LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING

Zoning Map Amendment # M13-03

- Applicant: Brant Taylor
- Property Owners: Wateree Plaza LTD
- Location: property along Lake Murray Blvd. TMS#s 002697-01-006,010,011,035,036 037,038 & 027 p/o

Requested Zoning District Classification change:

R1, R3, D

To

C2

R1= Low Density Residential

R3 = High Density Residential

D = Development

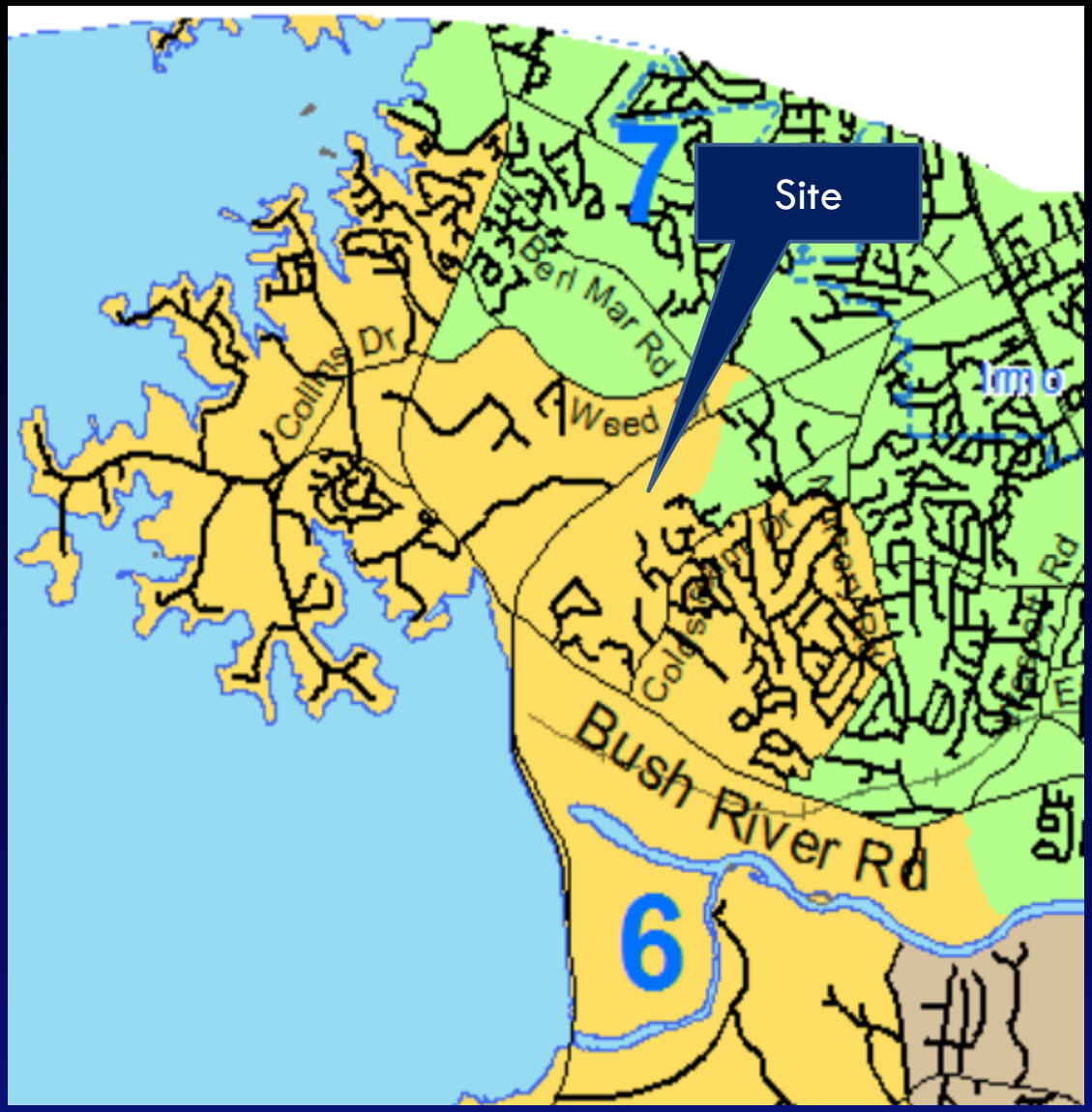
C2 = General Commercial

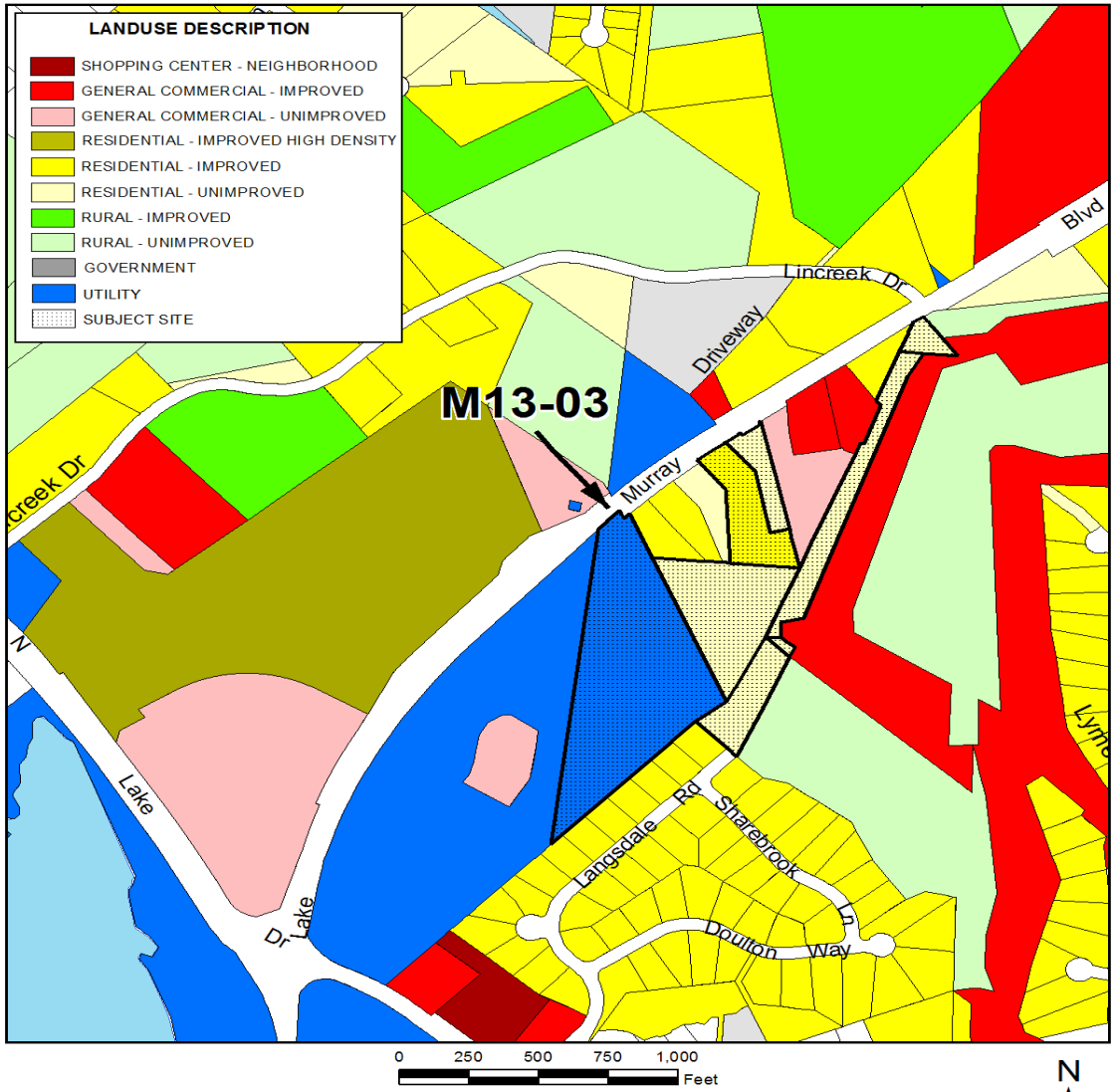
Council District 6

Represented by:

Johnny Jeffcoat

Seven Oaks
Dutch Fork
Planning Area
zoned in
1971/1974

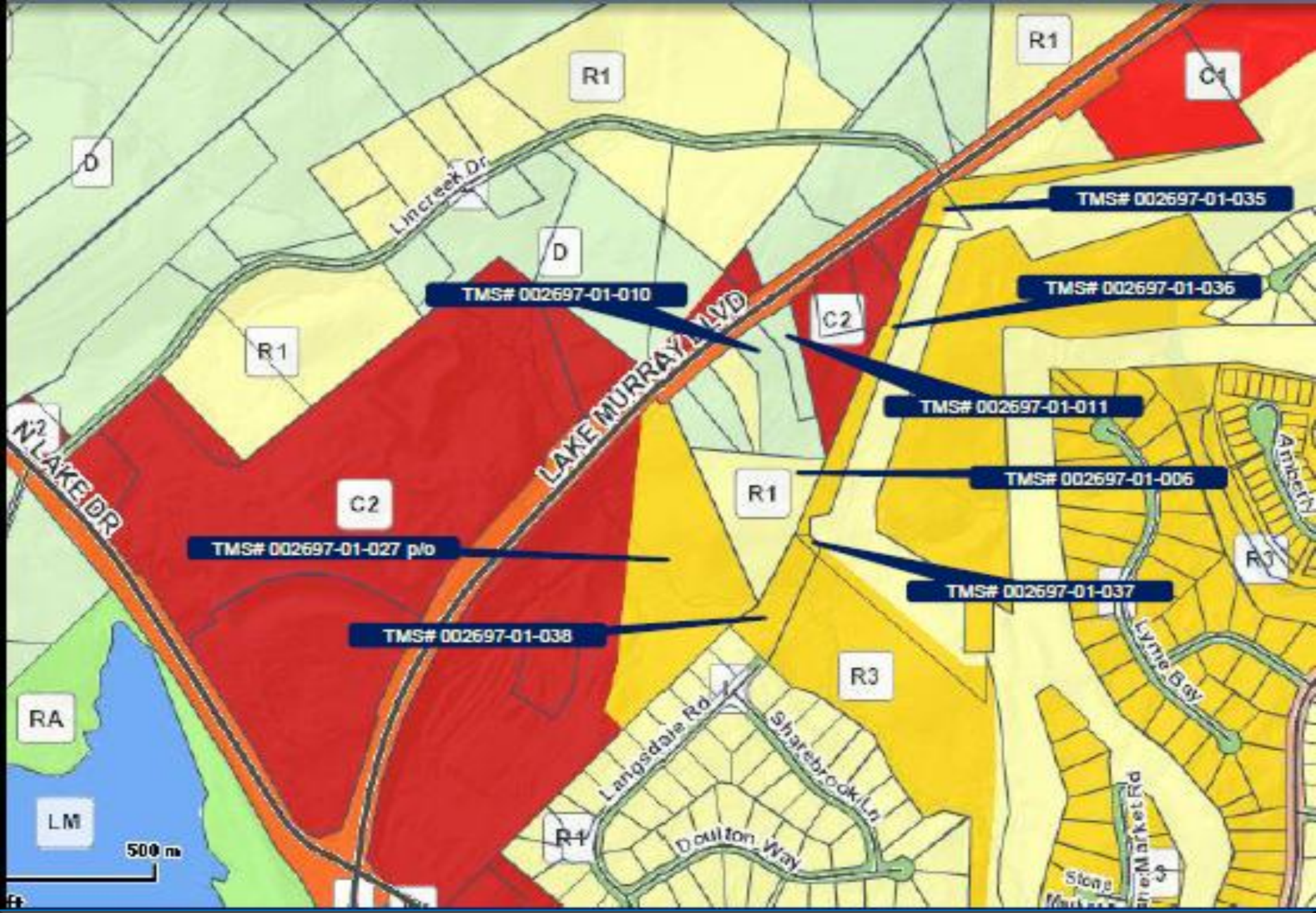




Existing Landuse
Map Amendment # M13-03
TMS # 002697-01-006,10,11,35,36,37,38,&27p/o

Current zoning classification

Community Development



Current zoning classification

Community Development

Aerial photography (2013)

Community Development

Aerial photography (2013)

Community Development

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

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

Community Development

✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	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	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

Community Development

Brant Taylor
CBT & Associates, Inc.
117 Moontide Court
Lexington, SC 29072

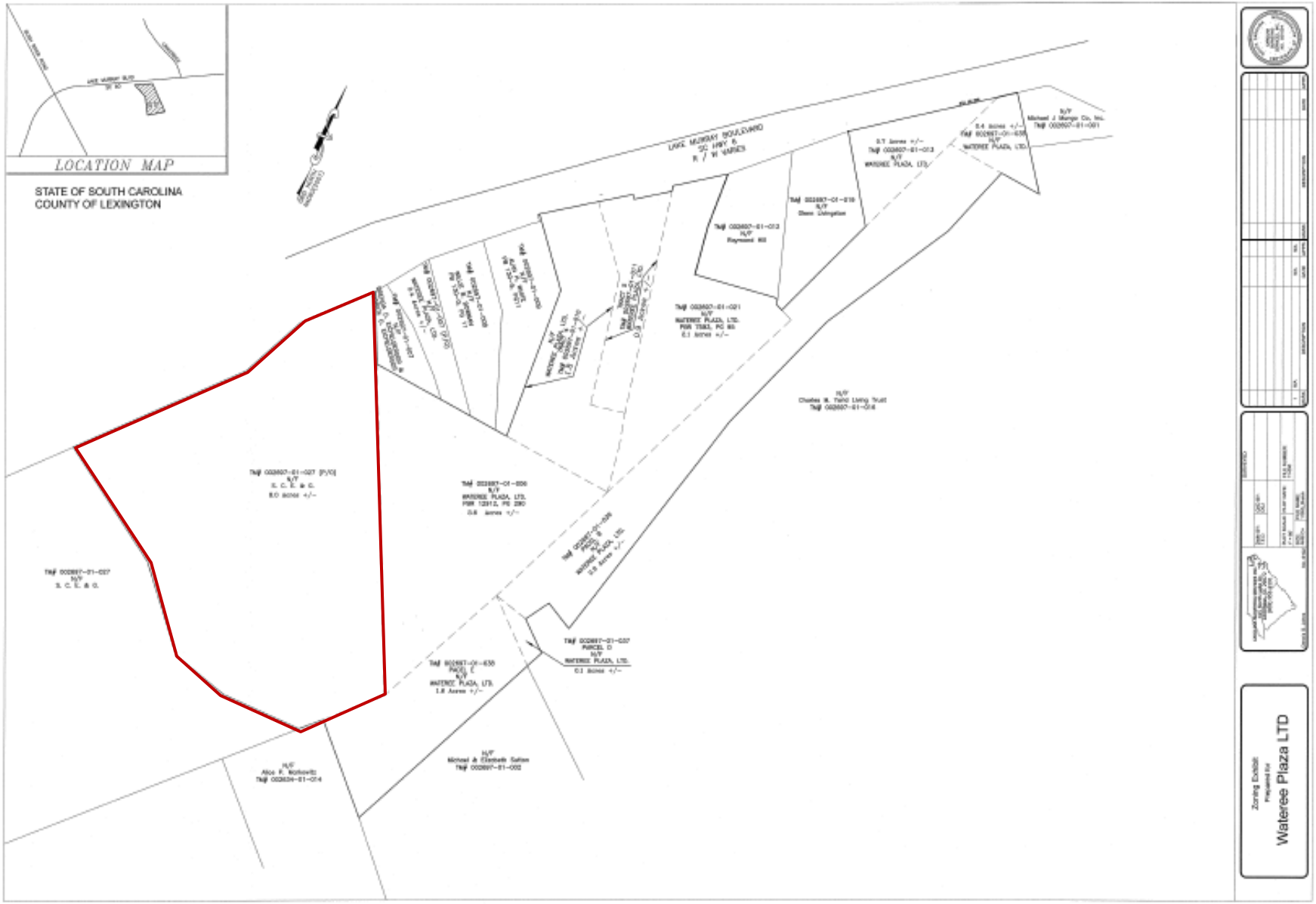
RE: Lake Murray Blvd Apartment Project

This project will have 264 proposed units on approximately 20 acres with frontage on a golf course and a full amenities packages. The proposed project has 2 parking spaces for each unit. In the amenities package will be nature areas, green spaces, business center, movie theatre room, exercise facility, and a swim facility. This will be a Class A market rate project designed to meet the current demand in the market place.

We have conducted market studies to determine the need. This housing market area has only 5 Class A properties. The need and demand exists for another Class A project in this area.

This project will be garden style 3story/4 story split with a combination of 1, 2, and 3 bedroom units. The units will be constructed with wood studs, floor trusses, and roof trusses. They will have brick exterior accents with Hardiplank siding and asphalt shingles.

The property will be served with City of Columbia Water and Sewer and power from SCE&G

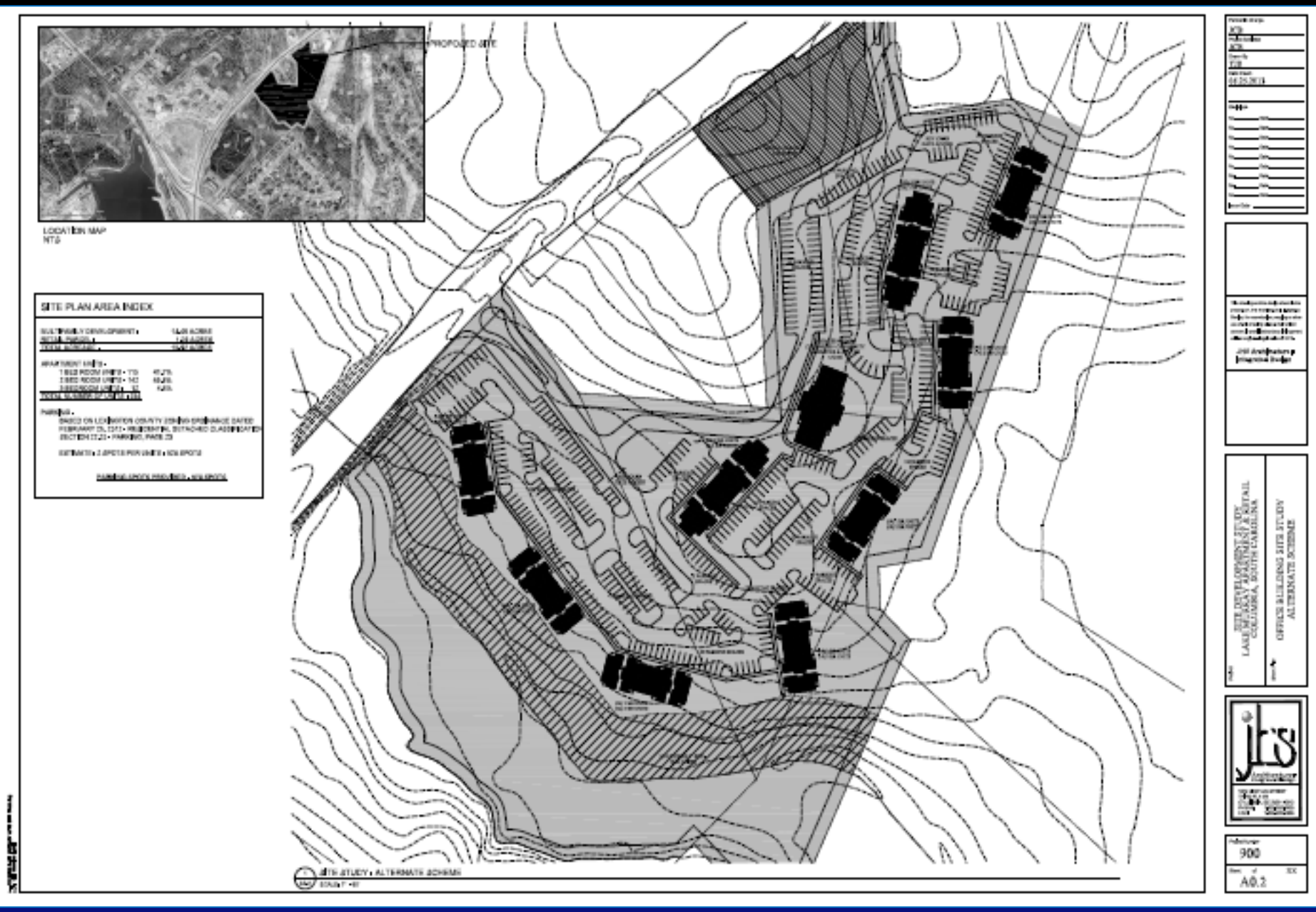


Portion of property to be purchased from SCE&G

Community Development

SCE&G portion to be purchased, zoning classification

Community Development



Proposed layout

Community Development

Site photography

Community Development

Site photography

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Site photography

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