

UDO-TA-013-012 – Application of Lancaster County Planning Commission to amend the text of Chapter 3, of the Unified Development Ordinance, Table of Permissible Uses by adding Banquet Hall as a conditional use to Chapter 4, Conditional & Special Exception Uses of the Unified Development Ordinance. {Public Hearing} pgs. 220-222	Kathy Johnson

PLANNING STAFF REPORT

I. Facts

General Information

Lancaster County Planning Commission is proposing the following text amendment to the Lancaster County Unified Development Ordinance in order to add a definition to Chapter 19 (Definitions) and to modify Chapter 3 (Permissible Uses) and Chapter 4 (Conditional and Special Exception Uses).

Chapter 19: Definitions

Banquet Hall- An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other celebrations. Such a use may or may not include 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities. Civic and community owned buildings and grounds are not included in this definition. (NAICS GRP# 722320 & #531120)

Chapter 3: Permissible Uses:

Banquet Halls shall be allowed as a *conditional use* in the R-30, Low Density Residential/ Agricultural District, R-30S, Low Density Residential/Manufactured Housing/Agricultural District, R-30D, Low Density Residential/Manufactured Housing/Agricultural District, R-30P, Low Density Residential/Agricultural Panhandle District, R-45, Rural Residential/Agricultural District, R-45A, Rural Residential/Intense Agricultural District, R-45B, Rural Residential/ Business/ Agricultural District, B-1, Business Office District, B-2, General Commercial District, and B-3, General Commercial District subject to certain conditions being met.

Chapter 4: Conditional and Special Exception Uses

Banquet Halls shall comply with the following requirements:

1. A banquet hall shall be situated on a minimum five (5) acre tract.
2. Use of any outside music or outside sound system shall be discontinued at 12:00 midnight.
3. Signage for a banquet hall shall follow the requirements for the particular zoning district where the banquet hall is located.

4. A Type 3 buffer yard (25' in width) shall be installed along the side and rear property lines for the lot on which the banquet hall is located. The width of a Type 3 buffer yard shall not be reduced for properties where banquet halls are located.
5. Plans for a new or renovated building to be used as a banquet shall be approved by the DRC (Development Review Committee) prior to construction.
6. A building used for a banquet hall must have 100' minimum separation from the property line of any residential use, whether or not that residence is located within a residential district.
7. Banquet halls are exempt from Section 4.1.4 Business Uses (Any Non-Single-Family Use) Allowed in the R-45A and R-45B Districts.
8. Buildings used as a banquet hall shall contain no more than 6,000 square feet of gross floor area.
9. The requirements of section 12.2.2 Street Yard Landscaping shall be met for properties where banquet halls are located.

II. Findings

The Planning Department has received requests to allow for banquet halls within the Unified Development Ordinance for Lancaster County. Planning Staff is of the opinion that this type use would be beneficial for the County and that it would be appropriate for the R-30, R-30S, R-30D, R-30P, R-45, R-45A, R-45B, B-1, B-2 and B-3 districts subject to the above listed conditions being met.

III. Recommendation

It is therefore the recommendation of the Planning staff that the above text amendment be **approved**.

LANCASTER COUNTY
SOUTH CAROLINA

**APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
ZONING ORDINANCE FOR LANCASTER COUNTY**

Do Not Write In This Box

Application No: UDO-TA-013-012

Date Received: 09/17/2013

Fee Paid: N/A

1. The application is for an amendment to the: (check one)
 District Boundary Map (Fill in all items # 2, 3, 4, 5, 6, 7, & 9 only)
 Ordinance Text (Fill in items # 8 & 9 only)
2. Give either the exact address or tax map reference to property for which a district boundary change is requested: N/A
3. How is this property presently designated on the map? N/A.
4. How is the property being used? N/A
5. What new designation or map change do you propose for this property? N/A
6. What new use do you propose for this property? N/A

EXPLAIN UNDER ITEM # 9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

7. Does the applicant own the property proposed for this change? YES NO If no, give the name and the address of the property owner and attach written authorization to file this application:
8. If this involves a change in the Ordinance Text, what section or sections will be affected? **Application of Lancaster County Planning Commission to add Banquet Hall as a conditional use to Chapter 4, Conditional & Special Exception Permits. Also add to Chapter 19 definition of Banquet Hall. Update Chapter 3 Permissible Uses to reflect Banquet Hall in residential and commercial zones.**

Note: It is understood by the undersigned that while the application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

Lancaster County Planning Commission
P.O. Box 1809
101 N. Main Street
Lancaster County Administration Building
Lancaster, S.C. 29721

Signature



**Mr. Charles Deese
Chairman
Lancaster County Planning
Commission**