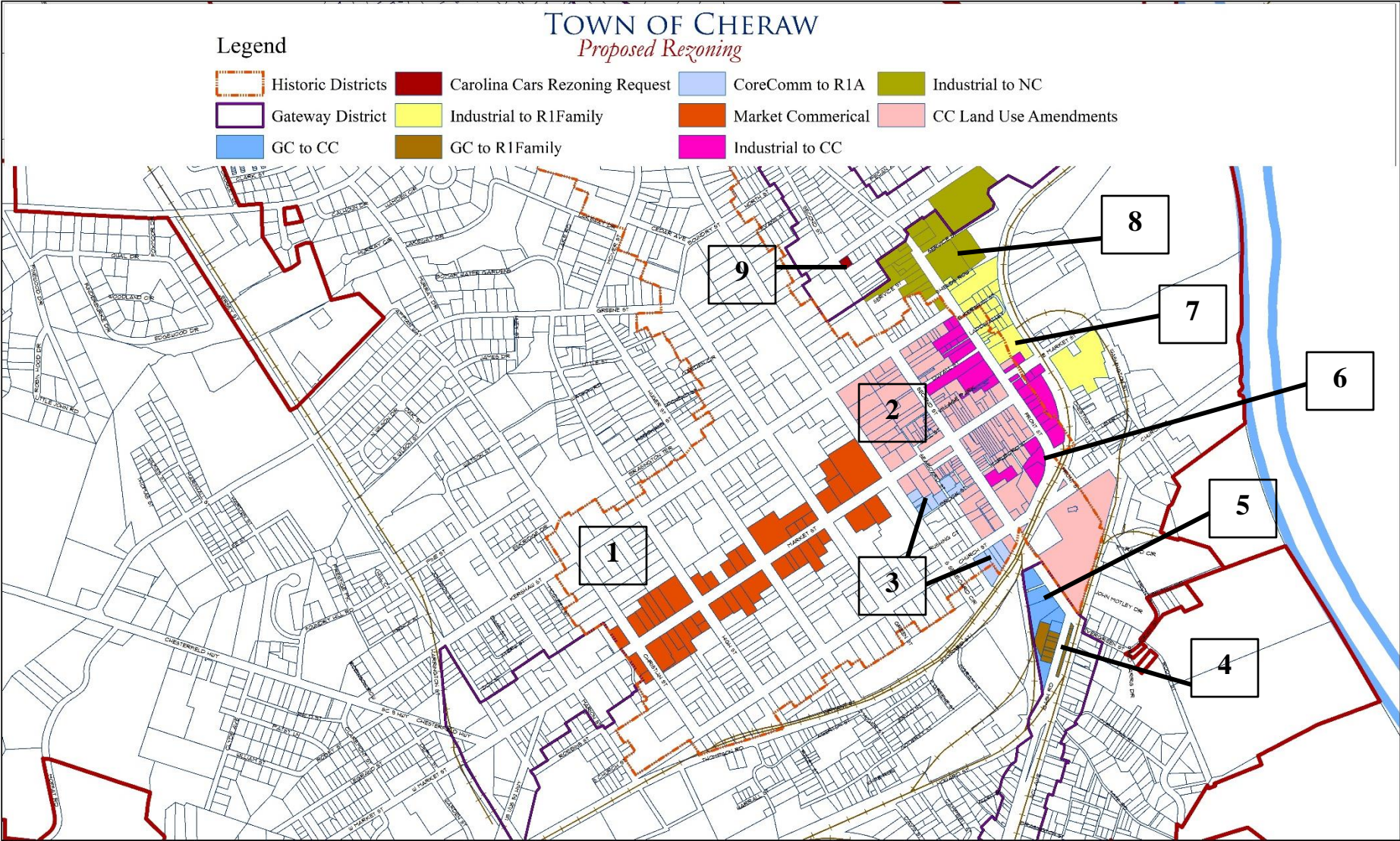


TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS



TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

1. **ZONING REQUEST:** Approved to rezone properties between Third Street and Christian Street from Office Commercial (OC) to Market Commercial.

WHY: Office Commercial prohibited single-family dwellings. This means the current homes are non-conforming, which means those homes if unoccupied over six (6) months or were destroyed could no longer be used as single-family dwellings. Currently, a number of the land uses along Market Street are single-family homes. A number are contributing to the Historic District. Secondly, OC was designed as a more intense use than the corridor is presently use. Addition single-family has a use only permits the continual use of the single-family homes but would not address the allowance of a school, nursing home, and more intense uses. The approved Market Commercial allows lower intensity developments, reflecting the current built environment. Below is the zoning district's intent and permitted uses.

MC – Market Commercial Zoning District

Intent. Market Commercial accommodates office, institutional, residential-office conversion land uses with very low intensity retail uses, and low density residential housing. It serves a transitional zone between the Market Street Corridor Gateway's intense commercial uses and Downtown. The district promotes a quasi-residential built environment discouraging the intense retail or wholesale business activities.

Permitted Principal Use & Structures

1. Office Professional (i.e. doctor, dentist, personal, government services & related professions);
2. Parochial School;
3. Photography studios, art studios, art galleries, art sales, antique shops, crafts sales, and establishments for the teaching; of music, dancing, or other performing arts;
4. Places of worship (i.e. church, mosque, temples);
5. Bed and breakfast inns;
6. Day nurseries and kindergartens, subject to other provisions herein;
7. Community service structures and uses such as community service centers, libraries, civic, or cultural;
8. Financial institutional (i.e. banks, finance offices);
9. Residence to Office Conversion (conditional use); and,
10. Single-family and duplexes

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

2. ZONING REQUEST: Approved to add additional permitted land uses to the Core Commercial Zoning District and solidify that District.

WHY: The Planning Commission approved the proposed land uses below. They felt the list of use were needed to create a more vibrant Downtown.

1. All uses permitted in the NC- Neighborhood Commercial District except places of worship (i.e. churches), lodges and civic clubs, and single-family housing.
2. Research & Development activities.
3. Technological business.
4. Museum.
5. Second-story housing/loft apartment.
6. Condominiums.
7. Micro-brewery.
8. Roof-top bars.
9. Bar & grille.
10. Commercial parking lots & garages.
11. Tailor.
12. Gasoline stations.
13. Art studio, art galleries.
14. Parks.
15. Government uses.
16. Restaurant (no drive-thru).
17. Printing, publishing, and similar activities.
18. Commercial recreation (indoor)
19. Book Store.
20. Performance art center.
21. Book and stationary stores.
22. Office professional (i.e. doctor, dentist, personal, government services & related professions)
23. Farmer's market.
24. Barber & salon.
25. Dry cleaners.
26. Educational institutions (i.e. Northeastern Technical College facilities)

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

3. ZONING REQUEST: Approved to rezone properties from Core Commercial to R-1A Single-Family.

WHY: Core Commercial prohibits any residential land uses. The approved added land uses to Core Commercial included higher density housing that supports commercial development. Evident in Florence, Hartsville, and other vibrant downtowns are loft apartments, condos, and second-story apartments. This type of housing makes sense, especially if there is a serious effort to revitalize Downtown. Single-family housing is not appropriate for a robust Downtown. Additionally, the surrounding single-family homes are zoned R-1A Single-Family.

4. ZONING REQUEST: Approved to rezone properties from General Commercial to R-1 Family.

WHY: The single-family residential uses are zoned General Commercial. Similar to the Market Street example, the commercial zoning made those homes non-conforming. More importantly, there is no investment interest to purchase and relocated the homeowners for commercial development.

5. ZONING REQUEST: Approved to rezone properties from General Commercial to Core Commercial. The properties included the former McBride grocery and dry cleaners and the Fox building near the railway.

WHY: The Planning Commission felt these properties proximity to Downtown would better serve the Downtown as part of Core Commercial. In fact, they envisioned the Fox property being a micro-brewery.

6. ZONING REQUEST: Approved to rezone a portion of existing Light Industrial off Front Street near Downtown to Core Commercial.

WHY: Staff and the Planning Commission felt the selected area allows the expansion of Downtown. This furthers opportunity for downtown housing and mixed-use developments. Future development would add another dimension to downtown and the areas in general. Currently, the Town does not have any intentions or plans to encourage light industrial development along Front Street.

7. ZONING REQUEST: Approved to rezone a portion of the properties zoned Light Industrial off Front Street from East Market to Shields Row.

WHY: The R-1 Family zoning designation is consistent with the surrounding zoning for similar sized lots and residential land uses. Currently, the Town does not have any intentions or plans to encourage light industrial development along Front Street.

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

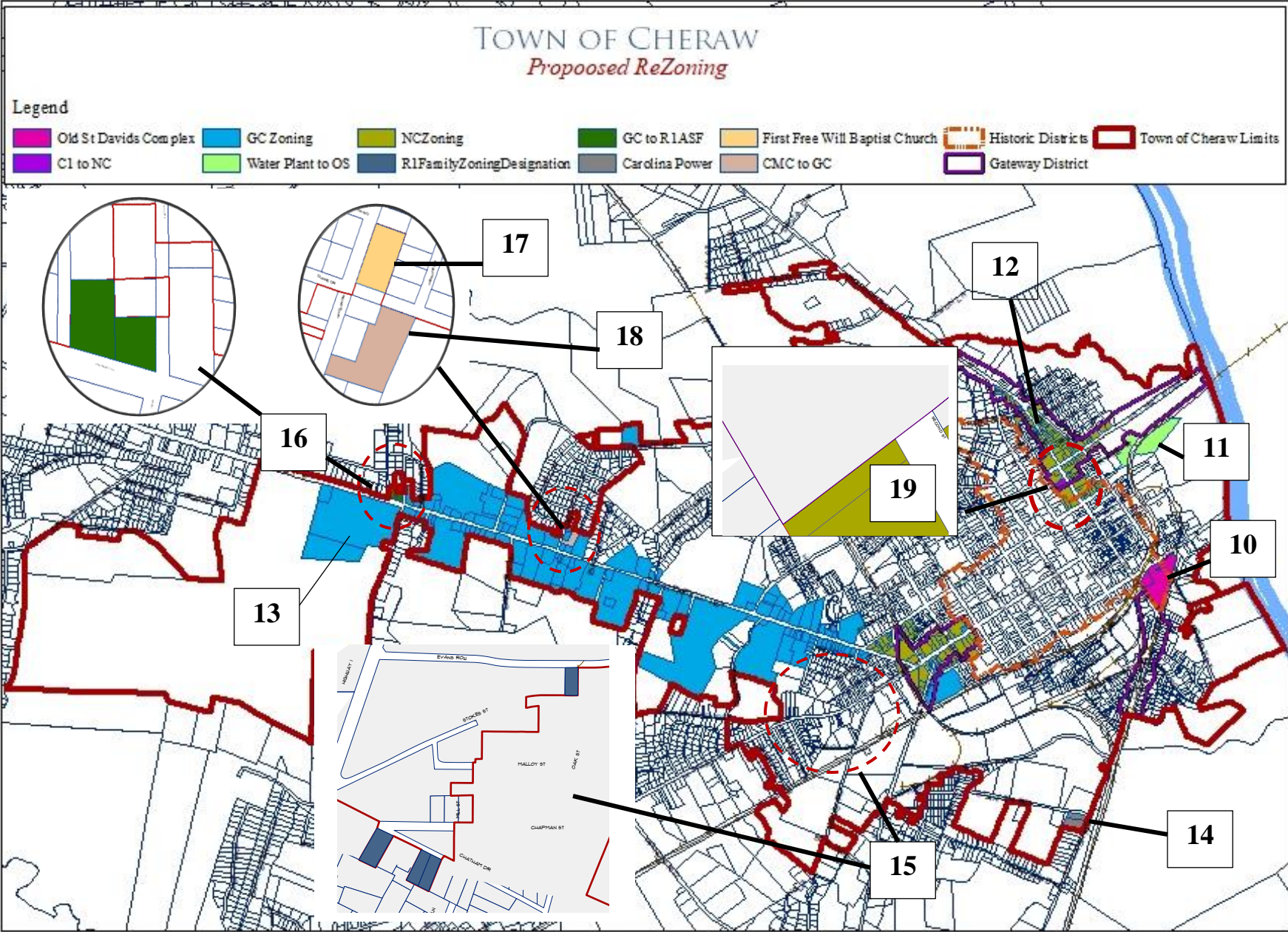
8. **ZONING REQUEST:** Approved to rezone a portion of the properties zoned Light Industrial off Front from to Neighborhood Commercial with the exception of several residential dwellings. Those dwellings were recommended to Council to be R-1 Family.

WHY: The selected area continues the flow of the neighborhood commercial activity off Powe Street, particularly as redevelopment occurs with the properties donated to the Town. The affected properties are currently residential, and business oriented in character and design. Additionally, the Town of Cheraw has no intentions to encourage and/or promote industrial development along this portion of Front Street.

9. **ZONING REQUEST:** Disapproved the rezoning of Carolina Car Sales car lot from Core Commercial to General Commercial. The business owner requested to the change to allow a car dealership. The current Core Commercial prohibits the sale of vehicles.

WHY: The Planning Commission felt a dealership was an inappropriate land use for the is section of Second Street. Secondly, the lot was insufficient to manage a car dealership.

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS



TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

10. ZONING REQUEST: Rezone Old St. David’s Cemetery/Church from Manufacturing and Core Commercial to Open Space.

WHY: Core Commercial does not permit cemeteries and churches. Manufacturing is not an appropriate designation. Open Space is more appropriate particularly since no other type of development is going to occur on this property. As for the Core Commercial list of permitted uses, churches are prohibited. Removing it from Core Commercial substantiates this zoning classification.

11. ZONING REQUEST: Rezone the Water Plant from Manufacturing to Open Space.

WHY: Manufacturing is not a current use of the property and is inconsistent with the actual use.

12. ZONING REQUEST: Confirm the Neighborhood Commercial Zoning Classification and add single-family homes and duplexes to the list of permitted land uses.

WHY: The zoning confirmation officially addresses any discrepancies and finalizes this zoning designation. The Town, around 2012, made several re-zonings and change the zoning nomenclature from C-1 to Neighborhood Commercial. It [the Town] violated *SC Codes* § 6-29-760 by committing one or more infractions – not advertising 15 days before public hearing, notifying property owners of the re-zoning, or inadequately posting zoning. Consequently, several property owners successful argued their properties were zoned illegally. Additionally, this effort adds single-family and duplexes to the list of permitted uses. This reflects an overwhelming number of existing single-family homes.

13. ZONING REQUEST: Confirm the Neighborhood Commercial Zoning Classification and remove removes cemeteries and passenger terminals from the list of permitted uses.

WHY: The zoning confirmation officially addresses any discrepancies and finalizes this zoning designation. The Town, around 2012, made several re-zonings and change the zoning nomenclature from C-2 to General Commercial. It [the Town] violated *SC Codes* § 6-29-760 by committing one or more infractions – not advertising 15 days before public hearing, notifying property owners of the re-zoning, or inadequately posting zoning. Consequently, several property owners successful argued their properties were zoned illegally.

14. ZONING REQUEST: Assign Open Space zoning designation to Carolina Power’s properties (259 000 000 004 and 259 000 000 062).

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

WHY: Properties within the Town's limit must have a zoning designation. The Town and Chesterfield's Assessor Office discovered, during its boundary confirmation for the US Census, Carolina Power's properties are within the town's limits. The Open Space zoning designation permits utility facilities as a land use.

15. **ZONING REQUEST:** Assign R-1 Family zoning designation to properties now/formerly owned by Prentiss Cox (259 015 001 003), Margie Riley (259 012 004 013), Olin L. Graham (259 016 001 002), and William I. Quick Etal (259 016 001 003).

WHY: Properties within the Town's limit must have a zoning designation. The Town and Chesterfield's Assessor Office discovered, during its boundary confirmation for the US Census, these properties are within the town's limits. These single-family homes are residential in design and character similar to homes designated R-1 Family.

16. **ZONING REQUEST:** Re-zone properties owned by now/formerly Kimberly M. Boan (243 000 003 021) and Wilkerson Enterprises Inc. (243 000 003 023) from General Commercial to R-1A Single-Family.

WHY: The Town when it zoned the aforementioned properties General Commercial was not aware the properties have restrictive covenants prohibiting non-residential land uses.

17. **ZONING REQUEST:** Assign Office Commercial zoning designation to First Free Will Baptist Church (258 013 005 001).

WHY: Properties within the Town's limit must have a zoning designation. The Town and Chesterfield's Assessor Office discovered, during its boundary confirmation for the US Census, First Free Will Baptist Church is within the town's limits. The Office Commercial zoning designation permits places of worship as land use.

18. **ZONING REQUEST:** Re-zoning the portion of CMC Building Supply (258 013 002 005) from Office Commercial to General Commercial.

WHY: The Planning Commission feels this portion of CMC should match currently zoned General Commercial.

19. **ZONING REQUEST:** Rezone the property now/formerly owned by George W. & Ralph Martin (21 009 003 007) from C-1 to Neighborhood Commercial.

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS

WHY: The Town, around 2012, made several re-zonings and change the zoning nomenclature from C-1 to Neighborhood Commercial. It [the Town] violated *SC Codes § 6-29-760* by committing one or more infractions – not advertising 15 days before public hearing, notifying property owners of the re-zoning, or inadequately posting zoning. Consequently, the Martins successful argued their properties were zoned illegally. Consequently, the Town changed the property’s zoning designation to C-1. The re-zoning corrects the previous mistakes, making the property consistent with the surrounding land uses.

TOWN OF CHERAW RE-ZONING/ZONING SYNOPSIS