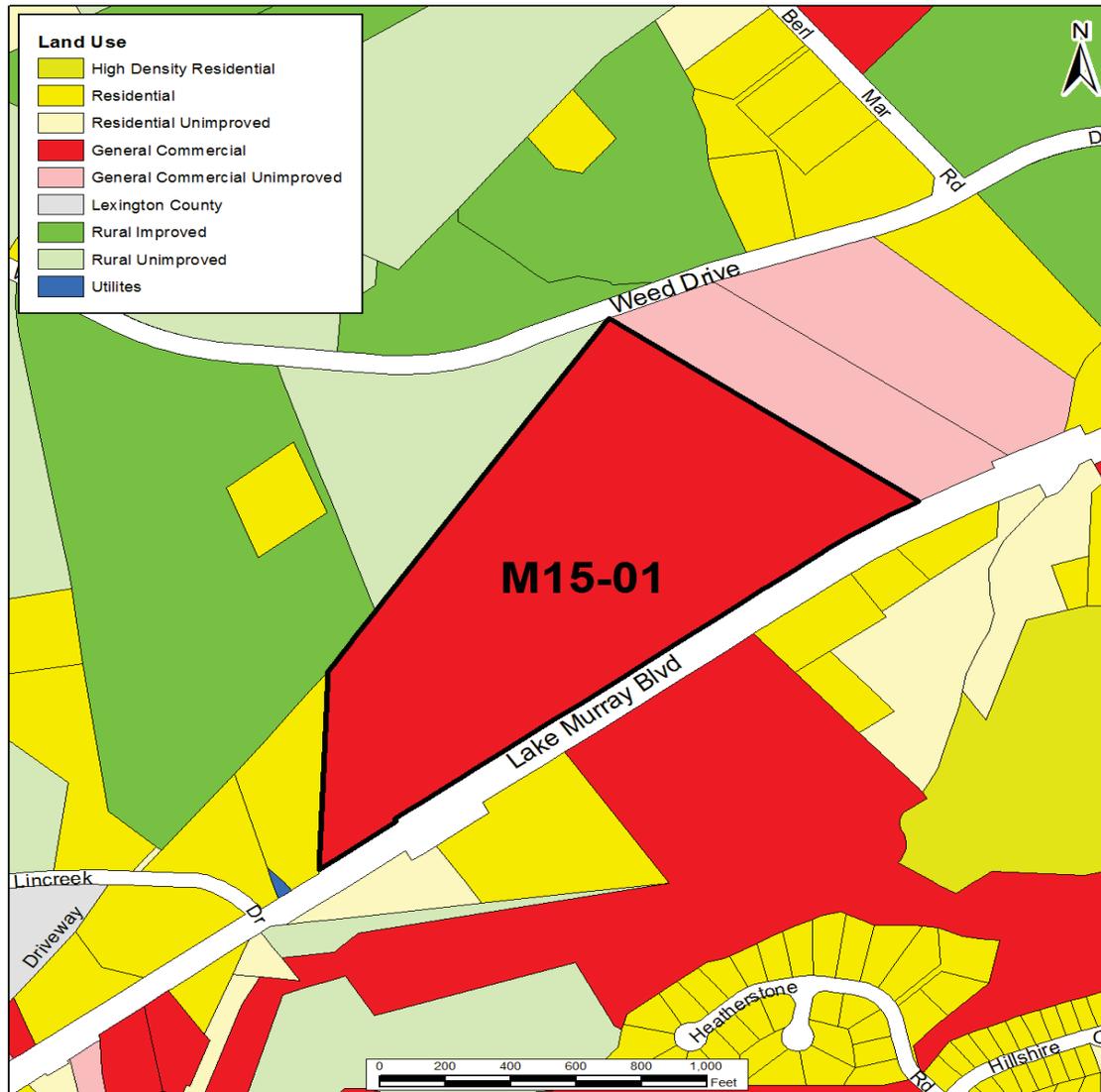
# 6

Represented by:

**Johnny Jeffcoat**

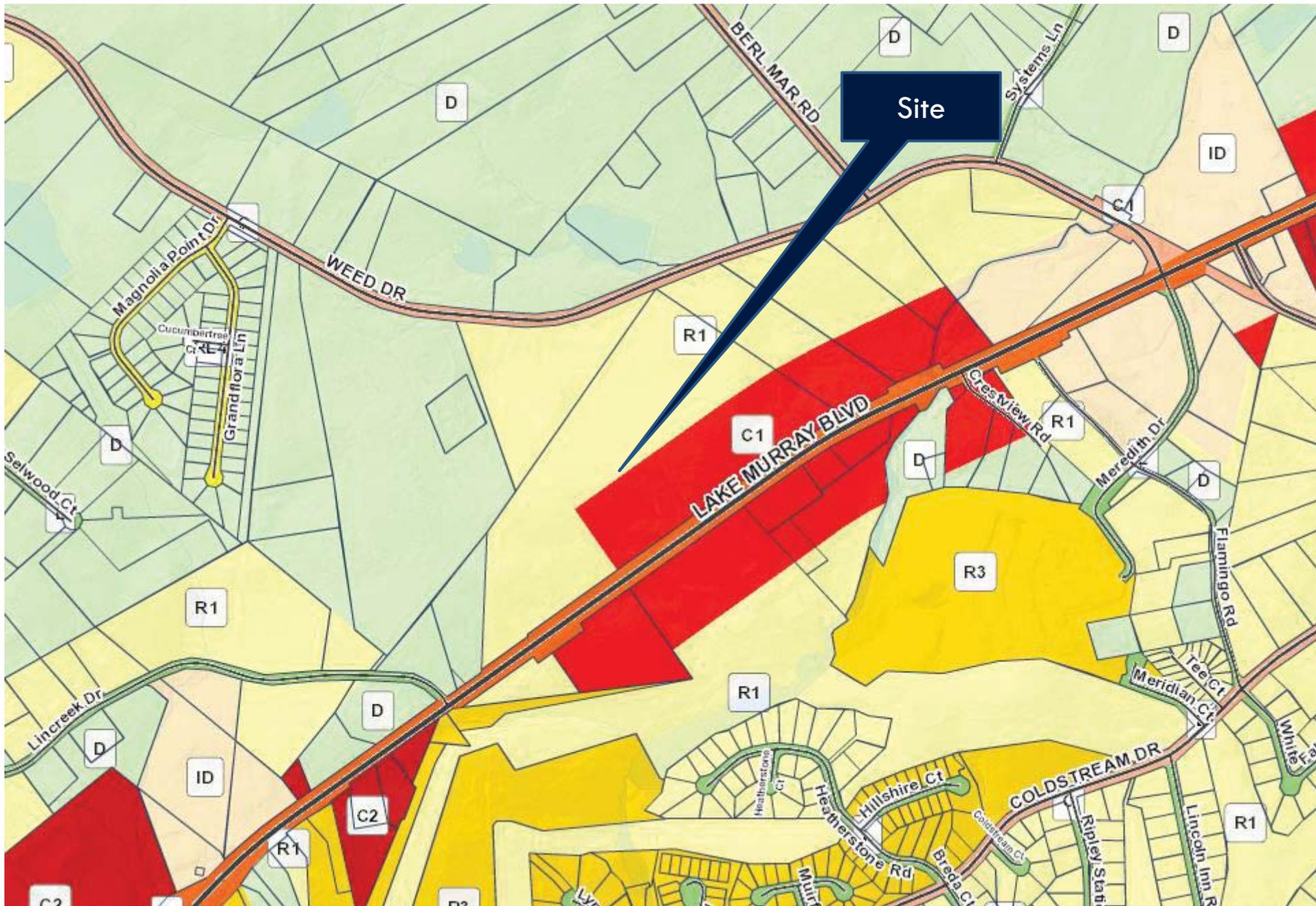
Seven Oaks  
Dutch Fork  
Planning Area  
zoned in  
1971/1974





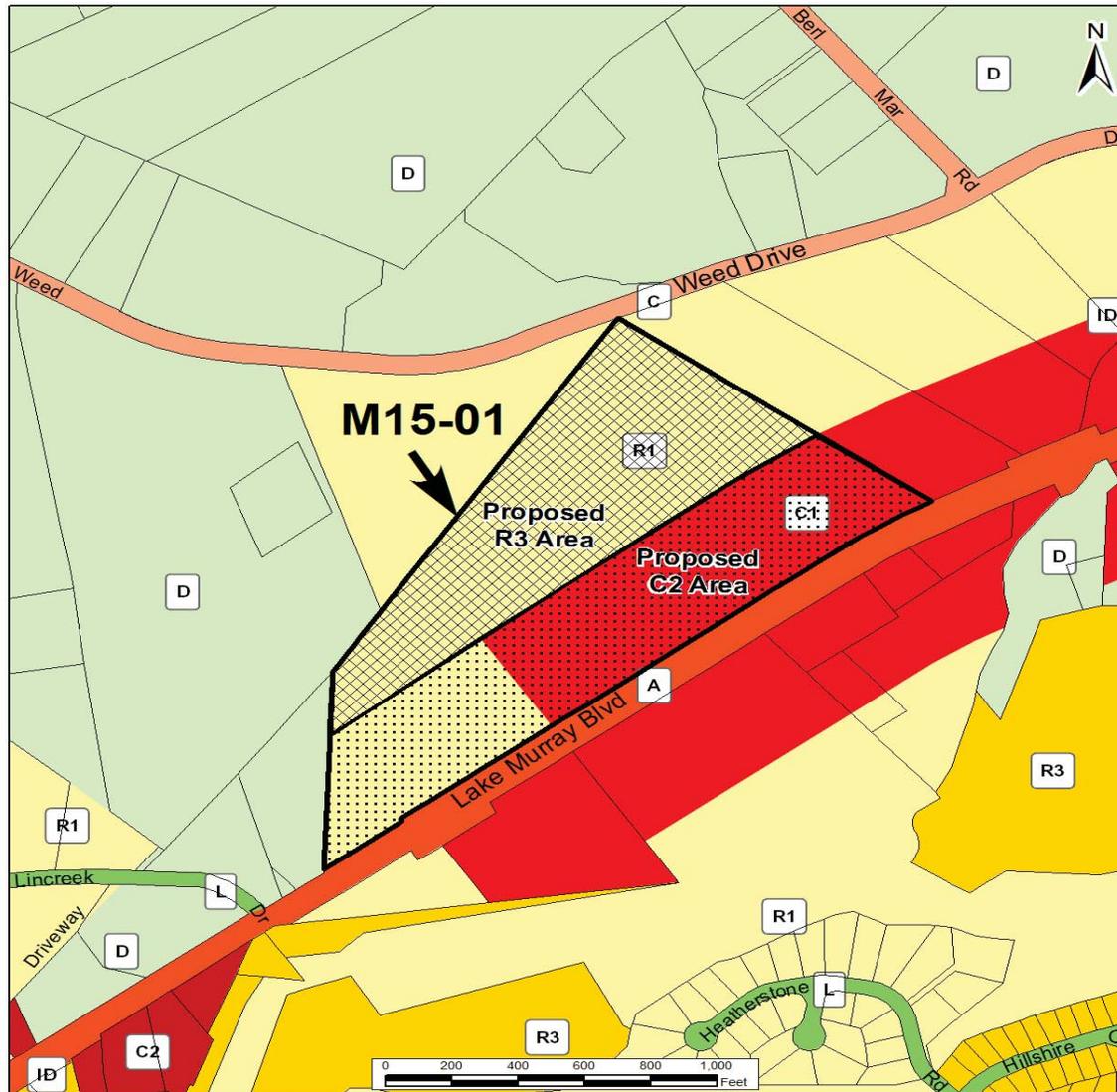
**Existing Landuse**  
**Map Amendment # M15-01**  
 Tax Map 001800-05-009





Current zoning classification

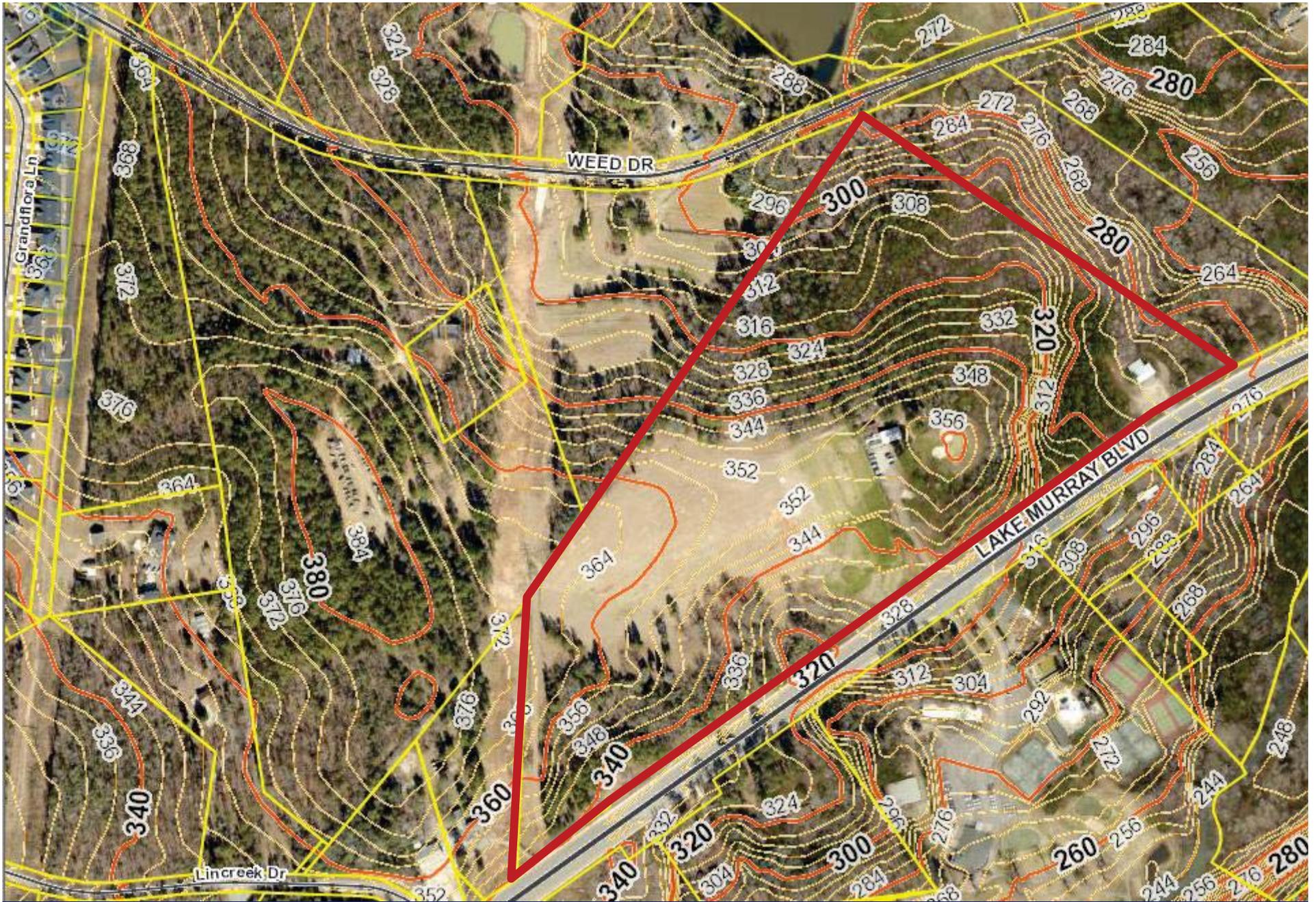




**Existing Zoning**  
**Map Amendment # M15-01**  
 Tax Map 001800-05-009

Current zoning classification





Topography of parcel



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)
✓			✓	✓	✓			✓	✓	✓	Fancier's Kennel/Cattery
				✓	✓		✓	✓	✓	✓	Food Services

Chart of allowed activities by zoning district



					✓			✓	✓	✓	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
					✓				✓	✓	Landfills (Limited)
					✓				✓	✓	Landfills (Intermediate)
					✓				✓	✓	Landfills (Extensive)
					✓			✓	✓	✓	Manufacturing (Light Assembly)
					✓				✓	✓	Manufacturing (Limited)
					✓				✓	✓	Manufacturing (Intermediate)
					✓				✓	✓	Manufacturing (Extensive)
					✓			✓	✓	✓	Marinas
					✓	✓	✓	✓	✓	✓	Medical Services
					✓				✓	✓	Military Installations

### Chart of allowed activities by zoning district



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
				✓	✓	✓	✓	✓	✓	✓	Non-Assembly Cultural
☑	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Nursing Homes
					✓		✓	✓	✓	✓	Personal Convenience Services
			✓	✓	✓	✓	✓	✓	✓	✓	Plant Nurseries
					✓				✓	✓	Power Plants
					✓	✓	✓	✓	✓	✓	Professional Services
					✓				✓	✓	Radioactive Materials Handling
					✓				✓	✓	Railroad
					✓				✓	✓	Recycling Centers
					✓			✓	✓	✓	Research Services
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Residential Detached
	✓	✓			✓	✓	✓	✓	✓	✓	Residential Attached (2 dwelling units)
		✓			✓			✓	✓	✓	Residential Attached (3 or more dwelling units)
☑	☑	✓	☑	☑	✓	✓	✓	✓	✓	✓	Retirement Centers/Assisted Living

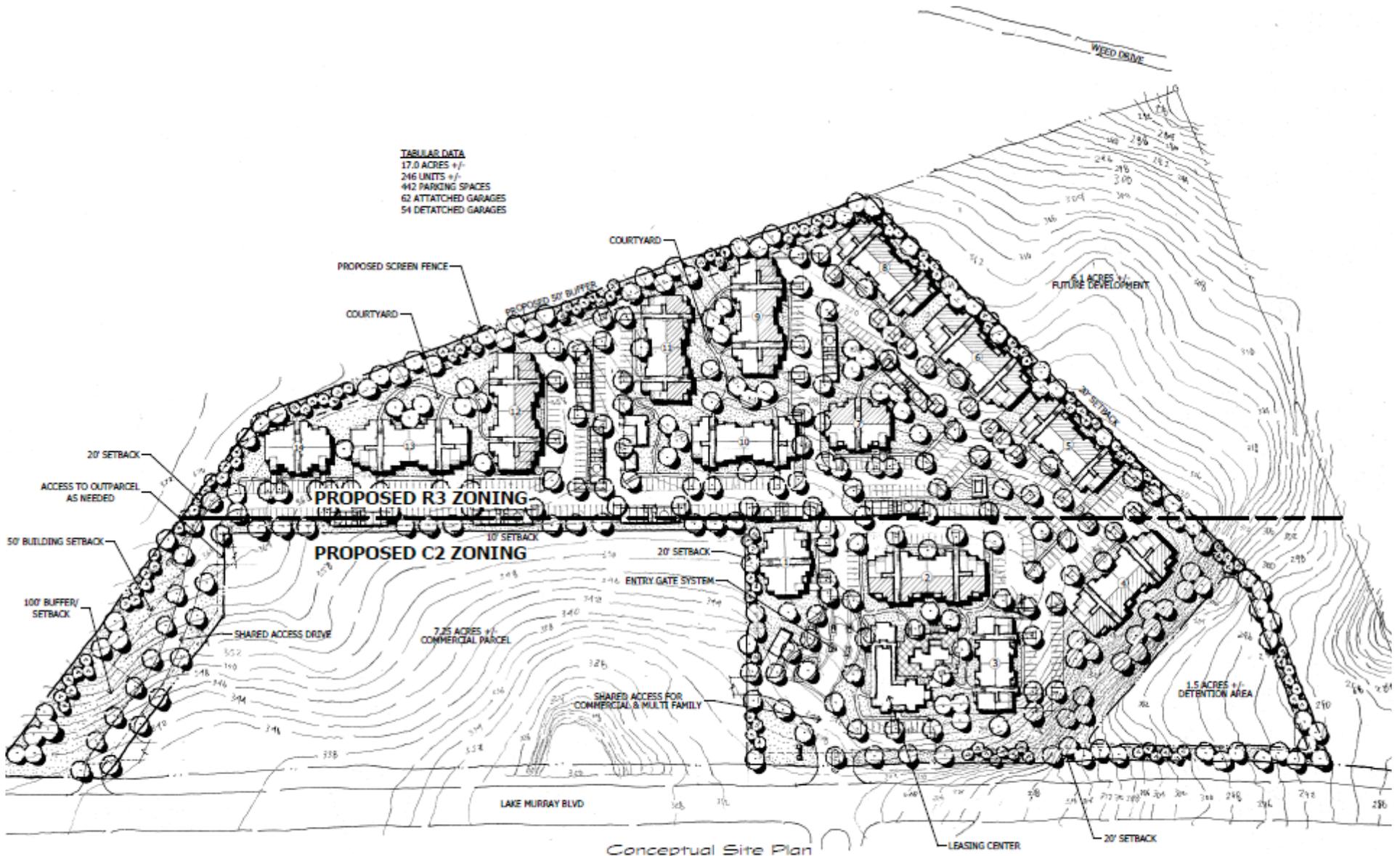
Chart of allowed activities by zoning district



					✓			✓	✓	Salvage/Wrecking Yard	
					✓			✓	✓	Scrap Operations	
					✓		✓	✓	✓	Business Parks	Speculative Development
					✓		✓	✓	✓	Shopping Centers	
					✓		✓	✓	✓	Industrial Parks	
					✓		✓	✓	✓	Towing and Impoundment Lot	
					✓		✓	✓	✓	Trade Enterprises	
					✓		✓	✓	✓	Transient Habitation	
					✓		✓	✓	✓	Transport and Warehousing (Limited)	
					✓		✓	✓	✓	Transport and Warehousing (Extensive)	
					✓		✓	✓	✓	Transport Services	
					✓		✓	✓	✓	Undertaking	
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Utilities	
					✓		✓	✓	✓	Vehicle Parking	
					✓		✓	✓	✓	Vehicle Repair	
					✓		✓	✓	✓	Vehicle Sales	
					✓		✓	✓	✓	Vehicle Servicing (Limited)	
					✓		✓	✓	✓	Vehicle Servicing (Extensive)	
				✓	✓		✓	✓	✓	Veterinarian Services	
				✓	✓		✓	✓	✓	Zoos	

### Chart of allowed activities by zoning district





**TABULAR DATA**  
 17.0 ACRES +/-  
 246 UNITS +/-  
 442 PARKING SPACES  
 62 ATTACHED GARAGES  
 54 DETACHED GARAGES

**PROPOSED R3 ZONING**  
**PROPOSED C2 ZONING**

Conceptual Site Plan

# LAKE MURRAY APARTMENTS

A Residential Development by Sterling Development

Columbia, South Carolina

Planning • Architecture • Landscape Architecture by: SGN+A, Inc.

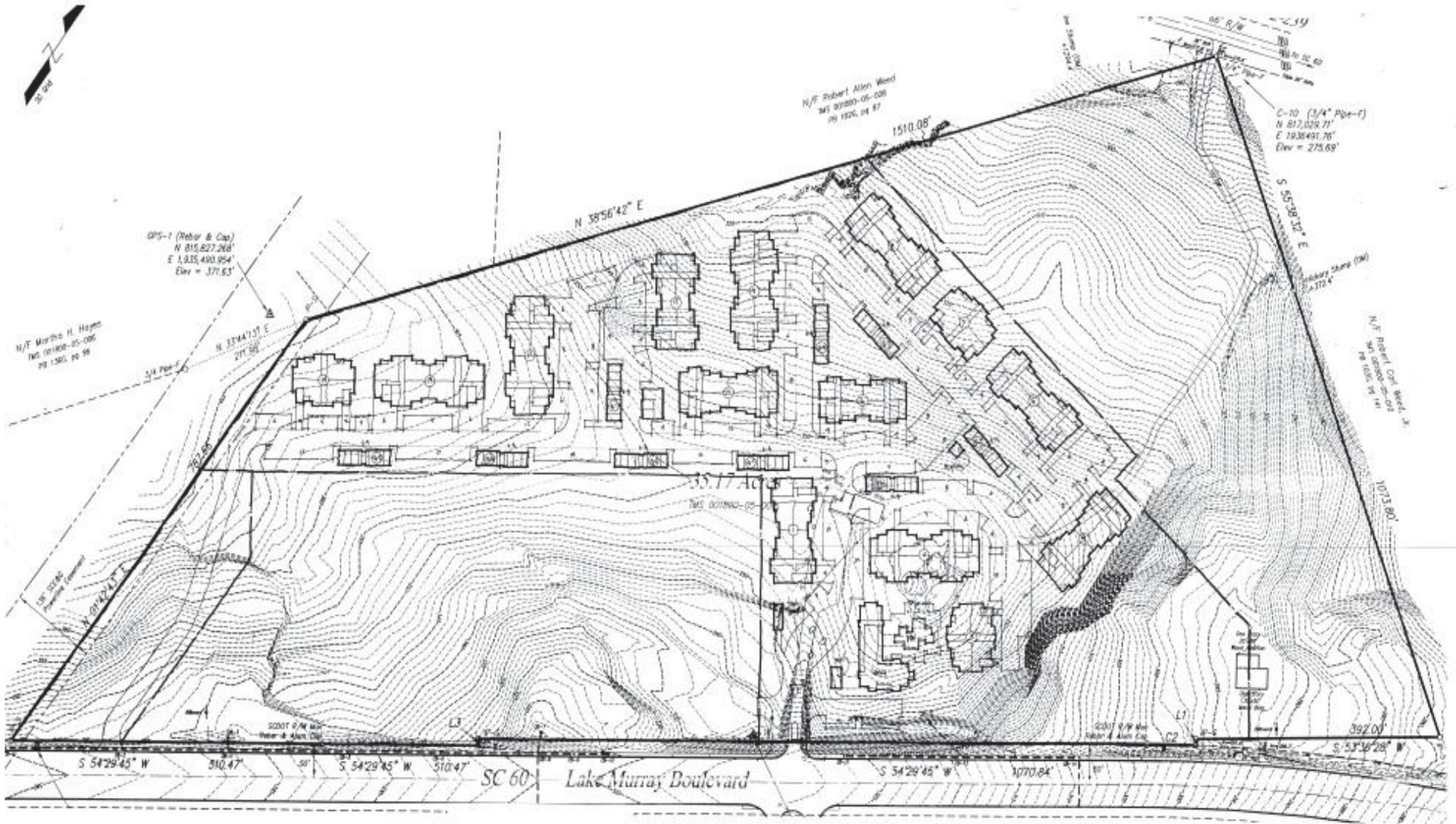
Conceptual site plan

Community Development - Zoning Map Amendment #15-01 - 2122 Lake Murray Boulevard - Public Hearing - 03/10/2015



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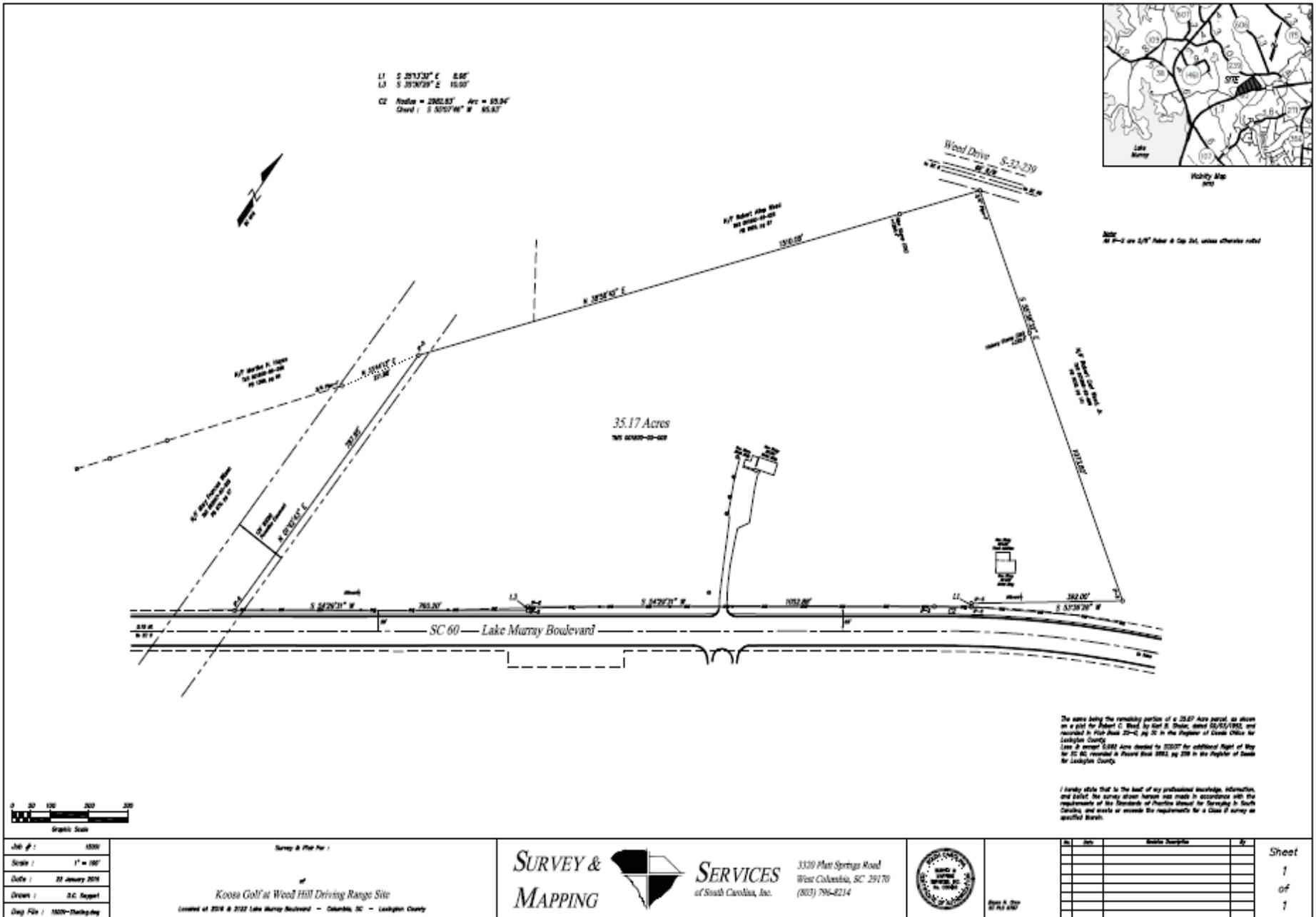
# Conceptual site plan

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# Property survey

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# Enclave at Baile Ridge Lancaster, SC



Note: This project is what is being proposed on Lake Murray Boulevard.

Similar project by developer

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Similar project by developer





Similar project by developer

Community Development - Zoning Map Amendment # 5-81 - 2122 Lake Murray Boulevard - Public Hearing - 03/10/2015



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Similar project by developer





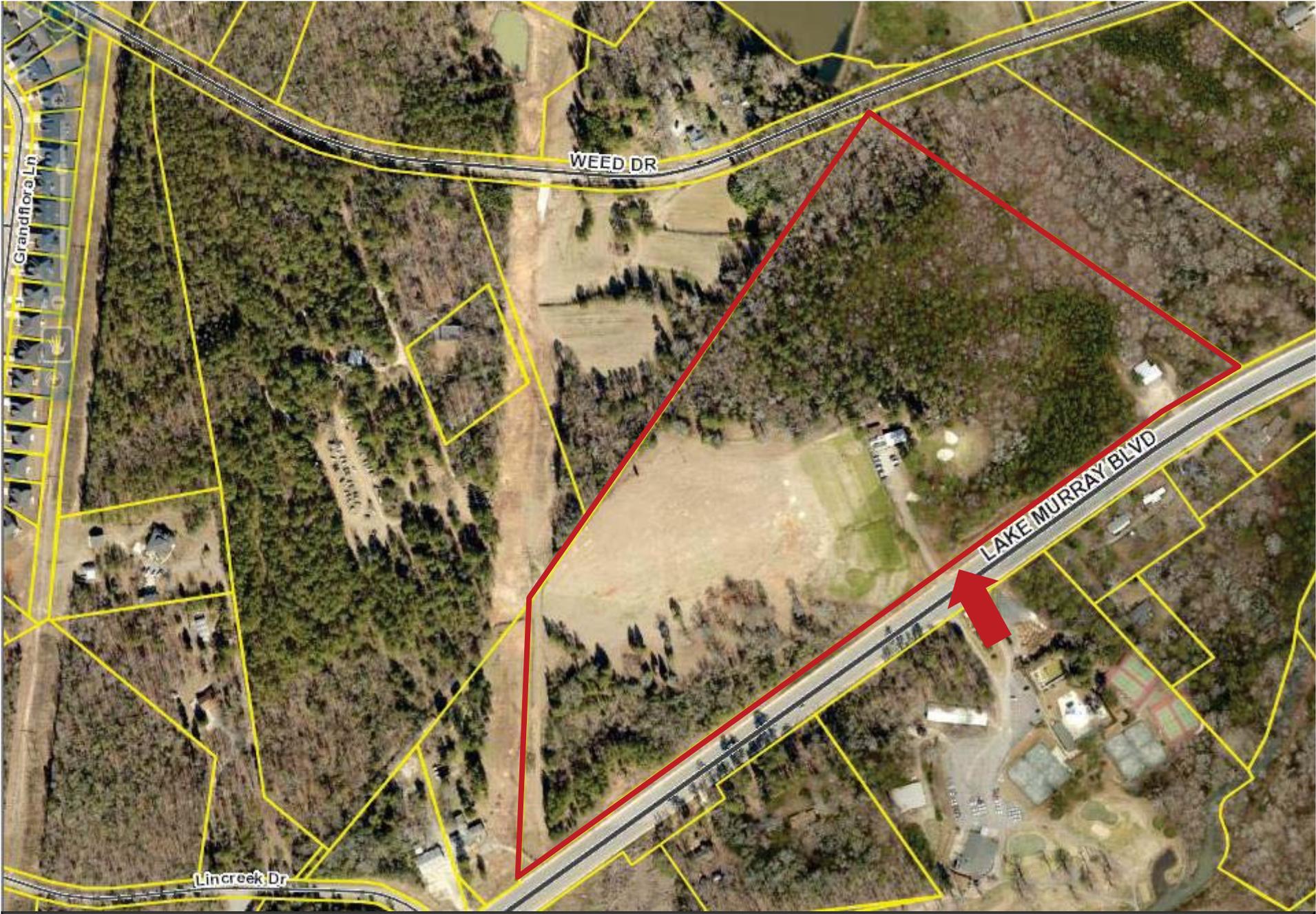
2013 Aerial photograph

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2013 Aerial photograph

Community Development - Zoning Map Amendment #15-01 - 2122 Lake Murray Boulevard - Public Hearing - 03/10/2015



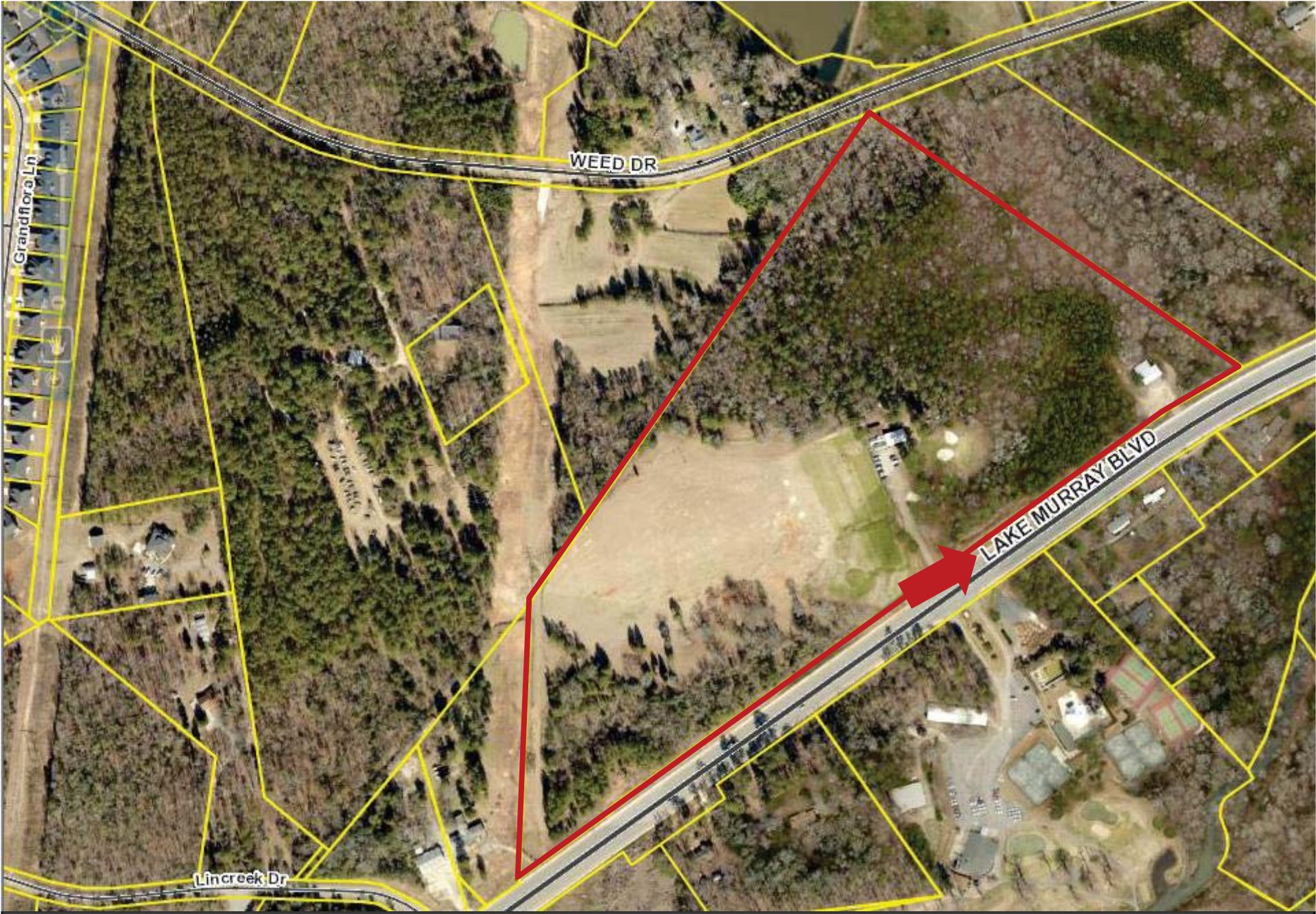
Community Development

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**ZONING HEARING**  
LEXINGTON COUNTY  
ADMINISTRATION BUILDING  
6:00 P.M.  
**TUESDAY MARCH 10**  
FOR INFORMATION CALL 785-8121

**ZONING MAP AMENDMENT #M15-01:** Applicant requests a change in zoning classification from R1 (Low Density Residential) and C1 (Neighborhood Commercial) to R3 (High Density Residential) and C2 (General Commercial) for TMS# 001800-05-009.





2013 Aerial photograph

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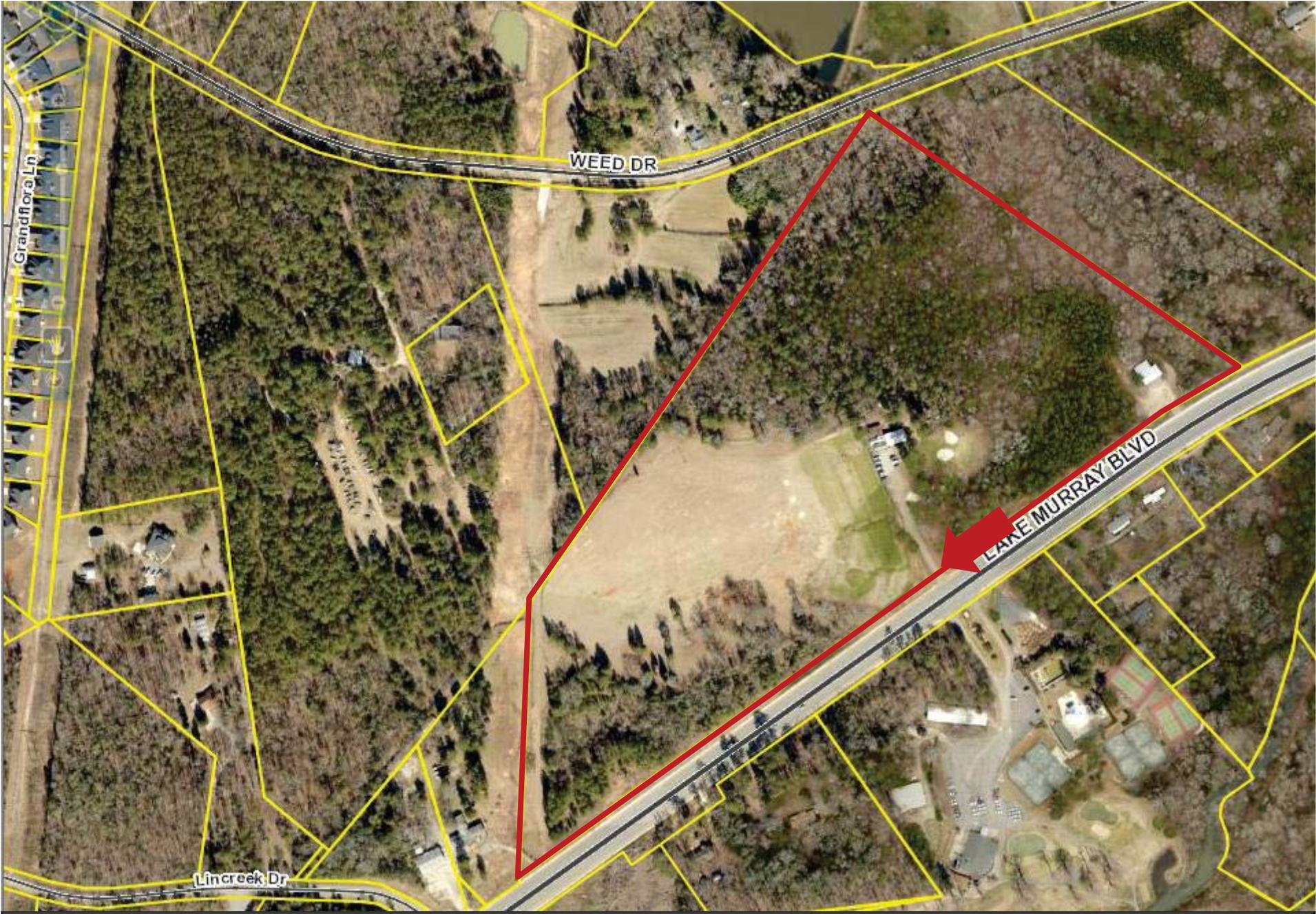
## Site photography

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2013 Aerial photograph





**Site photography**





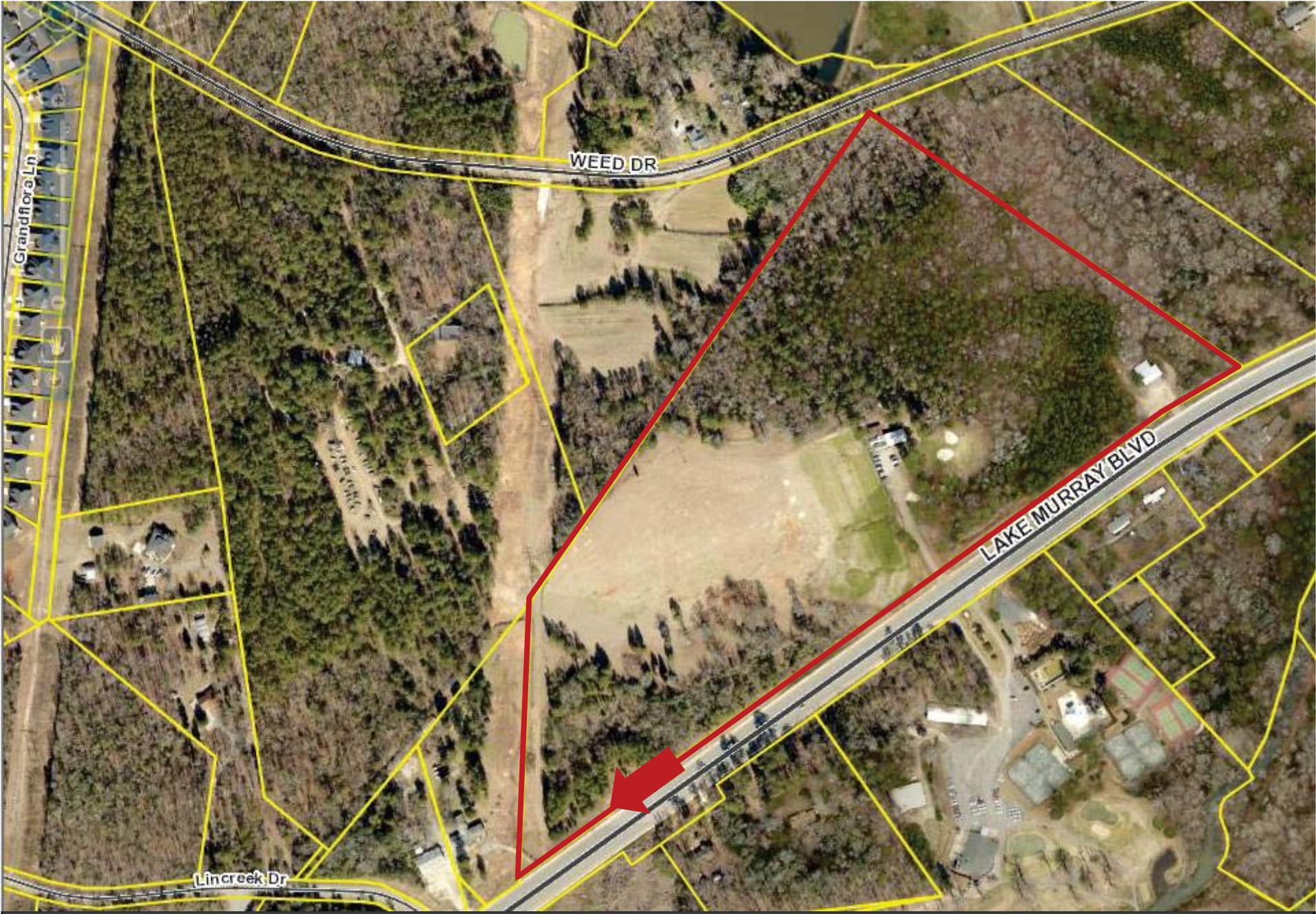
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2013 Aerial photograph

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Site photography

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2013 Aerial photograph

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Site photography





2013 Aerial photograph

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Site photography





2013 Aerial photograph

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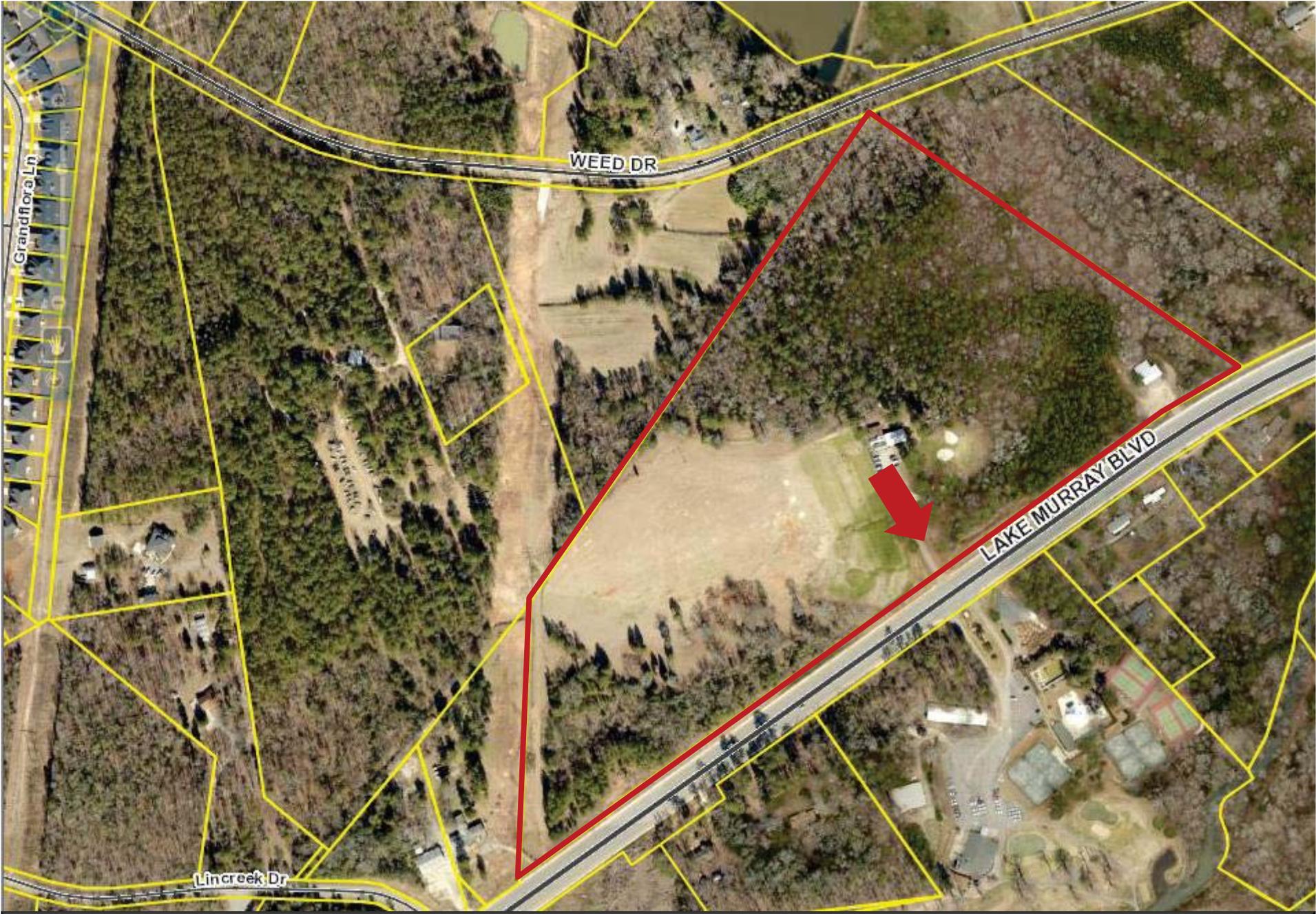
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**Site photography**





2013 Aerial photograph





Site photography

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2013 Aerial photograph





## Site photography





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