



COUNTY OF LEXINGTON, SOUTH CAROLINA

Community Development

County Administration Building, 4th Floor
212 South Lake Drive, Suite 401, Lexington, SC 29072
(803)785-8121

ZONING MAP AMENDMENT APPLICATION # M14-04

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

201 St. Andrews Road, portion of parcel (275'x275') located at intersection of St. Andrews Road and Tram Road

Zoning Classifications: (Current) R1 (Low Density Residential) (Proposed) RA (Recreational/Agricultural)

TMS#: 002822-04-015 Property Owner: Michaels Garden, LLC

Reason for the request: Current zoning classification does not allow the proposed activity. The RA zoning classification would allow the proposed activity.

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: 7/22/2014 Applicant: Property Owner [] Authorized Agent [X]

Phone #(s): work (803) 785-8121

Signature: signature on file Printed Name: Walt McPherson/Zoning Administrator on behalf of County Council

Street/Mailing Address: 212 South Lake Drive Suite 401 Lexington SC 29072

Table with 2 columns: Date, Action. Rows: 07/22/2014 Application Received, 08/07/2014 Newspaper Advertisement, 08/13/2014 Notices Mailed

Table with 2 columns: Date, Action. Rows: N/A Fee Received, 08/11/2014 Property Posted, Planning Commission

Planning Commission Recommendation: _____

Table with 5 columns: Date, First Reading, Public Hearing, Second Reading, Third Reading. Row: 7/30/14

Results: _____



LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING

Zoning Map Amendment # M14-04

- Applicant: Walt McPherson/Zoning Administrator on behalf of County Council
- Property Owners: Michaels Garden, LLC
- Location: 201 St. Andrews Road 275'x275' portion of TMS# 002822-04-015
- Current Zoning: R1 (Low Density Residential)
- Proposed Zoning: RA (Recreational/Agricultural)



Council District

7

Represented by:

Brad Matthews

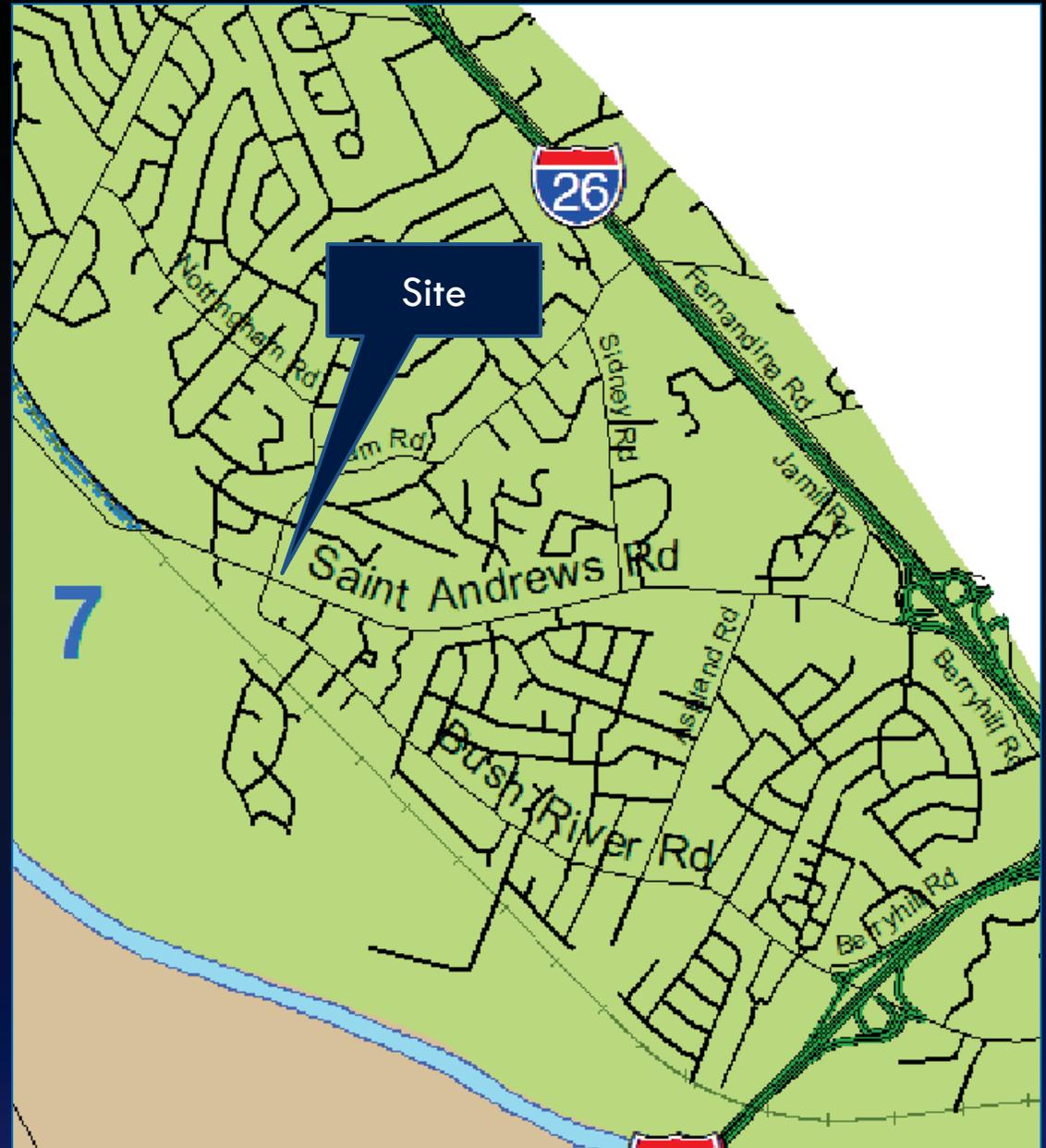
Seven Oaks

Dutch Fork

Planning Area

zoned in

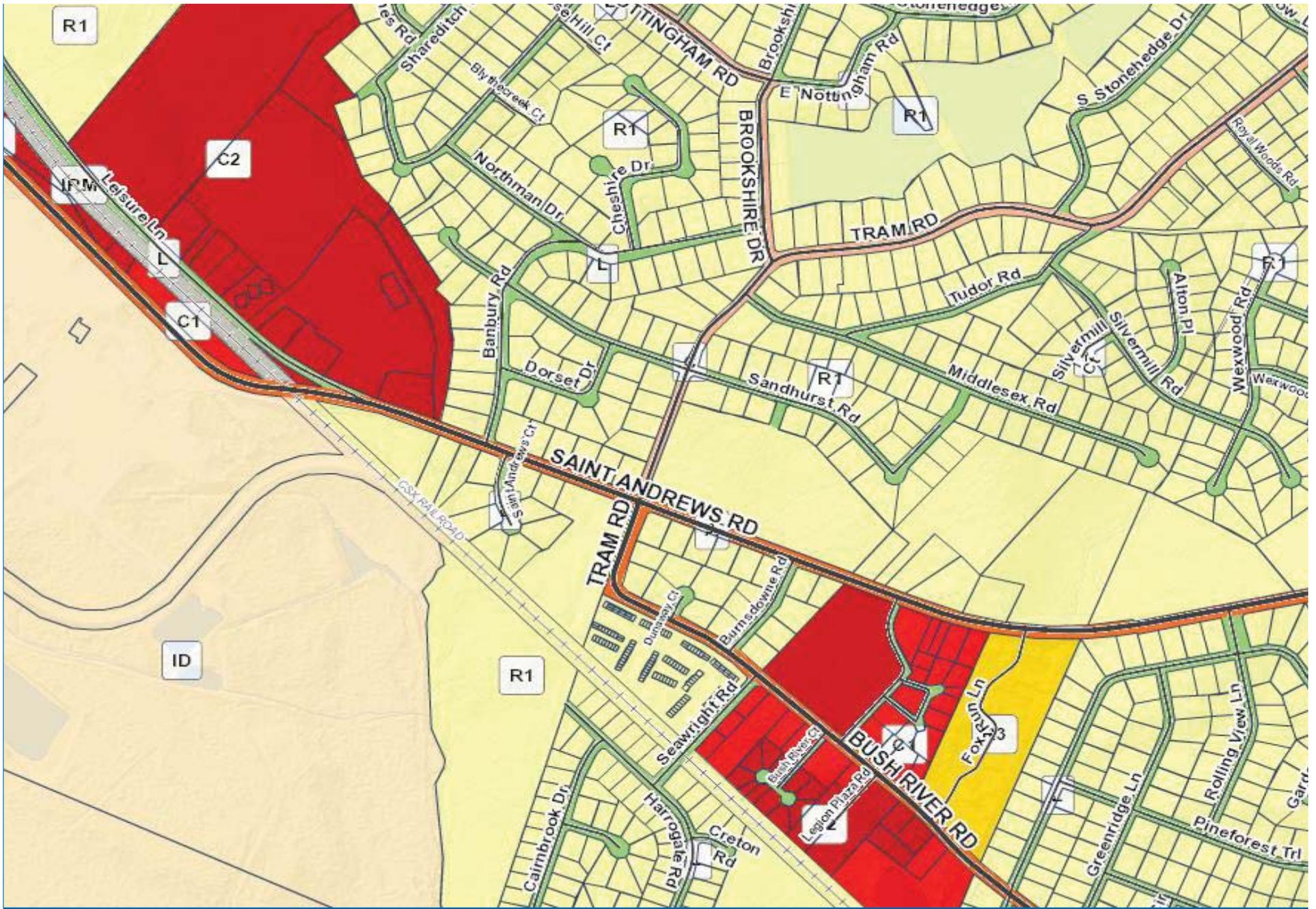
1971/1974





**Existing Landuse
Map Amendment # M14-04
Tax Map 002822-04-015 (part of)**





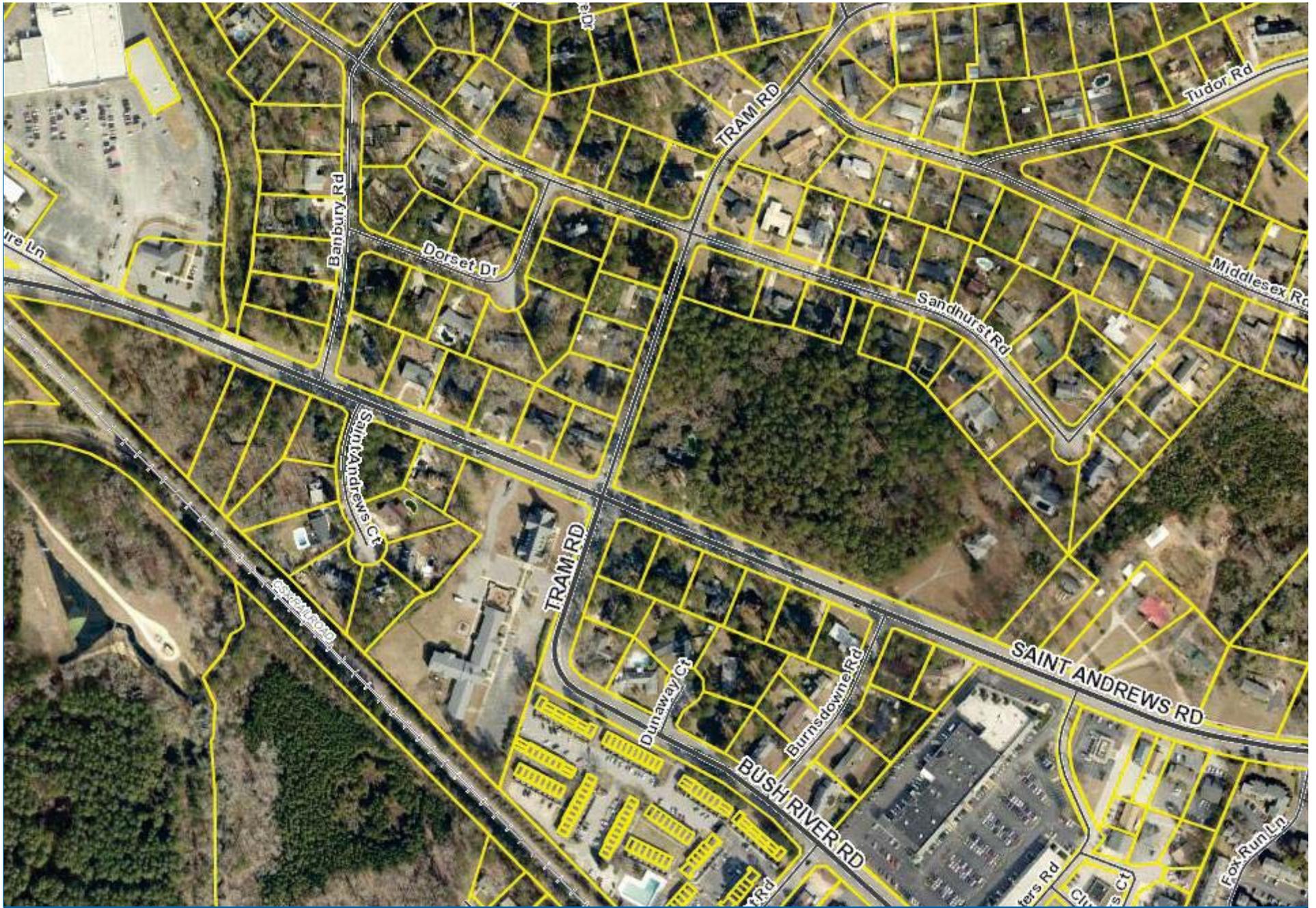
Current zoning classification

Community Development - Zoning Map Amendment #17-04 - Public Hearing - 08/26/2014



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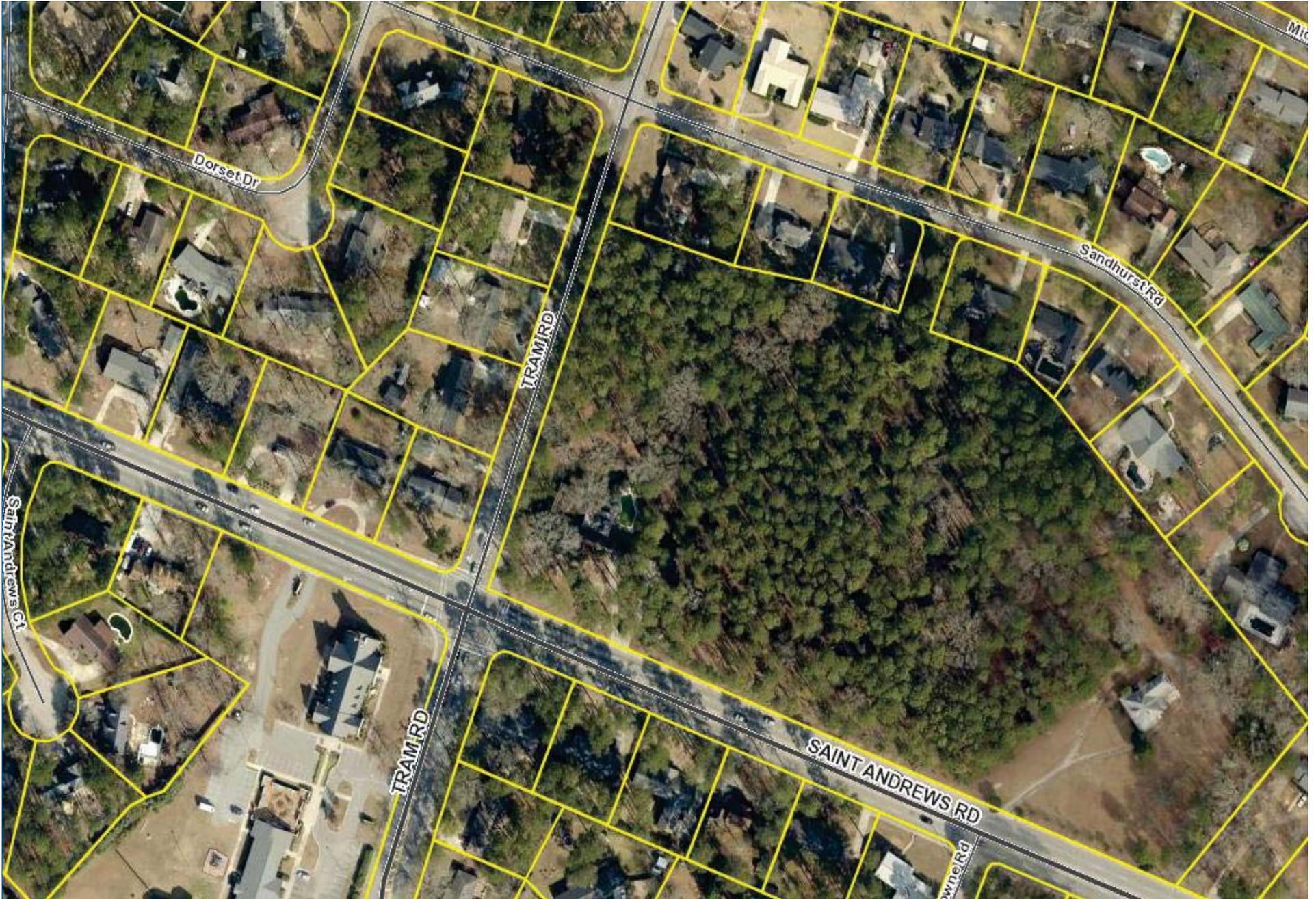
2013 Aerial photograph

Community Development - zoning map amendment #M14-04 - Public Hearing - 08/26/2014



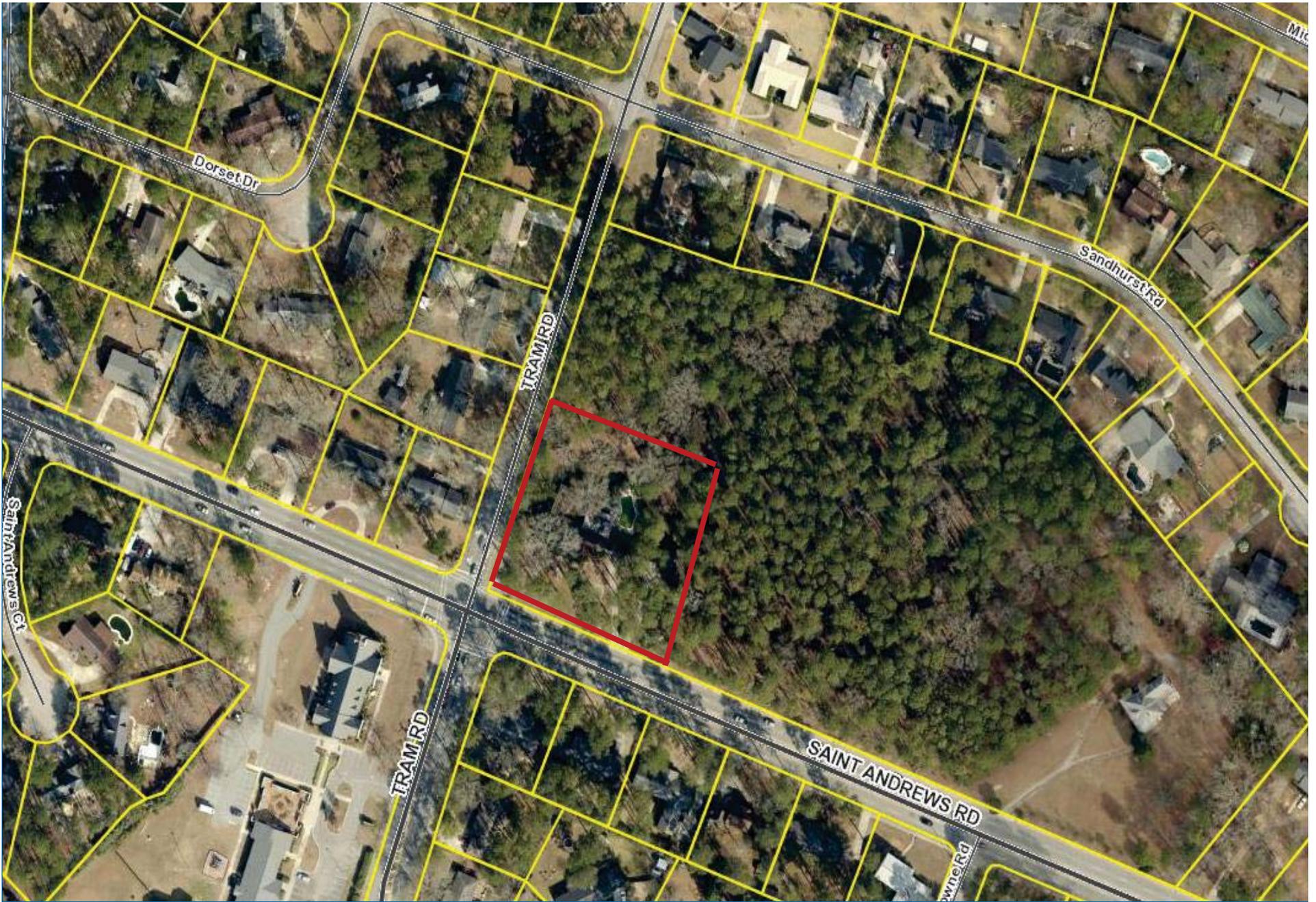
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2013 Aerial photograph





2013 Aerial photograph

Community Development - Zoning Map Amendment #M14-04 - Public Hearing - 08/26/2014



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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
					✓			✓	✓	✓	General Repair and Maintenance 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

Community Development - Zoning Map Amendment #142 - Public Hearing - 06/26/2014



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

Chart of allowed activities by zoning district



✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	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
					✓			✓	✓	✓	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



Leeza's Care Connection

The mission of Leeza's Care Connection is to be a "place for caregivers." It is a community gathering place and resource center committed to providing free services, resources and programs for family caregivers taking care of a loved one with a memory disorder or any chronic and/or progressive illness. Their job is to connect caregivers to each other and to the resources that will help them navigate their difficult path so that they can find the strength to adjust to their "new normal." Nearly one in four households (28.5%) is involved with caregiving. In 85% of caregiving cases, care is provided in the home.

Often when someone in a family gets a diagnosis of cancer or Alzheimer's, has stroke or another disease, the entire family gets "sick." Caregivers report worsening health with significant energy and sleep issue (87%), stress and/or panic attacks (70%), depression (52%), and headaches (41%). They are unsure of how to cope with the overwhelming demands of what to do now. This is where Leeza's Care Connection comes in.



Through programs offering exercise, socialization, information, relaxation and motivation, Leeza's Care Connection helps caregivers and their diagnosed loved ones know they are not alone by giving them the support and resources to confidently move forward.

The space is designed to be a living room environment to feel like home. It promotes relaxation and provides a sense of belonging. Leeza's Care Connection will offer the following:

Education Seminars – designed to empower, educate and uplift

Care Café – a place to grab a cup of coffee, share ideas and take a moment for yourself (there is no charge for coffee or snacks)

Learning Lab – try the latest and greatest, most innovative, newest products to make a caregivers' job easier

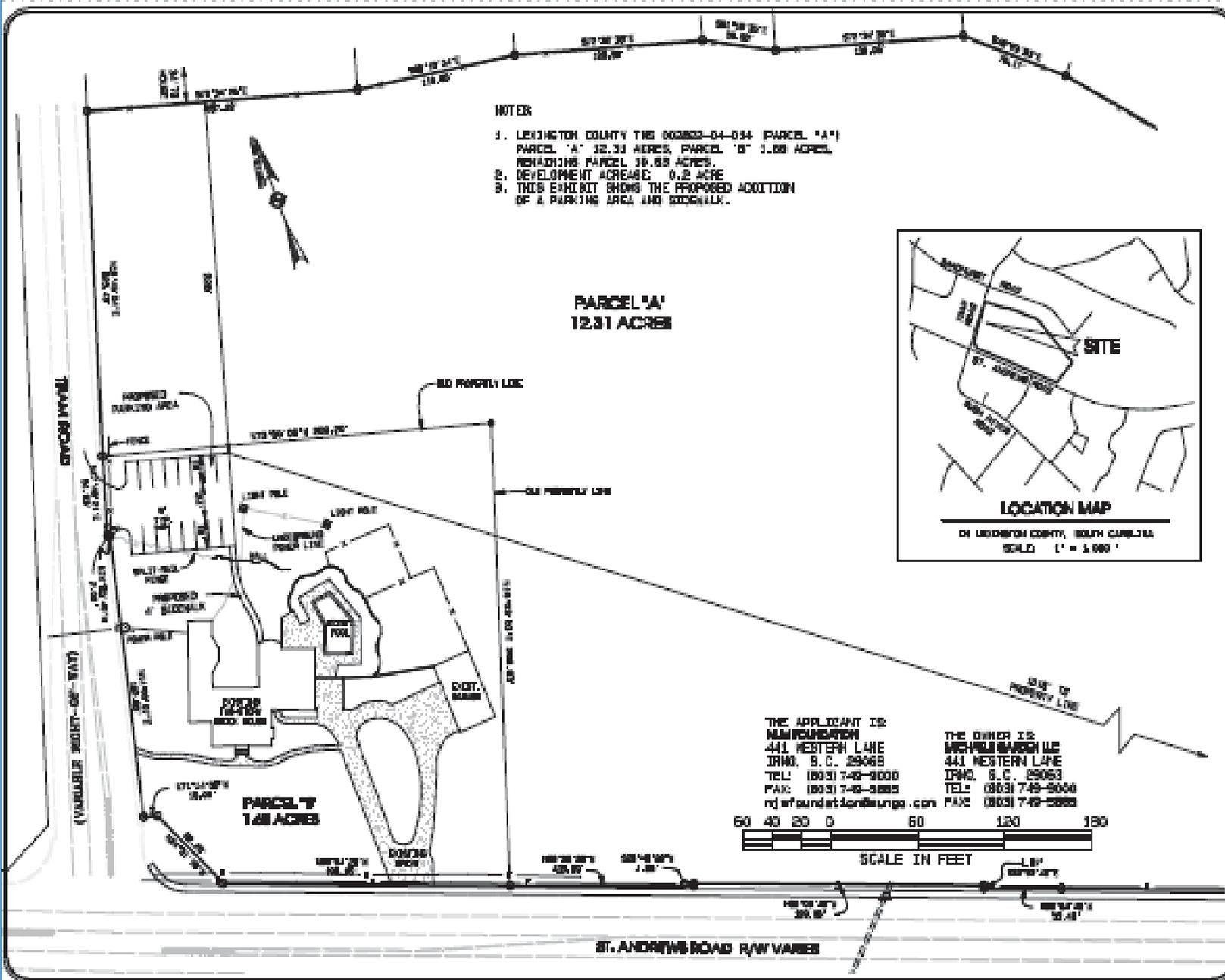
Wellness Warriors – caregivers interested in engaging in de-stressing activities such as yoga, guided meditation, and creative expression.

Reflect and Relax Room – a quiet, meditative space to gather your thoughts or slip on some headphones to sooth your soul

Red Carpet Respite Club – A safe and inviting space for your loved ones to socialize and engage while you take a break (this is not an overnight program)

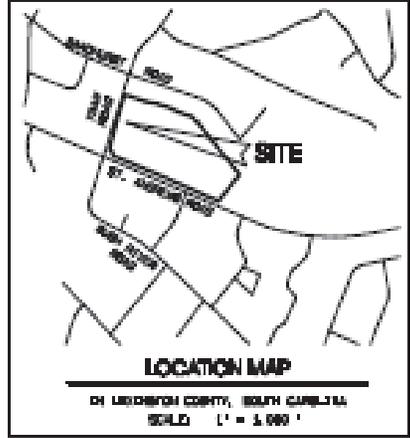
Care Connectors – caregivers who have already walked this path, who are now mentors sharing their stories, experiences and expertise





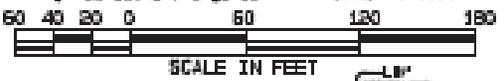
- NOTES:**
1. LEXINGTON COUNTY TRS 002803-04-034 PARCEL "A" PARCEL "A" 12.31 ACRES, PARCEL "B" 1.68 ACRES, REZONING PARCEL 39.88 ACRES.
 2. DEVELOPMENT ACRES: 0.2 ACRE
 3. THIS EXHIBIT SHOWS THE PROPOSED ADDITION OF A PARKING AREA AND SIDEWALK.

**PARCEL "A"
12.31 ACRES**



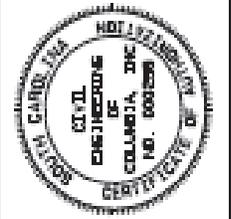
THE APPLICANT IS:
MJM FOUNDATION
 441 WESTERN LANE
 IRMO, S. C. 29069
 TEL: (803) 749-9000
 FAX: (803) 749-9000
 mj@foundation@unigo.com

THE OWNER IS:
MICHAEL SANDER LLC
 441 WESTERN LANE
 IRMO, S. C. 29069
 TEL: (803) 749-9000
 FAX: (803) 749-9000



PREPARED FOR
MJM FOUNDATION
 1740, SOUTH CAROLINA

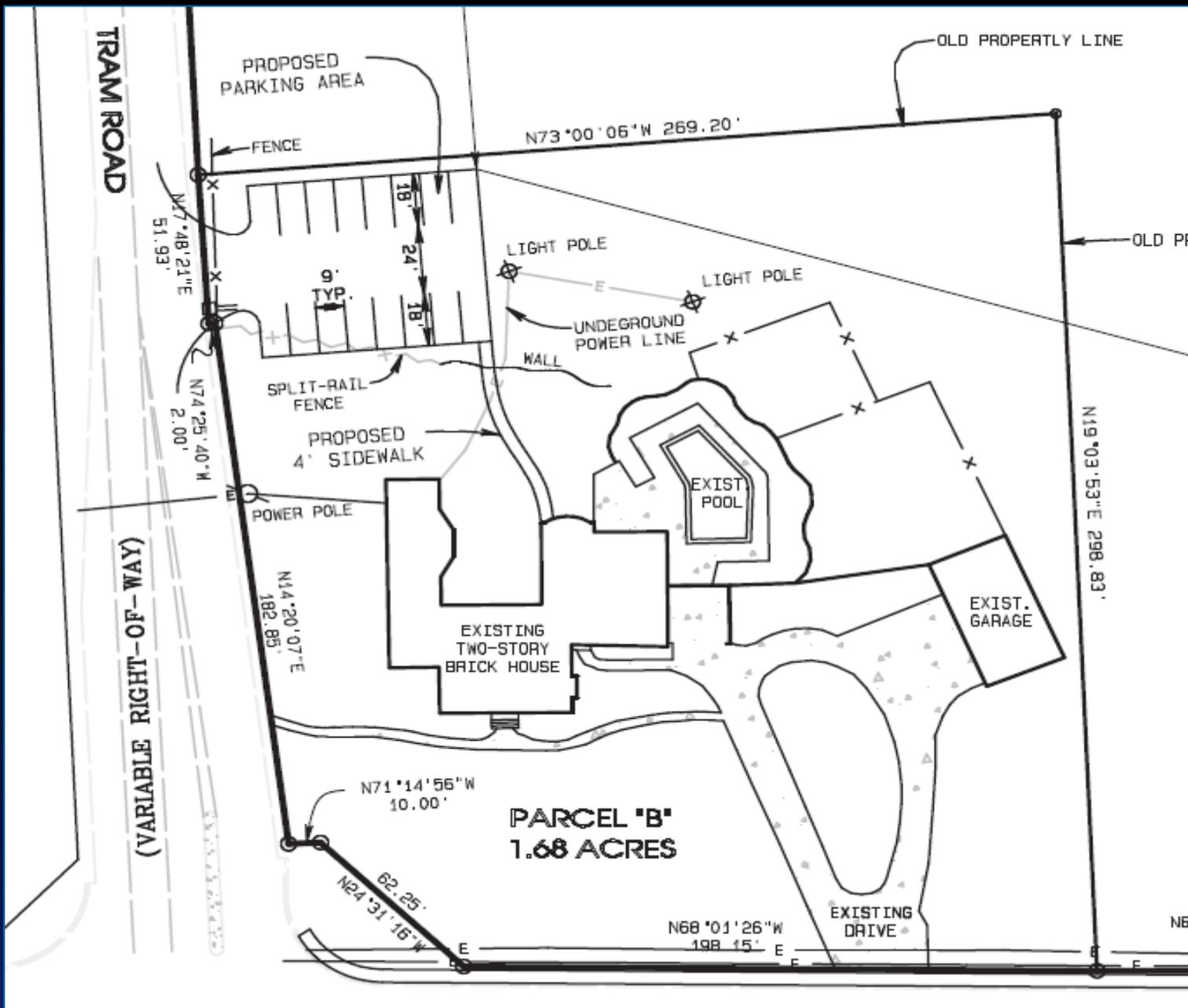
CIVIL ENGINEERING & SURVEYING
 CONSULTING ENGINEERING SURVEYING AND PLANNING
 1005 WASHINGTON ROAD COLUMBIA, SOUTH CAROLINA 29201
 TEL: (803) 749-9000 FAX: (803) 749-9000
 WWW.CIVILSURVEYSOUTHCAROLINA.COM
 ALL CONSTRUCTION ACTIVITIES TO BE PERFORMED IN ACCORDANCE WITH THE PERMITS AND CONDITIONS OF THE PERMITTING AGENCIES.



PROJECT NO.	14050
DATE	04.15.2014
DRAWN BY	HE
SCALE	1" = 50'

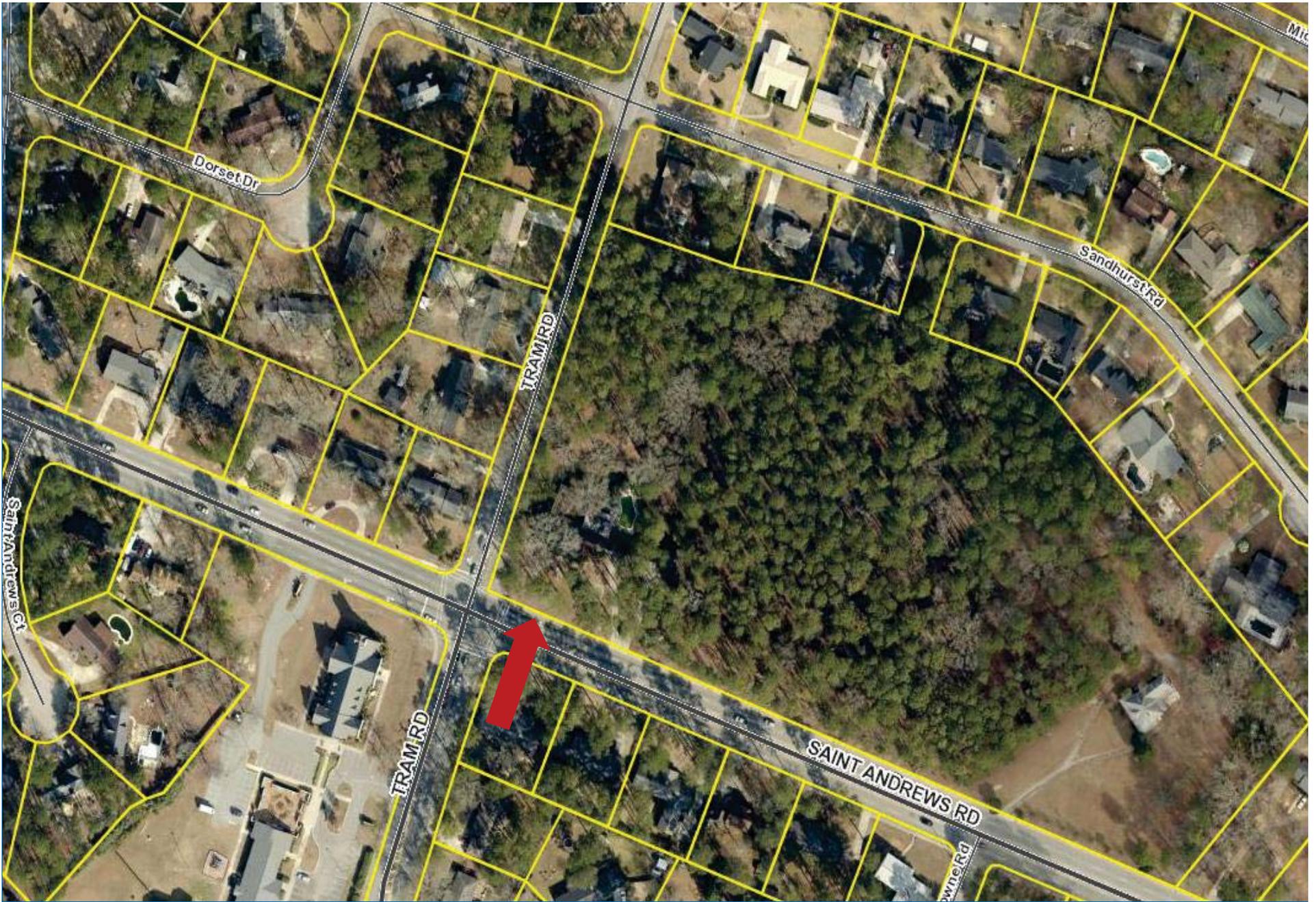
Proposed layout





Proposed layout





2013 Aerial photograph

Community Development - Zoning Map Amendment #M14-04 - Public Hearing - 08/26/2014



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ZONING HEARING

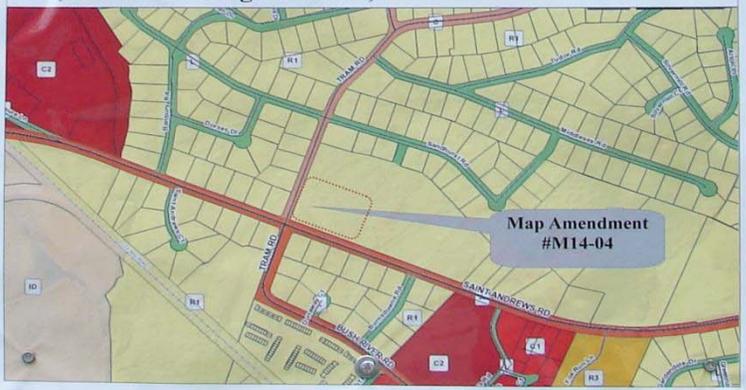
LEXINGTON COUNTY
ADMINISTRATION BUILDING

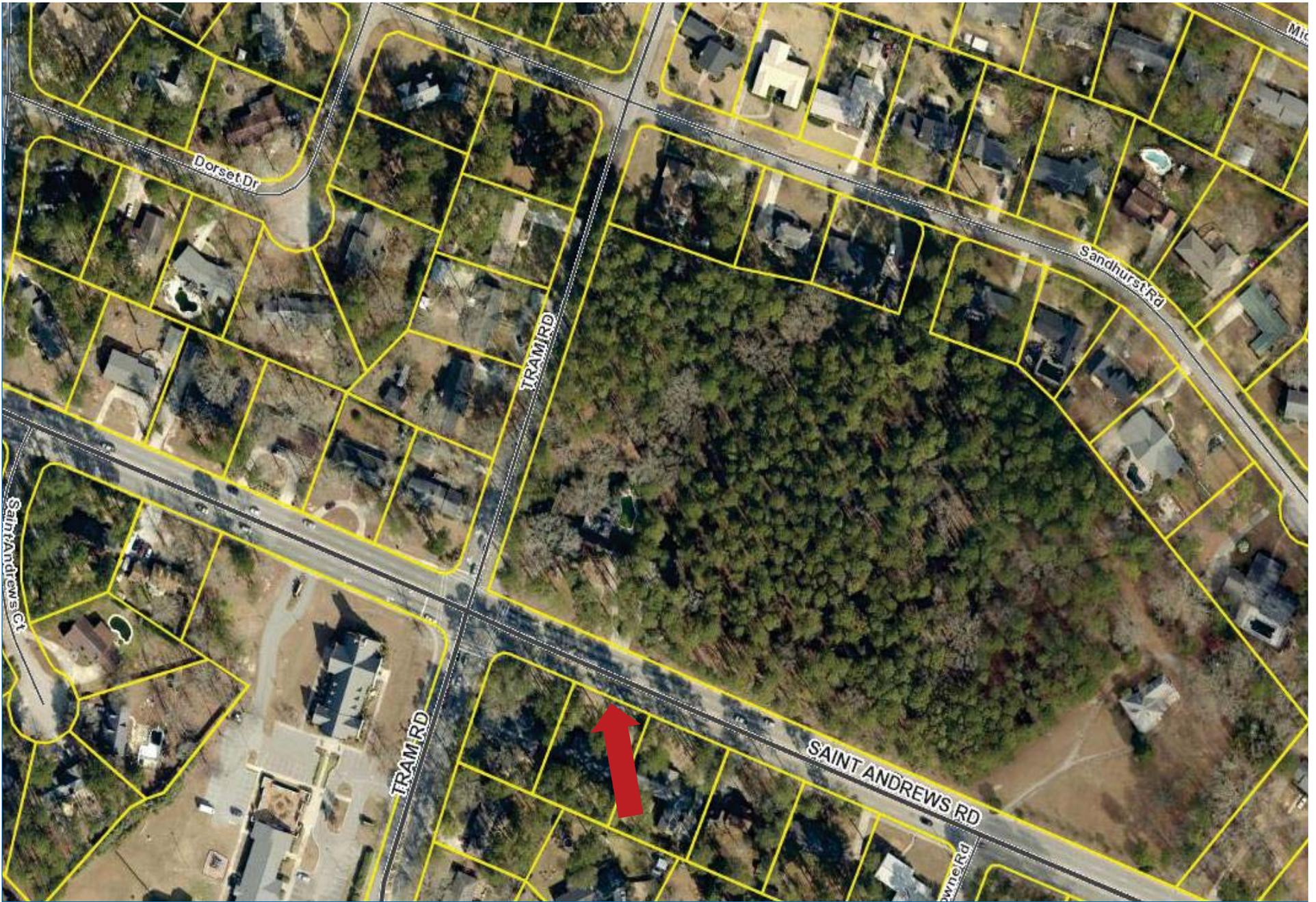
6:00 P.M.

TUESDAY • AUGUST • 26

FOR INFORMATION CALL 785-8121

ZONING MAP AMENDMENT #M14-04: Applicant requests a change in zoning classification for a portion of TMS# 002822-04-015 from R1 (Low Density Residential) to RA (Recreational Agricultural).





2013 Aerial photograph





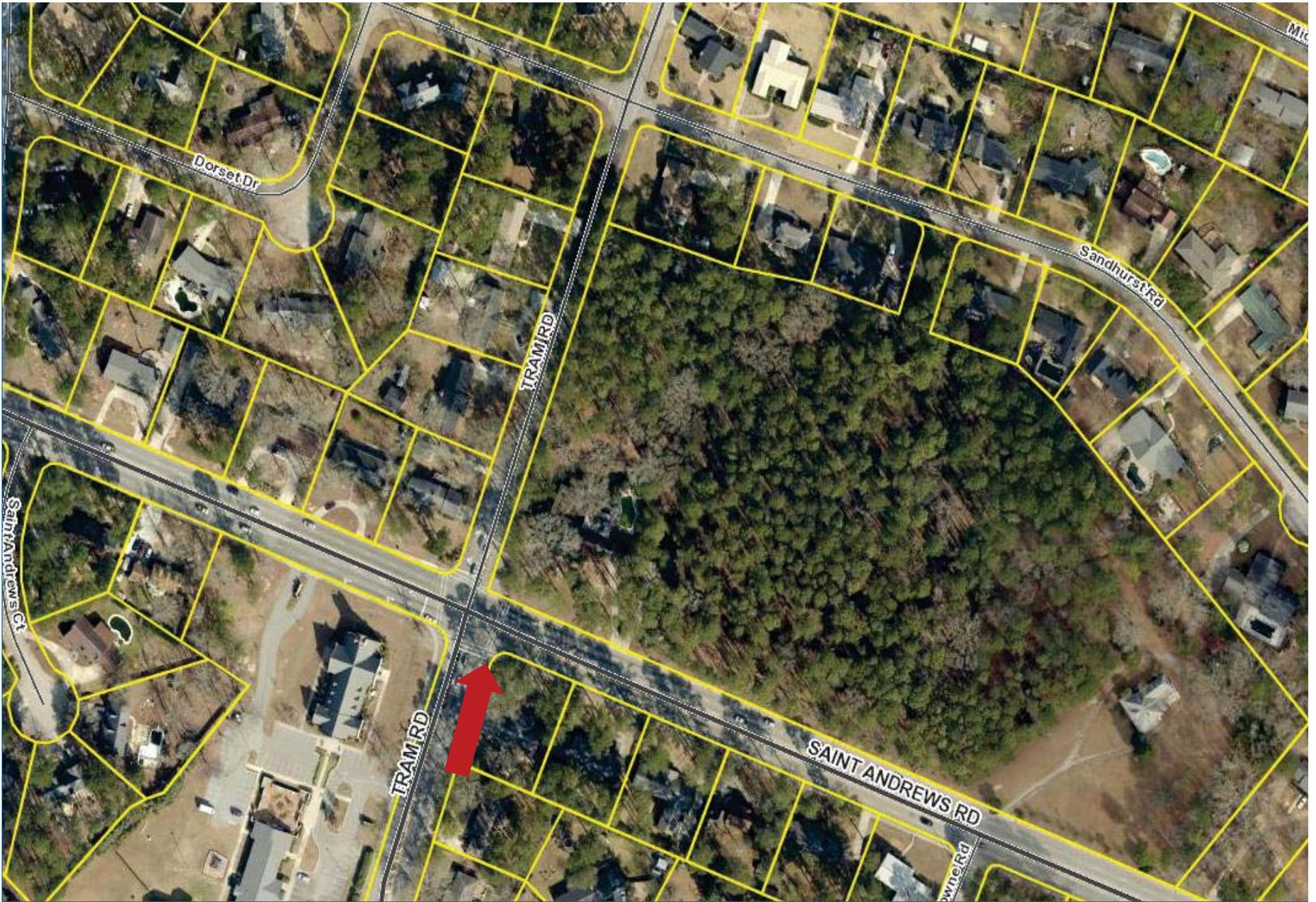
Site photography

Community Development - Zoning Map Amendment #M14-04 - Public Hearing - 08/26/2014



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2013 Aerial photograph

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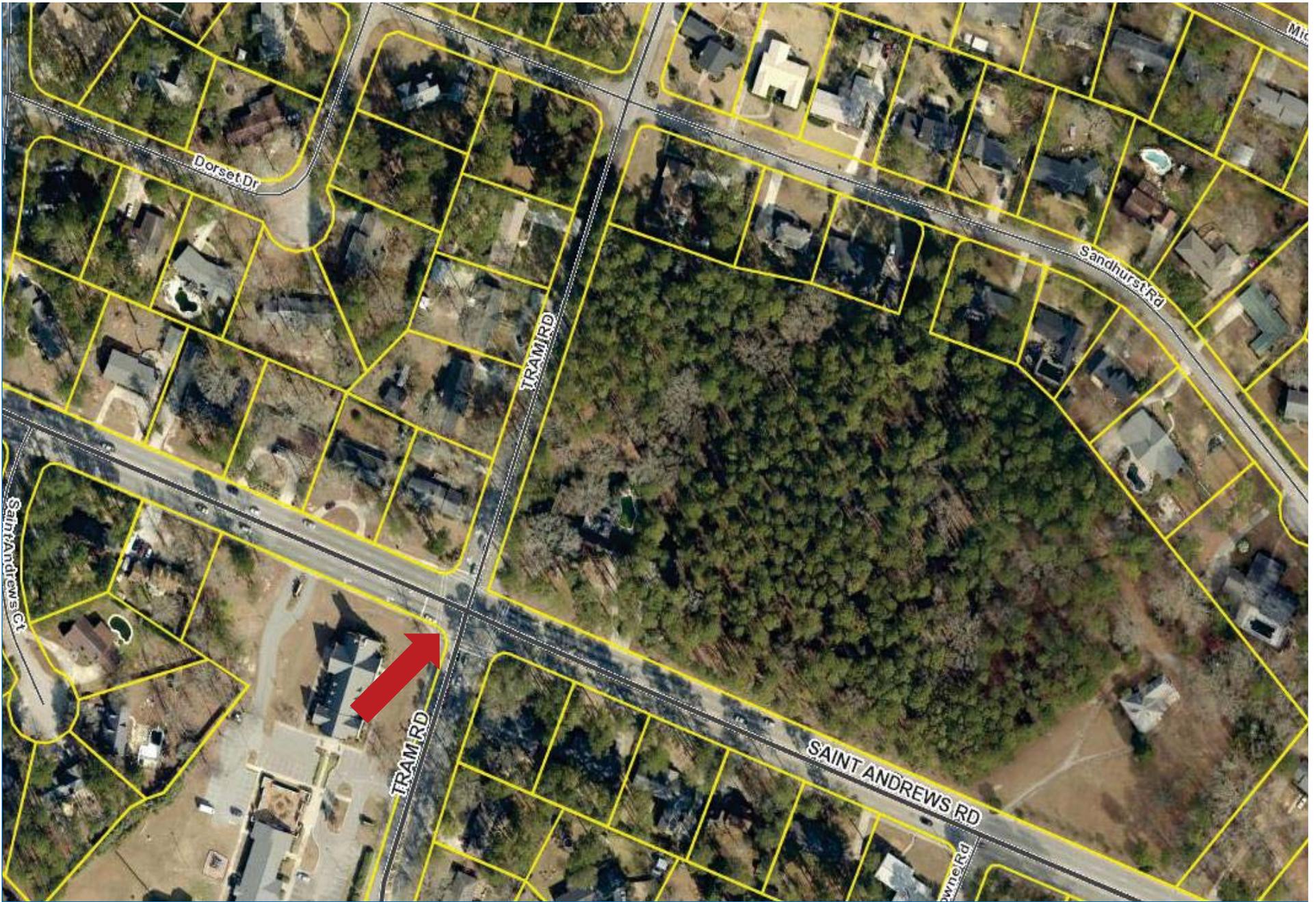
Site photography

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2013 Aerial photograph





Site photography





2013 Aerial photograph



ZONING HEARING

LEXINGTON COUNTY
ADMINISTRATION BUILDING

6:00 P.M.

TUESDAY • AUGUST • 26

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2013 Aerial photograph

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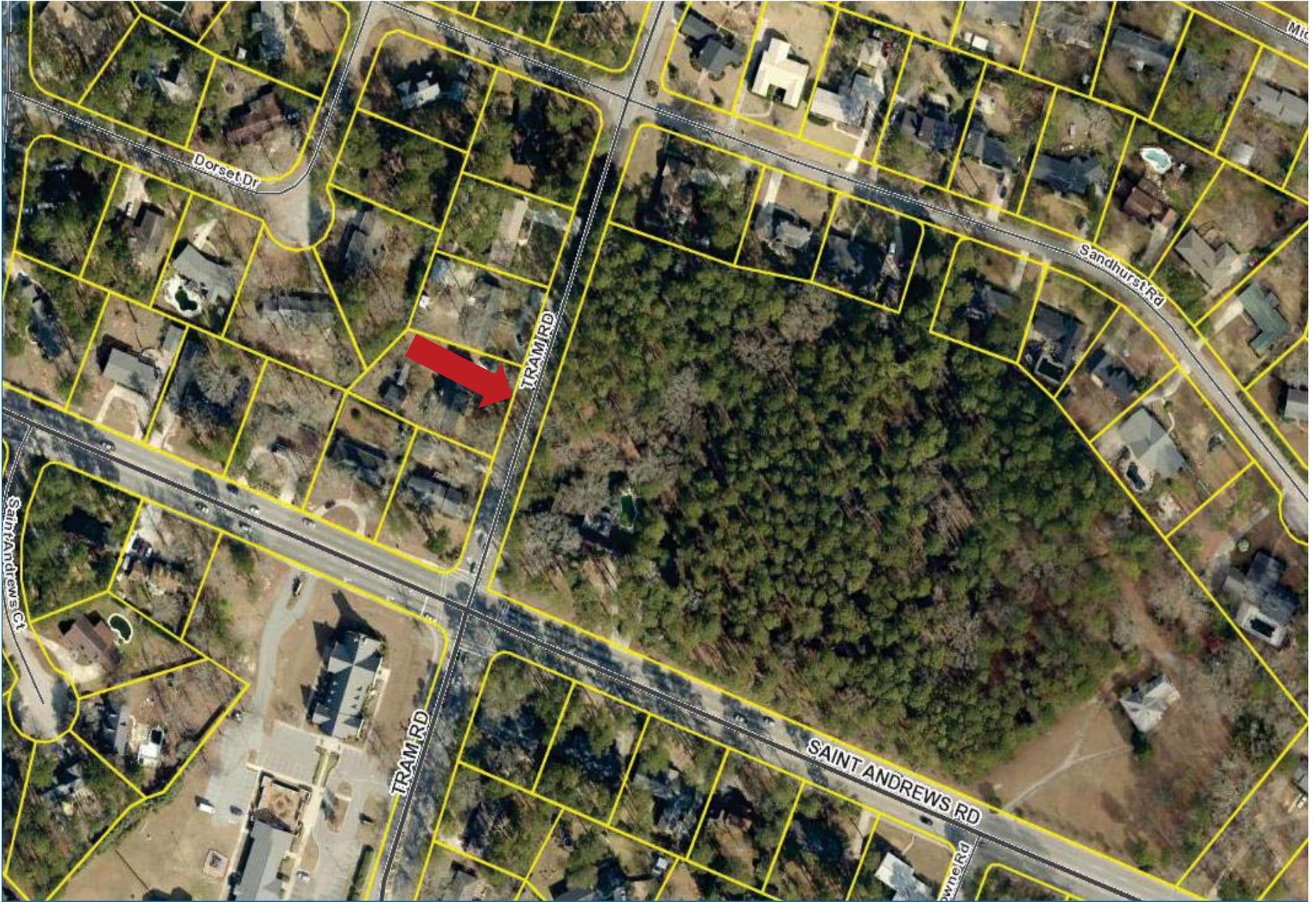
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Site photography





2013 Aerial photograph





Site photography

Community Development - Zoning Map Amendment #M14-04 - Public Hearing - 08/26/2014



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LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING