

Planning Commission Members

District 1: Alan Patterson
District 2: T. Yokima Cureton
District 3: Charles Deese, Chair
District 4: Judianna Tinklenberg
District 5: James Barnett, Vice-Chair
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

Ginny L. Merck-Dupont

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Allison Hardin

November 2, 2023

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. UDO-TA-2023-1819 Lineberger: Sec 5.9 & 2.5

UDO-TA-2023-1819: Application by Kim Lineberger on behalf of KCH Real Estate LLC for an amendment to UDO Sec. 5.9 Industry/Wholesale/Storage Uses and Sec. 2.5 Use Table, to add a definition and regulations for Non-Metallic Mineral Product Manufacturing.

b. RZ-2023-1814 Flat Creek/Coulston

RZ-2023- 1814: Application by Ben Russell and A. Coulston on behalf of Pinnacle Homes USA, LLC to rezone approximately 60.05 acres located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM 0080-00-061.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order to develop a residential subdivision of 115 single-family lots.

c. SD-2023-0161 Edgewater Phase 11

SD-2023-0161 Edgewater Phase 11: Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B & C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 146 detached single-family homes and 50 townhomes.

d. NRN-2023-1723 Civil Submittals

New road names submitted for approval through Civil Plans.

e. NRN-2023-1908 Ohana Drive

Application by Adriana Wilson for a New Road Name for private road accessing off of Green Pond Road at and adjacent to TM # 0014-00-007.00 and 0014-00-007.02.

f. Other

- i.** Draft Comprehensive Plan: Discussion Item
Review and discussion of draft Comprehensive Plan.

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-1819 Lineberger: Sec 5.9 & 2.5

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 11/2/2023

Points to Consider:

Asphalt production.

ATTACHMENTS:

Description	Upload Date	Type
Application	10/30/2023	Exhibit
Workshop Staff Notes	11/1/2023	Exhibit



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanasteresc.org

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended See Text Amendment Item 1 and Item 2 on attached pages.

Current Text Please see the proposed Text Amendment Item 1 and Item 2 on the attached pages
for detailed information the text changes proposed to the Unified Development Ordinance.

Proposed Text Please see the proposed Text Amendment Item 1 and Item 2 on the attached pages for
detailed information on the newly proposed text to provide for Nonmetallic Mineral Product Manufacturing
as a new land use activity.

Description of Need for Proposed Text The current Unified Development Ordinance does not provide for
Nonmetallic Mineral Product Manufacturing. An opportunity exists for development of such facilities in the
County that will require extensive capital investment and job creation. The standards proposed governing this
newly designated land use activity are consistent with provisions governing similar uses in other jurisdictions.

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name KCH Real Estate, LLC
Address 1490 Kershaw Camden Highway
City Lancaster State SC Zip 29721 Phone (803) 289-7315 **7531**
Fax (803) 286-5051 Email Kim@lci-lineberger.com

435
- 325
110

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

K. [Signature]
Applicant

10/6/23
Date

KCH Real Estate By [Signature]
Property Owner(s)

10/6/23
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Text Amendment Application Fee - \$325.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.

Text Amendment Item 1.

Amend Section 5.9 of the UDO to add the following use regulations for “Nonmetallic Mineral Product Manufacturing” as a new category of land use activity:

Nonmetallic Mineral Product Manufacturing [HI]

- A. Permitted Industrial and Manufacturing Activities: Nonmetallic Mineral Product Manufacturing includes industrial facilities used for the manufacturing and production of clay product and refractory manufacturing (NAICS 3271); glass and glass production manufacturing (NAICS 3272); cement and concrete product manufacturing (NAICS 3273); Lime and gypsum product manufacturing (NAICS 3274); and other nonmetallic mineral product manufacturing (NAICS 3279). This land use activity includes facilities that engage in the recycling, storage, processing, resale, or reuse of recovered materials.
- B. Permitted Location and Size
 - 1. Such uses shall be exclusively located in the HI zoning district.
 - 2. Such uses shall be sited on a parcel(s) of not less than 6 acres.
- C. Separation Requirements
 - 1. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from: (A) Any lots located in the LDR, MDR, HDR, MH, RMS, RIX, BP, and INS zoning districts; and
 - 2. A nonmetallic mineral product manufacturing use shall be located at least 500 feet from any lots containing residential dwelling units, schools, day care centers, religious facilities, public parks, and designated historic districts and landmarks, whether or not such lots are located in the incorporated or unincorporated area of Lancaster County.
- D. Required Setbacks

All elements of the nonmetallic mineral product manufacturing facility, including structures, buildings, equipment, parking areas, and access roads, shall be located at least 75 feet from all property lines; except that access roads may cross the 75-foot setback area and utilities may be located within the 75-foot setback area.
- E. Screening

A minimum 8ft. tall opaque buffer of no less than 50ft in width consisting of 18 trees and 36 shrubs per 100 lf will be placed between adjoining properties. Buffer can be placed within required setbacks.
- F. Vehicular Access

Vehicular access to the site of all nonmetallic mineral product manufacturing uses shall be located on an arterial or major collector road, or on a road improved to necessary industrial capacity as determined by the Administrator.

G. Dust Reduction Measures

Nonmetallic mineral product manufacturing facilities shall employ dust reduction measures to minimize on-site and off-site dust nuisance generated by the manufacturing use. These measures may include, but are not limited to: (A) Utilization of stabilized roadways within the site; (B) On-site speed limits to minimize disturbance; and (C) Application of water and other dust palliatives.

Text Amendment Item 2.

Amend the Use Table in Section 2.5.3 of the UDO to add the following use type under Section H:

“Nonmetallic Mineral Product Manufacturing” and providing that such use shall be designated as Permitted with Review (PR) within the HI zoning district, subject to the standards referenced in the newly created land use category referenced in Text Amendment Item 1.

PROPOSAL: Amend Unified Development Ordinance, adding regulations and definition for Nonmetallic Mineral Product Manufacturing in HI District

APPLICABLE CHAPTER(S): Chapters 5, and 2

APPLICANT: Kim Lineberger, KCH Real LLC

REQUEST: Application by Kim Lineberger on behalf of KCH Real Estate LLC for an amendment to UDO Sec. 5.9 Industry/Wholesale/Storage Uses and Sec. 2.5 Use Table, to add a definition and regulations for Non-Metallic Mineral Product Manufacturing.

From the application: “The current UDO does not provide for nonmetallic mineral product manufacturing. An opportunity exists for development of such facilities in the County that will require extensive capital investment and job creation. The standards proposed governing this newly designated land use activity are consistent with provisions governing similar uses in other jurisdictions.”

Business information available via <https://www.lci-lineberger.com/>.

REGULATORY DEFINITION OF “NON-METALLIC MINERAL PRODUCT MANUFACTURING”

The Nonmetallic Mineral Product Manufacturing subsector transforms mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption. Processes used include grinding, mixing, cutting, shaping, and honing. Heat is often used in the process and chemicals are frequently mixed to change the composition, purity, and chemical properties for the intended product. For example, glass is produced by heating silica sand to the melting point (sometimes combined with cullet or recycled glass) and then drawn, floated, or blow molded to the desired shape or thickness. Refractory materials are heated and then formed into bricks or other shapes for use in industrial applications. – *North American Industry Classification System (NAICS) Class 327*

Additional information: <https://www.statista.com/markets/954/topic/951/nonmetallic-mineral-products/>

HEAVY INDUSTRIAL ZONING

The purpose of the Heavy Industrial district is described in the UDO:

"The Heavy Industrial District is established to accommodate those industrial, manufacturing, or large-scale utility operations that, by their nature, may create some nuisance and which are not properly associated with, nor compatible with, residential, commercial, and service establishments. Retailing of manufactured items may be permitted in certain instances when it is conducted on the same building site as the principal use. Several parts of this request will require deliberation. There are regulations in place for some of the components of the request, but not all."

STAFF CONTACT:

Allison Hardin, Development Services Director

ahardin@lancastercountysc.net

ATTACHMENTS:

- **Application**
- **Map of HI Zones in Lancaster County**

Agenda Item Summary

Ordinance # / Resolution #: RZ-2023-1814 Flat Creek/Coulston

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 11/2/2023

Points to Consider:

Takeaways for PC Workshop:

- MDR Adjacent in existing development
- Applicant does not have a site plan, wants to use existing plat as blueprint.
- Use the existing adjoining development as access.
- Applicant does not want to go through sketch plan process until after rezoning.
- Site requires a roughly 9,000ft sewer extension. Needs to obtain easements from property owners.
 - Applicant has started discussions with the LCWSD.

ATTACHMENTS:

Description	Upload Date	Type
Application	10/30/2023	Exhibit
Deed	10/30/2023	Exhibit
Whitehall Phase I plat 2001	10/30/2023	Exhibit
Boundary Survey of subject parcel Plat 2001/90	10/30/2023	Exhibit
Location Map	10/30/2023	Exhibit



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

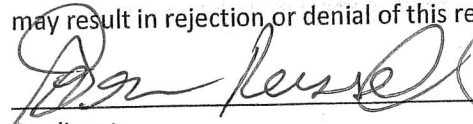
Property Address Flat Creek Road
City LANCASTER State SC Zip 29720 Tax Parcel ID 0080-00-061.00
Current Zoning RN Current Use WOODS
Proposed Zoning MDR Total Acres 60.05
Project Description 115 Single Family homes

Surrounding Property Description Single Family Homes, FARM LAND

CONTACT INFORMATION

Applicant Name Don Russell
Address 2908 Morgan Mill Road
City Monroe State NC Zip 28112 Phone 704-507-2177
Fax _____ Email arecolston@gmail.com
Property Owner Name Pinnacle Homes USA LLC
Address 2908 Morgan Mill Road
City Monroe State NC Zip 28112 Phone 704-507-2177
Fax _____ Email arecolston@gmail.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.


Applicant

9-6-2023
Date

Property Owner(s)

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF LANCASTER) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THIS DEED, that **B & C Land Farming, LLC** (hereinafter called “Grantor”), a North Carolina limited liability company, for and in consideration of One Million Sixty Thousand and 00/100 Dollars (\$1,060,000.00), to it in hand paid at and before the sealing of this deed by **Pinnacle Homes USA, LLC**, (hereinafter called “Grantee”), a North Carolina limited liability company, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by this Deed does grant, bargain, sell and release unto the said Grantee and its successors and assigns the following described property:

See Exhibit "A" attached hereto and incorporated herein by reference.

GRANTEE'S MAILING ADDRESS: 4389 Indian Trail - Fairview Road
Indian Trail, NC 28079

Tax Map #: 0080-00-061.00

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all the rights, members, hereditaments and appurtenances whatsoever to the said premises belonging, or in any way incident or appertaining to them.

TO HAVE AND TO HOLD all and singular the above-mentioned premises unto the said Grantee its heirs, executors, administrators, successors, and assigns forever. Subject, however, to the rights, conditions and restrictions that constitute covenants running with the land which are set forth or referred to herein or which may otherwise appear of record.

And the Grantor does hereby bind the Grantor and the Grantor's successors to warrant and forever defend all and singular the premises unto the said Grantee, and its heirs, successors, and assigns, against the lawful claim of any person or entity claiming by, through or under the Grantor.

DRAWN BY AND MAIL TO:
HINSON FAULK P.A.
309 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

File No. 2022037130

RECORDED THIS 30th DAY
OF MARCH, 2022
IN BOOK 00 PAGE 00

Shirley C. Murphy
Auditor, Lancaster County, SC

LANCASTER COUNTY, SC
2022005371 DEED
RECORDING FEES \$15.00
STATE TAX \$2756.00
COUNTY TAX \$1166.00
PRESENTED & RECORDED
03-30-2022 11:08:07 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: PAM FAULKENBERRY
BK:DEED 1534 PG:318-320

LANCASTER COUNTY ASSESSOR
Tax Map:
0080 00 061 00

ANY REFERENCE in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the Grantee.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officer 29 day of March, 2022.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

B & C Land Farming, LLC
A North Carolina limited liability company

[Signature]
Witness

By: [Signature] (seal)
G. David Cuthbertson, Manager

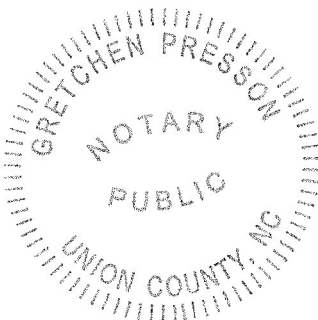
[Signature]
Witness

ACKNOWLEDGEMENT

State of North Carolina, County of Union

I, a Notary Public for Union County, North Carolina, certify that the following person(s), either personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: G. David Cuthbertson

Witness my hand and official stamp or seal, this 29 day of March, 2022.



[Signature]
Notary Public for North Carolina

My Commission Expires: 3-29-2025

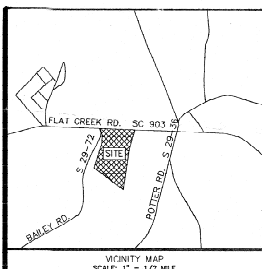
EXHIBIT "A"
Legal Description

All that certain piece, parcel or tract of land together with all improvements located thereon, lying, being and situate in Lancaster County, South Carolina, approximately five (5) miles southeast of the City of Lancaster, fronting on SC Hwy 903, containing 72.36 Acres, more or less, and being more particularly shown, described and designated on Plat of Survey entitled 'Property Survey for Nella S. Small', dated August 27, 1998 and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 2001-760. Reference to said plat is craved for a more minute description.

SAVING AND ACCEPTING THEREFROM Lots 1 - 29 inclusive and Lots 119 - 126 inclusive and Lots 155 - 167 inclusive, as shown on plat of survey of Whitehall Subdivision Phase I made by Precision Surveying, Inc dated 5-28-01 and revised 6-6-01, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 2001-352.

AND SAVING AND ACCEPTING THEREFROM all of the property conveyed to Whitehall of Lancaster Homeowner's Association, Inc. by deed of Craft Development, LLC recorded January 3, 2004 in Deed Book 224, Page 44, in the Office of the Register of Deeds for Lancaster County, South Carolina.

DERIVATION: This being the same property conveyed unto B & C Land Farming, LLC by Deed from B & C Land Holdings, LLC recorded on December 31, 2015 in Deed Book 936, Page 239 in the Office of the Clerk of Court for Lancaster County, South Carolina.



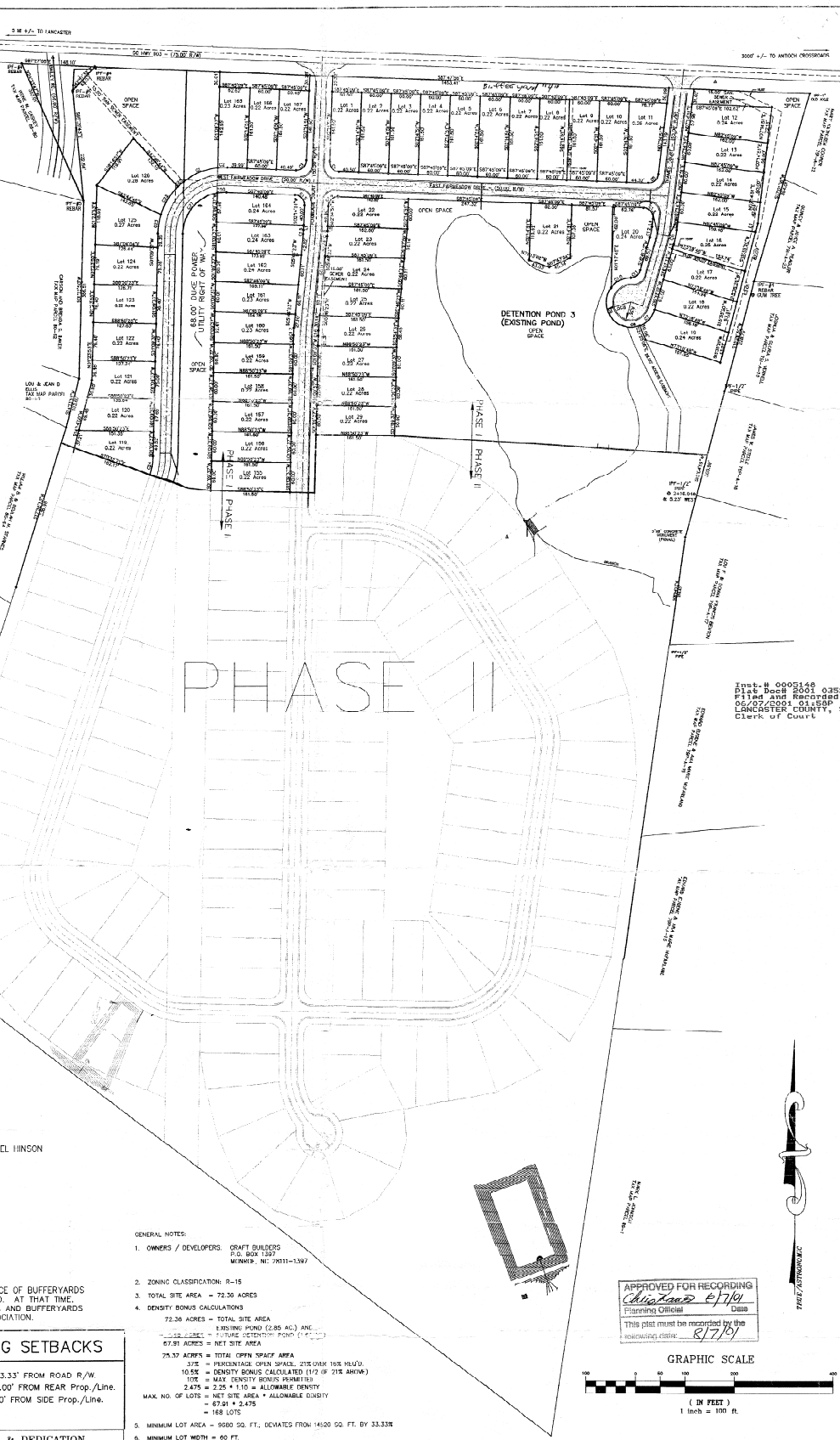
THIS PLAT IS A SUBDIVISION AND PRESENTATION OF THE NORTHERN PORTION OF PLAT 2001, P. 90, PHASE ONE OF WHITEHALL SUBDIVISION

CURVE TABLE

LENGTH	RADIUS	DELTA	CHORD	BEG	CHORD
C1	74.30	122.00	31.4719	S46°10'24"W	72.94
C2	12.01	138.00	00.1149	S86°02'31"W	13.02
C3	31.42	83.00	90°00'00"	N47°14'21"E	88.88
C4	31.42	83.00	90°00'00"	S47°45'19"E	88.88
C5	29.67	83.00	90°00'00"	N44°47'31"E	87.82
C6	29.67	83.00	90°00'00"	S44°47'31"E	87.82
C7	29.67	83.00	90°00'00"	N41°30'36"E	86.80
C8	29.67	83.00	90°00'00"	S41°30'36"E	86.80
C9	29.67	83.00	90°00'00"	N38°34'30"E	85.88
C10	29.67	83.00	90°00'00"	S38°34'30"E	85.88
C11	29.67	83.00	90°00'00"	N35°39'12"E	84.92
C12	29.67	83.00	90°00'00"	S35°39'12"E	84.92
C13	29.67	83.00	90°00'00"	N32°43'54"E	83.96
C14	29.67	83.00	90°00'00"	S32°43'54"E	83.96
C15	29.67	83.00	90°00'00"	N29°48'36"E	83.00
C16	29.67	83.00	90°00'00"	S29°48'36"E	83.00
C17	29.67	83.00	90°00'00"	N26°53'18"E	82.04
C18	29.67	83.00	90°00'00"	S26°53'18"E	82.04
C19	29.67	83.00	90°00'00"	N23°58'00"E	81.08
C20	29.67	83.00	90°00'00"	S23°58'00"E	81.08
C21	29.67	83.00	90°00'00"	N21°02'42"E	80.12
C22	29.67	83.00	90°00'00"	S21°02'42"E	80.12
C23	29.67	83.00	90°00'00"	N18°07'24"E	79.16
C24	29.67	83.00	90°00'00"	S18°07'24"E	79.16
C25	29.67	83.00	90°00'00"	N15°12'06"E	78.20
C26	29.67	83.00	90°00'00"	S15°12'06"E	78.20
C27	29.67	83.00	90°00'00"	N12°16'48"E	77.24
C28	29.67	83.00	90°00'00"	S12°16'48"E	77.24
C29	29.67	83.00	90°00'00"	N9°21'30"E	76.28
C30	29.67	83.00	90°00'00"	S9°21'30"E	76.28
C31	29.67	83.00	90°00'00"	N6°26'12"E	75.32
C32	29.67	83.00	90°00'00"	S6°26'12"E	75.32
C33	29.67	83.00	90°00'00"	N3°30'54"E	74.36
C34	29.67	83.00	90°00'00"	S3°30'54"E	74.36
C35	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C36	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C37	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C38	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C39	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C40	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C41	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C42	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C43	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C44	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C45	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C46	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C47	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C48	29.67	83.00	90°00'00"	S0°35'36"E	73.40
C49	29.67	83.00	90°00'00"	N0°35'36"E	73.40
C50	29.67	83.00	90°00'00"	S0°35'36"E	73.40

LINE TABLE

LENGTH	BEARING
L1	17.51 S85°55'00"W
L2	16.84 N67°14'31"E
L3	16.84 S67°14'31"E
L4	16.84 N07°14'31"E
L5	2.97 S08°14'31"E
L6	18.01 S89°39'37"W
L7	9.37 S88°14'31"E



J. MICHAEL HINSON

- GENERAL NOTES:**
- OWNERS / DEVELOPERS: CRAFT BUILDERS
P.O. BOX 1387
MINNESOTA, MN 55311-1387
 - ZONING CLASSIFICATION: R-15
 - TOTAL SITE AREA = 72.36 ACRES
 - DENSITY BONUS CALCULATIONS
72.36 ACRES = TOTAL SITE AREA
EXISTING POND (2.85 AC) AND
FUTURE DETENTION POND (1.12 AC)
67.91 ACRES = NET SITE AREA
75.37 ACRES = TOTAL OPEN SPACE AREA
3.7% = PERCENTAGE OPEN SPACE, 27% (OR 21% MIN.)
10.5% = DENSITY BONUS CALCULATED (1/2 OF 21% ABOVE)
10% = MAX DENSITY BONUS PERMITTED
2.47% = 2.35 + 1.10 = ALLOWABLE DENSITY
MAX NO. OF LOTS = NET SITE AREA * ALLOWABLE DENSITY
= 67.91 * 2.47%
= 168 LOTS
 - MINIMUM LOT AREA = 9000 SQ. FT.; DEVIATES FROM 14000 SQ. FT. BY 33.33%
 - MINIMUM LOT WIDTH = 60 FT.
 - SETBACK REQUIREMENTS: FRONT YARD SETBACK = 15 FT. - 33.33%
REAR YARD SETBACK = 15 FT. - 33.33%
SIDE YARD SETBACK = 10% OF LOT WIDTH

DEVELOPER TO RETAIN OWNERSHIP AND MAINTENANCE OF BUFFERYARDS AND COMMON SPACE UNTIL 75% OF LOTS ARE SOLD. AT THAT TIME, OWNERSHIP AND MAINTENANCE OF COMMON SPACES AND BUFFERYARDS WILL BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION.

LEGEND	BUILDING SETBACKS
IPS - #5 REBAR & CAP (PLACED AT ALL CORNERS & CHANGES IN COURSE UNLESS OTHERWISE NOTED)	FRONT YARD = 23.33' FROM ROAD R/W REAR YARD = 10.00' FROM REAR Prop./Line SIDE YARD = 6.00' FROM SIDE Prop./Line
POWER POLE	

CERTIFICATE OF OWNERSHIP & DEDICATION
THE UNDERSIGNED CERTIFY TO BEING THE OWNER OF THE PROPERTY SHOWN AND HEREBY DEDICATE TO THE COUNTY OF LANCASTER ALL RIGHTS OF WAY AND EASEMENTS JOINED BY THIS PLAT, SUBORDINATING THAT THIS DEDICATION DOES NOT CONSTITUTE ACCEPTANCE BY THE COUNTY AND DATE PROVIDED SEPARATE INSTRUMENTS OF TRANSFER FOR CONSIDERATION (REFERENCE PRESENT):
OWNER: *[Signature]* DATE: 6-7-01
OWNER: *[Signature]* DATE: *[Signature]*

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF AT LEAST THE ACTUALLY REQUIRED BY THE COUNTY OF LANCASTER SUBDIVISION REGULATIONS AND THAT THIS SUBDIVISION AND OTHER PERMANENT MANAGED HAVE BEEN PLACED TO NO LESS THAN THE MINIMUM UTILIZATION STANDARD.
REGISTERED ENGINEER: *[Signature]* REGISTRATION # SC 19936

CERTIFICATE OF CONSTRUCTION
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF AT LEAST THE ACTUALLY REQUIRED BY THE COUNTY OF LANCASTER SUBDIVISION REGULATIONS AND THAT THIS SUBDIVISION AND OTHER PERMANENT MANAGED HAVE BEEN PLACED TO NO LESS THAN THE MINIMUM UTILIZATION STANDARD.
REGISTERED ENGINEER: *[Signature]* REGISTRATION # SC 19920

CERTIFICATE AGAINST WORK DEFECTS
I HEREBY CERTIFY THAT I (TWO) SHALL CORRECT ALL DEFECTS IN ALL SUBDIVISIONS AND FACILITIES INTENDED FOR CONSTRUCTION WITHIN THE PERIOD OF TWELVE (12) MONTHS AFTER THE DATE OF REGISTRATION OF THIS PLAT.
REGISTERED ENGINEER: *[Signature]* DATE: 6-7-01

WHITEHALL SUBDIVISION - PHASE I

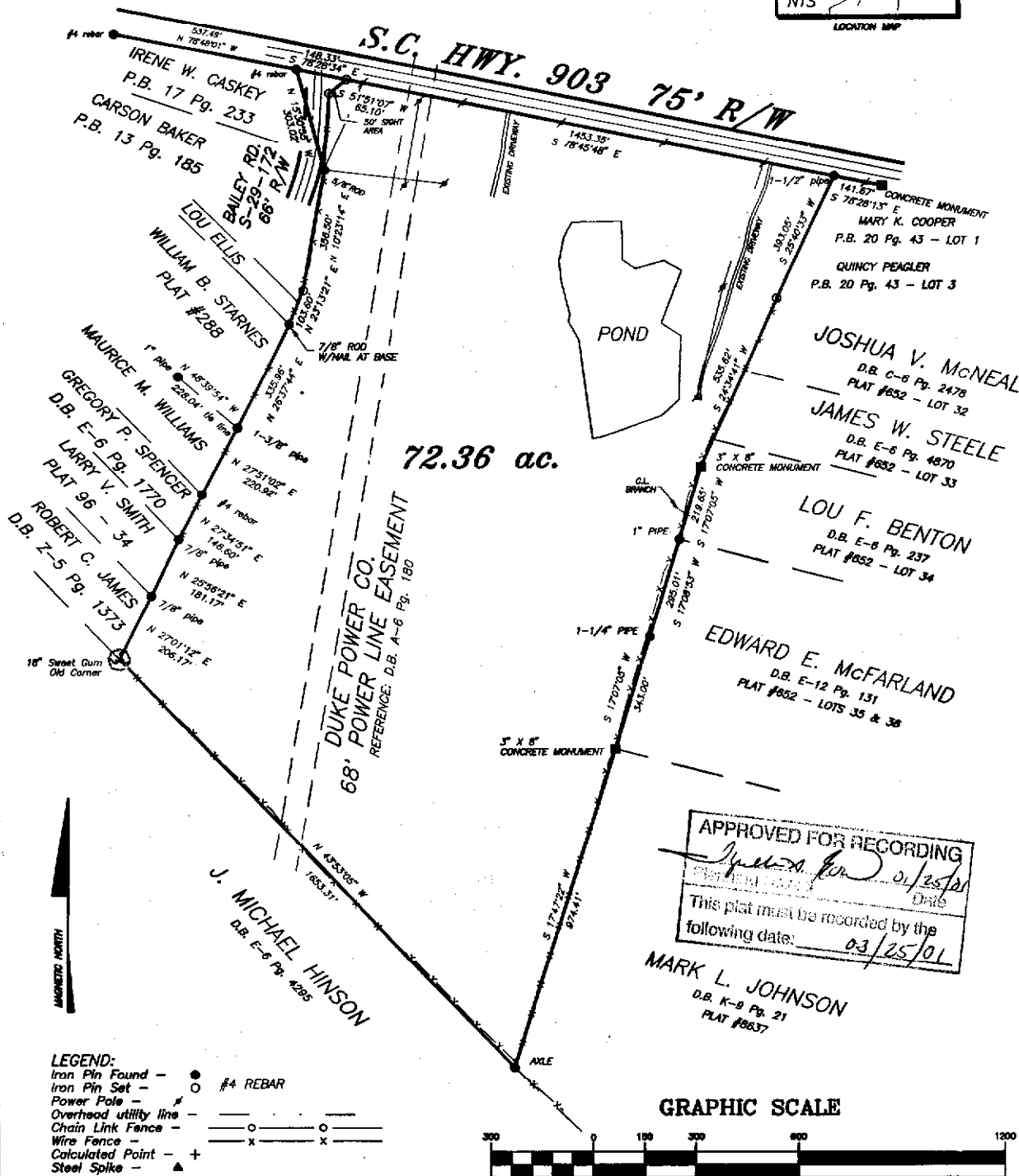
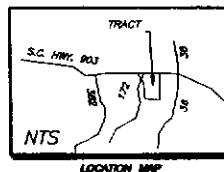
DATE: MAY 28, 2001
REV.: June 6, 2001
C-6 (5-01)

THE SHAR BOW OF PROPERTY SHOWN ON 2001-90 AND RECORDED BY DEED IN 109, P.109 IN THE OFFICE OF THE CLERK OF COURTS FOR LANCASTER COUNTY. CURRENT THE MAP NUMBER IS DEED IN 109-01-00

SUBMITTED FOR: CRAFT HOMES, U.S.A.

PRECISION SURVEYING, INC.
100 YAK VALLEY - LANCASTER, SC - 29026 - (803) 380-3000

Inst. # 0001348
 Filed and Recorded
 02/16/2001 01:24P
 LANCASTER COUNTY, SC
 Clerk of Court



County: Lancaster State: South Carolina Date: August 27, 1998

References: D.B. F-3 Pg. 519

Location: Located approx. 5 miles S.E. of Lancaster

Tax Map No.: 080-00-61.00

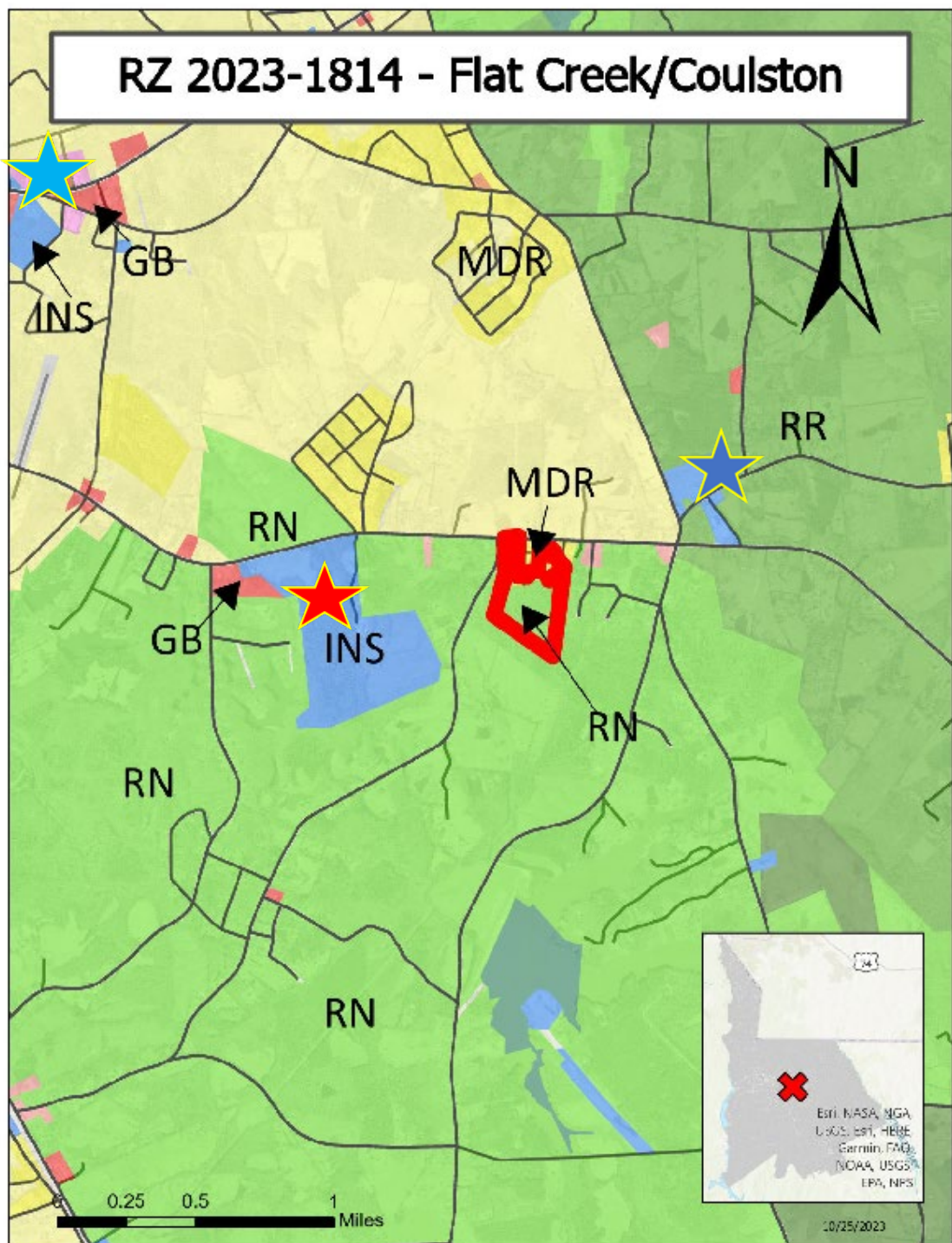
Notes:

Prepared By: HUEL C. BAILEY SURVEYING 106 S. Hampton St., Kershaw, S.C. 29067 (803) 475-8175

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein.

Huel C. Bailey - SCRLS # 14523 - NCRLS # L-3353 - 106 S. Hampton St. - Kershaw, SC 29067





Lancaster County
South Carolina

Proposal:
Rezoning RN to MDR

 Subject Property

 Antioch Baptist Church

 Lancaster Children's Home

 LC Sheriff/Detention Center Project

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-0161 Edgewater Phase 11

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 11/2/2023

Points to Consider:

This is a resubmittal of a plat that received Conditional Approval on 6/20/2023. Conditions were not met within the 60 day window.

ATTACHMENTS:

Description	Upload Date	Type
Application	10/30/2023	Exhibit
Location Map	10/30/2023	Exhibit
TRC Review Comments 10/30/2023	10/30/2023	Exhibit
Revised Preliminary Plat 10/2/2023	11/1/2023	Exhibit



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lanaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**.

PROJECT INFORMATION

Project Address/Location: Intersection of Gateway Drive and Serendipity Drive

Tax Map ID/Parcel No.: 0106-00-003.02, 0106-00-003.00

Project Description: Edgewater Phase 11

Applicant Name: True Homes, LLC.

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Property Owner Name: B&C Land Holdings, LLC.

Address: 2627 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Other Project Contacts

Name: Keith Fenn

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

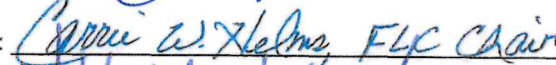
Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Name: Vince Keene, PE

Address: 730 Windsor Oak Court, Charlotte, NC 28273

Phone: 704-556-1990 Email: vincek@y-wh.com

Applicant Signature:  Date: 5/8/23

Owner Signature:  Date: 04/18/2023

Owner Signature:  Date: 4-21-2023

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

PROJECT INFORMATION

Project Address/Location: Intersection of Gateway Drive and Serendipity Drive

Tax Map ID/Parcel No.: 0106-00-003.02, 0106-00-003.00

Project Description: Edgewater Phase 11

Applicant Name: True Homes, LLC.

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Property Owner Name: Lancaster County Forfeited Land Commission

Address: 101 N Main Street, Lancaster, SC 29720

Phone: 803-416-9335 Email: _____

Other Project Contacts

Name: Keith Fenn

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Name: Vince Keene, PE

Address: 730 Windsor Oak Court, Charlotte, NC 28273

Phone: 704-556-1990 Email: vincek@y-wh.com

Applicant Signature: [Signature] Date: 5/5/03

Owner Signature: Carrie W. Helms, FLC Chair Date: 04/18/2023

Owner Signature: [Signature] Date: 4-21-2023

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.
2. Show trees that require protection.

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. Through lots are prohibited.

- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**

SD-2023-0161 Edgewater Phase 11



Lancaster
County
South Carolina

Proposal:
Preliminary Plat

 Subject Property



Bear Creek Inlet

Catawba River

Edgewater (Undeveloped)



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

October 30, 2023

Vincent G. Keene
Yarbrough-Williams & Houle, Inc.
P.O. Box 1198
Pineville, NC 28273

Project Number	20230161
Project Name	Edgewater Phase 11
Location	Int. of Gateway and Serendipity I
Stage	Preliminary Plat
Parcel(s)	0106-00-003.02 and 0106-00-00:
Status	Not Approved

Dear: Vincent G. Keene

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Approved

Review Comments:

E911 Address - Sandra Burton - (803) 416-9325
sburton@lanc911.com

Approved

Review Comments:

1. Addresses will be issued to developer at Civil Phase.
2. Please submit a list of road names to be considered for this subdivision. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. Those already on map need not be submitted. Also, all new road names must be presented to the Planning Commission for approval.
3. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to addresser@lanc911.com when Civil is submitted. Please send in a version around 2010 and no 3D. We are working on providing the developer with addresses at Civil Phase so that they can be placed on Final Plats when submitted.

Update: 10/9/2023

Road names have been submitted and vetted. I am working with Keith Fenn to come to a final approval list. A CAD file was received previously, but due to changes in the plans a new file will be needed at the Civil Phase.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Not Approved

Review Comments:

1. Plan does not show fire hydrants on both sides of the street for the area that has one access as required.
2. Phasing plan Street A will be longer than 150 feet in length and will need an approved turnaround in Map 2.
3. Phasing plan, it appears that a section of Map 2 will be more than 500 feet from a fire hydrant.

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

No Review Done

Review Comments:

Planning - Ashley Davis - 803-416-9433
adavis@lancastersc.net

Not Approved

Review Comments:

- Provide documentation from Bond holders acknowledging the change in configuration and number of lots.
- Sidewalk connection where road was previously is not clearly depicted on all sheets, please revise sheets 1 and 5 to more clearly depict sidewalk.

This is currently scheduled to go back to Planning Commission on November 21st

Advisory Comments:

Staff recommends tying Calcutta Ln to Street A to avoid a permeant dead end on Calcutta. Original bond plans depicted a tie in to ph.11 in this location.

LC School District - Bryan Vaughn - (803) 286-6972
Bryan.Vaughn@lcsd.k12.sc.us

Approved

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

No Review Needed

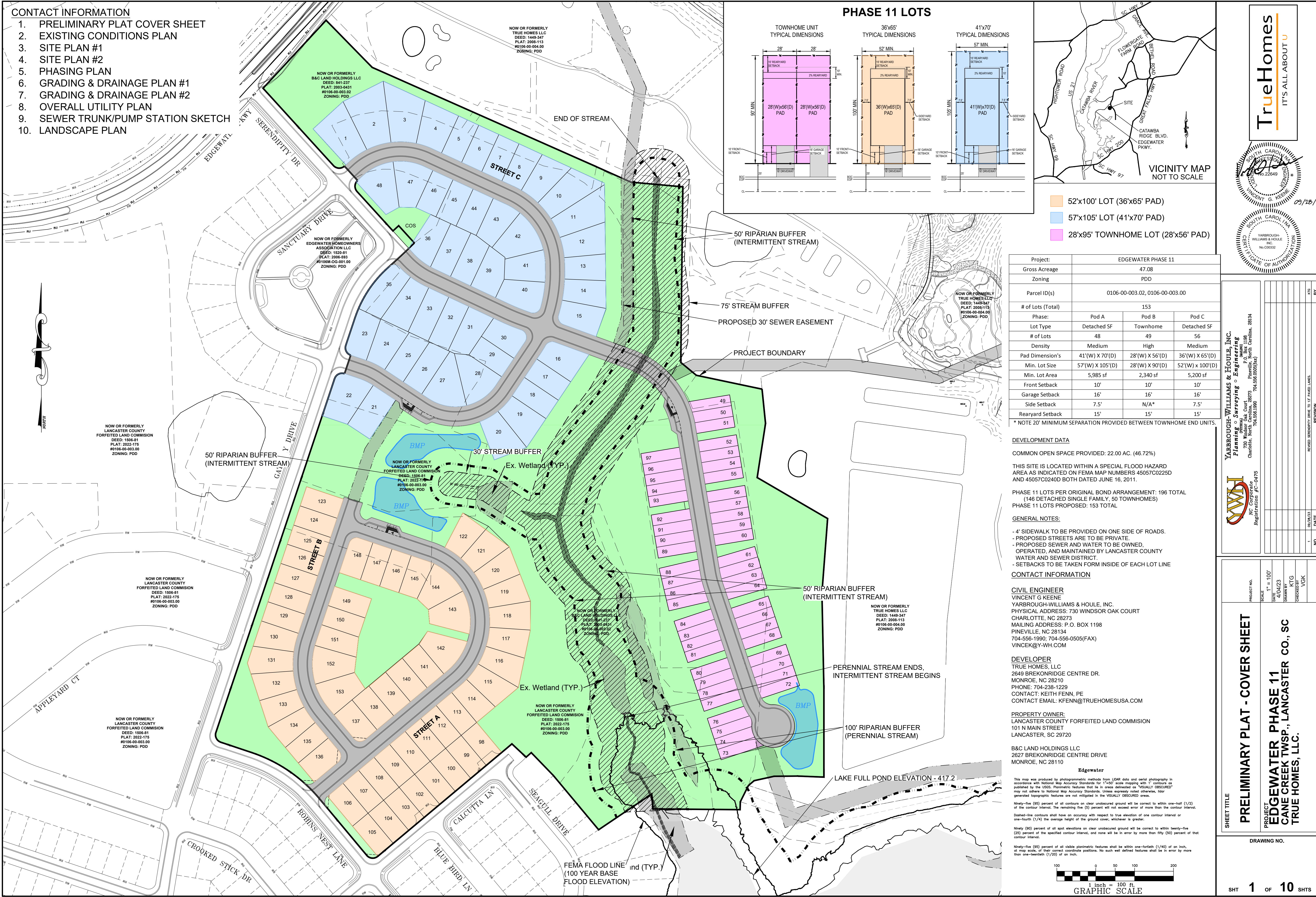
Review Comments:

This site does not directly access a state maintained road. If a TIA is required please submit it to SCDOT for review.

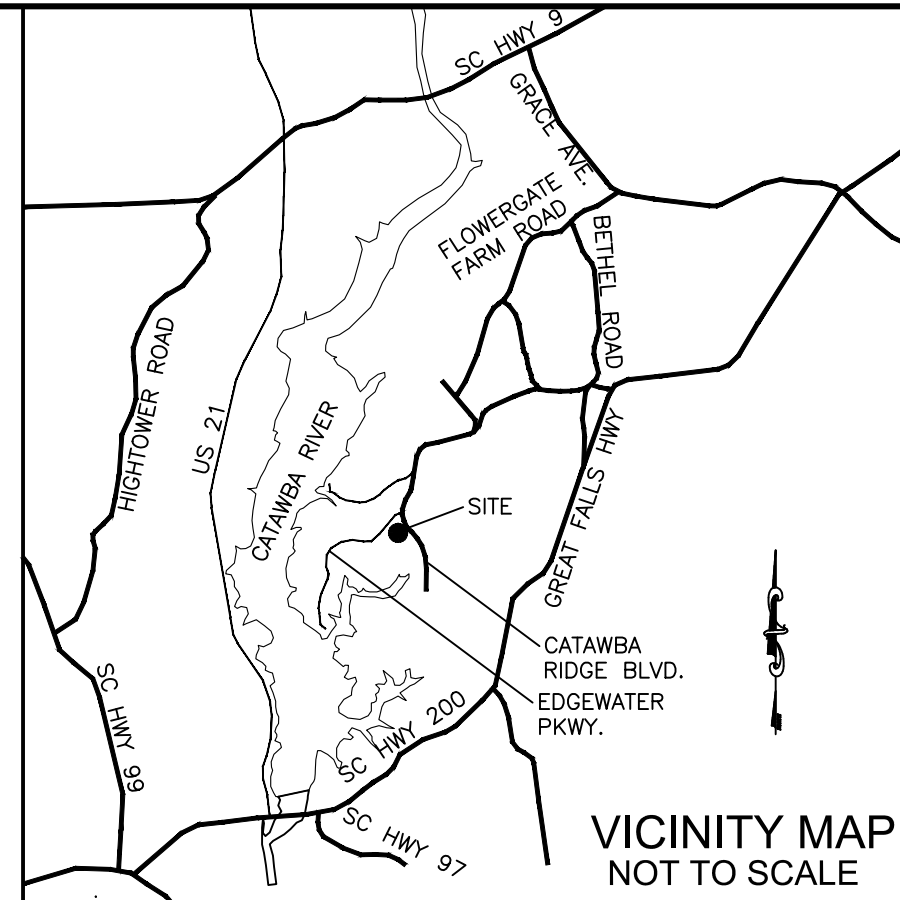
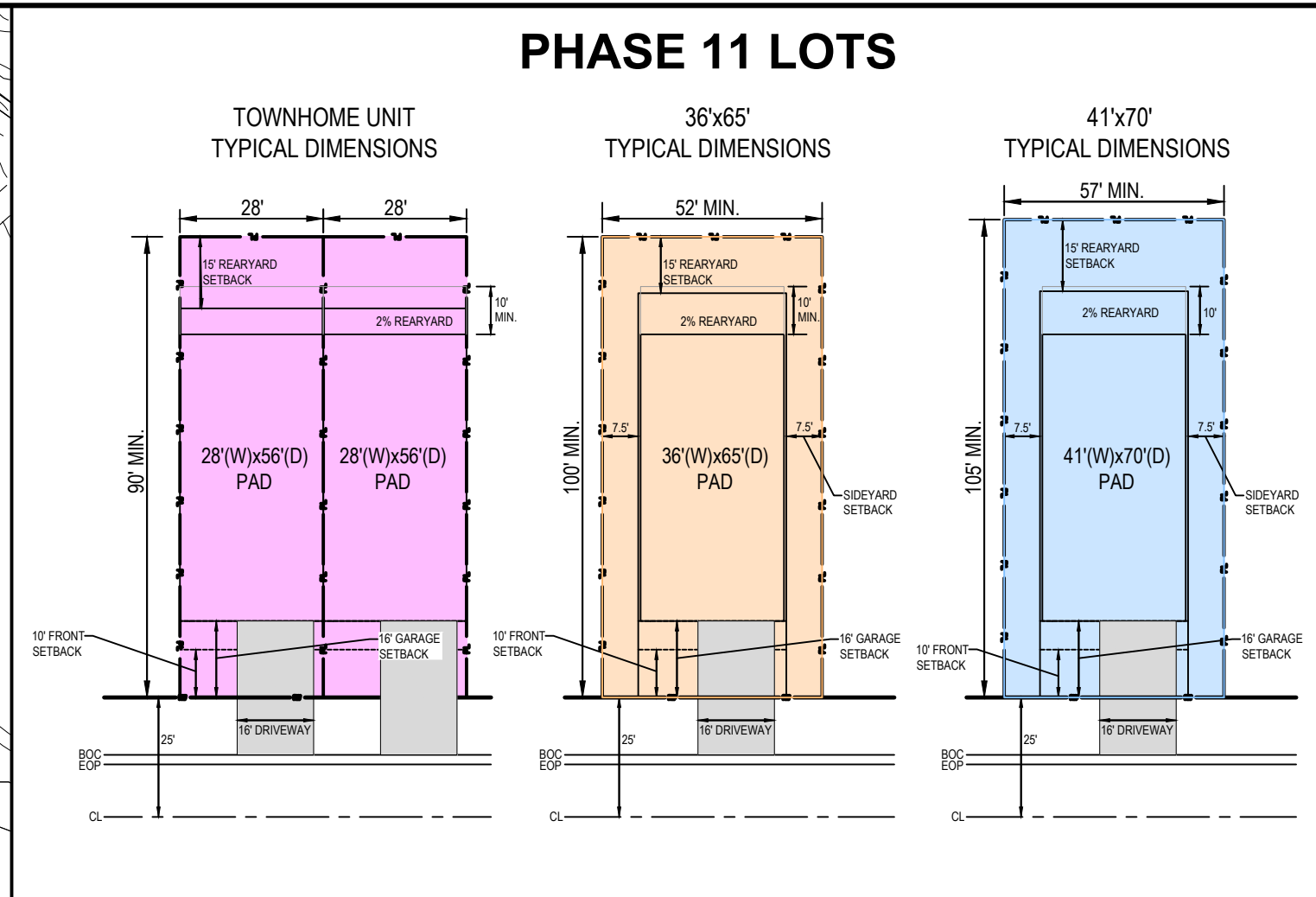
Public Works - Bill Allen - 803-283-2101
ballen@lancastersc.net

No Review Needed

Review Comments:



- CONTACT INFORMATION**
1. PRELIMINARY PLAT COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. SITE PLAN #1
 4. SITE PLAN #2
 5. PHASING PLAN
 6. GRADING & DRAINAGE PLAN #1
 7. GRADING & DRAINAGE PLAN #2
 8. OVERALL UTILITY PLAN
 9. SEWER TRUNK/PUMP STATION SKETCH
 10. LANDSCAPE PLAN



- 52'x100' LOT (36'x65' PAD)
- 57'x105' LOT (41'x70' PAD)
- 28'x95' TOWNHOME LOT (28'x56' PAD)

Project:	EDGEWATER PHASE 11		
Gross Acreage	47.08		
Zoning	PDD		
Parcel ID(s)	0106-00-003.02, 0106-00-003.00		
# of Lots (Total)	153		
Phase:	Pod A	Pod B	Pod C
Lot Type	Detached SF	Townhome	Detached SF
# of Lots	48	49	56
Density	Medium	High	Medium
Pad Dimension's	41'(W) X 70'(D)	28'(W) X 56'(D)	36'(W) X 65'(D)
Min. Lot Size	57'(W) X 105'(D)	28'(W) X 90'(D)	52'(W) X 100'(D)
Min. Lot Area	5,985 sf	2,340 sf	5,200 sf
Front Setback	10'	10'	10'
Garage Setback	16'	16'	16'
Side Setback	7.5'	N/A*	7.5'
Rearyard Setback	15'	15'	15'

* NOTE 20' MINIMUM SEPARATION PROVIDED BETWEEN TOWNHOME END UNITS.

DEVELOPMENT DATA

COMMON OPEN SPACE PROVIDED: 22.00 AC. (46.72%)

THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS INDICATED ON FEMA MAP NUMBERS 45057C0225D AND 45057C0240D BOTH DATED JUNE 16, 2011.

PHASE 11 LOTS PER ORIGINAL BOND ARRANGEMENT: 196 TOTAL
(146 DETACHED SINGLE FAMILY, 50 TOWNHOMES)
PHASE 11 LOTS PROPOSED: 153 TOTAL

GENERAL NOTES:

- 4' SIDEWALK TO BE PROVIDED ON ONE SIDE OF ROADS.
- PROPOSED STREETS ARE TO BE PRIVATE.
- PROPOSED SEWER AND WATER TO BE OWNED, OPERATED, AND MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
- SETBACKS TO BE TAKEN FORM INSIDE OF EACH LOT LINE

CONTACT INFORMATION

CIVIL ENGINEER
VINCENT G KEENE
YARBROUGH-WILLIAMS & HOULE, INC.
PHYSICAL ADDRESS: 730 WINDSOR OAK COURT
CHARLOTTE, NC 28273
MAILING ADDRESS: P.O. BOX 1198
PINEVILLE, NC 28134
704-556-1990; 704-556-0505(FAX)
VINCEK@Y-WH.COM

DEVELOPER
TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DR.
MONROE, NC 28210
PHONE: 704-238-1229
CONTACT: KEITH FENN, PE
CONTACT EMAIL: KFENN@TRUEHOMESUSA.COM

PROPERTY OWNER:
LANCASTER COUNTY FORFEITED LAND COMMISSION
101 N MAIN STREET
LANCASTER, SC 29720

B&C LAND HOLDINGS LLC
2627 BREKONRIDGE CENTRE DRIVE
MONROE, NC 28110

Edgewater

This map was produced by photogrammetric methods from LIDAR data and aerial photography in accordance with National Map Accuracy Standards for 1"=100' scale mapping with 1' contours as published by the USGS. Planimetric features that lie in areas delineated as "VISUALLY OBSCURED" may not adhere to National Map Accuracy Standards. Unless expressly noted otherwise, LIDAR generated topographic features are not mitigated in the VISUALLY OBSCURED areas.

Ninety-five (95) percent of all contours on clear unobscured ground will be correct to within one-half (1/2) of the contour interval. The remaining five (5) percent will not exceed error of more than the contour interval.

Dashed-line contours shall have an accuracy with respect to true elevation of one contour interval or one-fourth (1/4) the average height of the ground cover, whichever is greater.

Ninety (90) percent of all spot elevations on clear unobscured ground will be correct to within twenty-five (25) percent of the specified contour interval, and none will be in error by more than fifty (50) percent of that contour interval.

Ninety-five (95) percent of all visible planimetric features shall be within one-fourth (1/40) of an inch, at map scale, of their correct coordinate positions. No such well defined features shall be in error by more than one-twentieth (1/20) of an inch.

1 inch = 100 ft
GRAPHIC SCALE

TrueHomes
IT'S ALL ABOUT U

09/18/23

YARBROUGH-WILLIAMS & HOULE, INC.
P.O. Box 1198
Pineville, North Carolina, 28134
704-556-1990
704-556-0505(FAX)

NC Corporate
Registration #C-0475

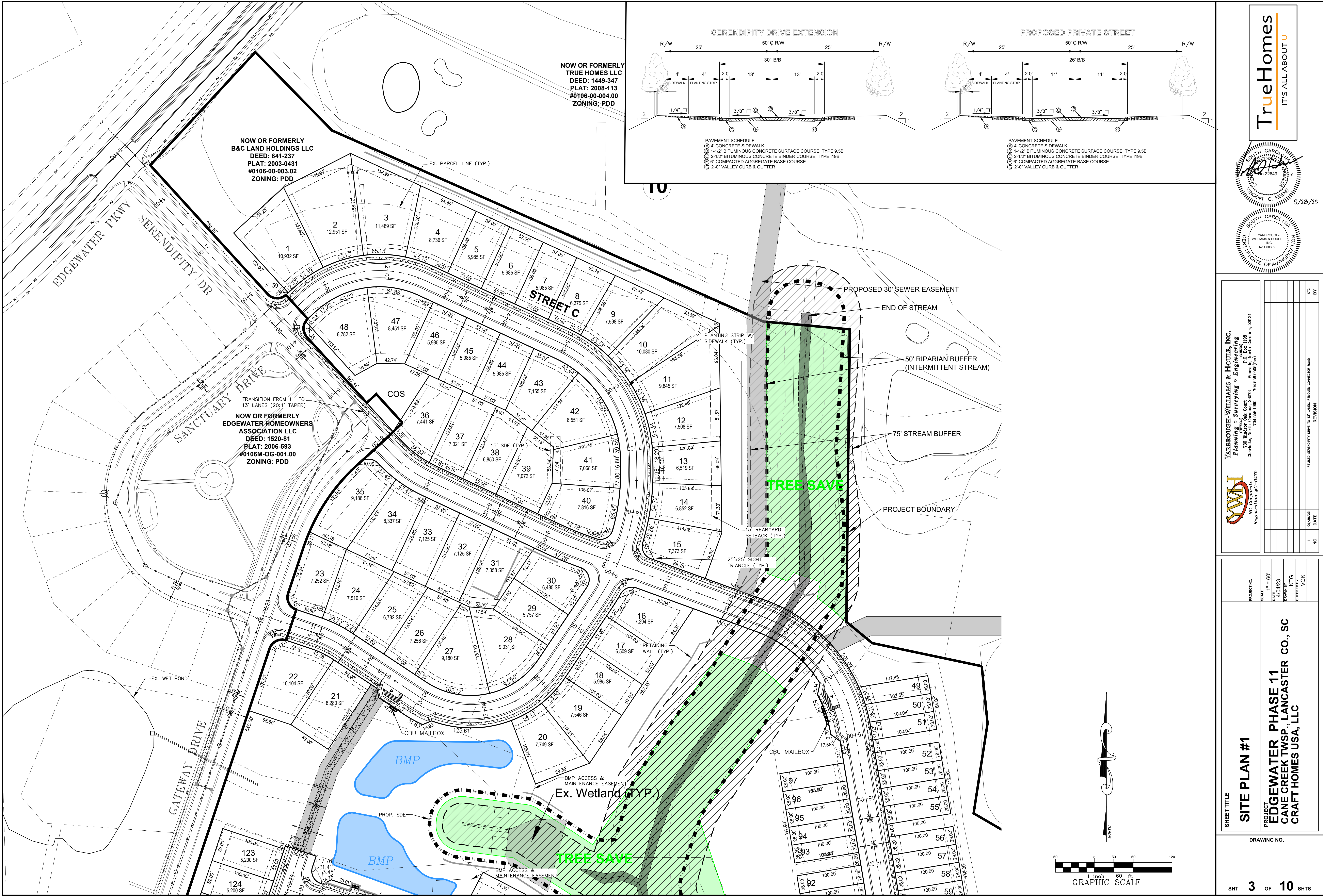
PROJECT NO.	SCALE	DATE	DRAWN BY	CHECKED BY
	1" = 100'	4/04/23	KTG	VCK

PRELIMINARY PLAT - COVER SHEET

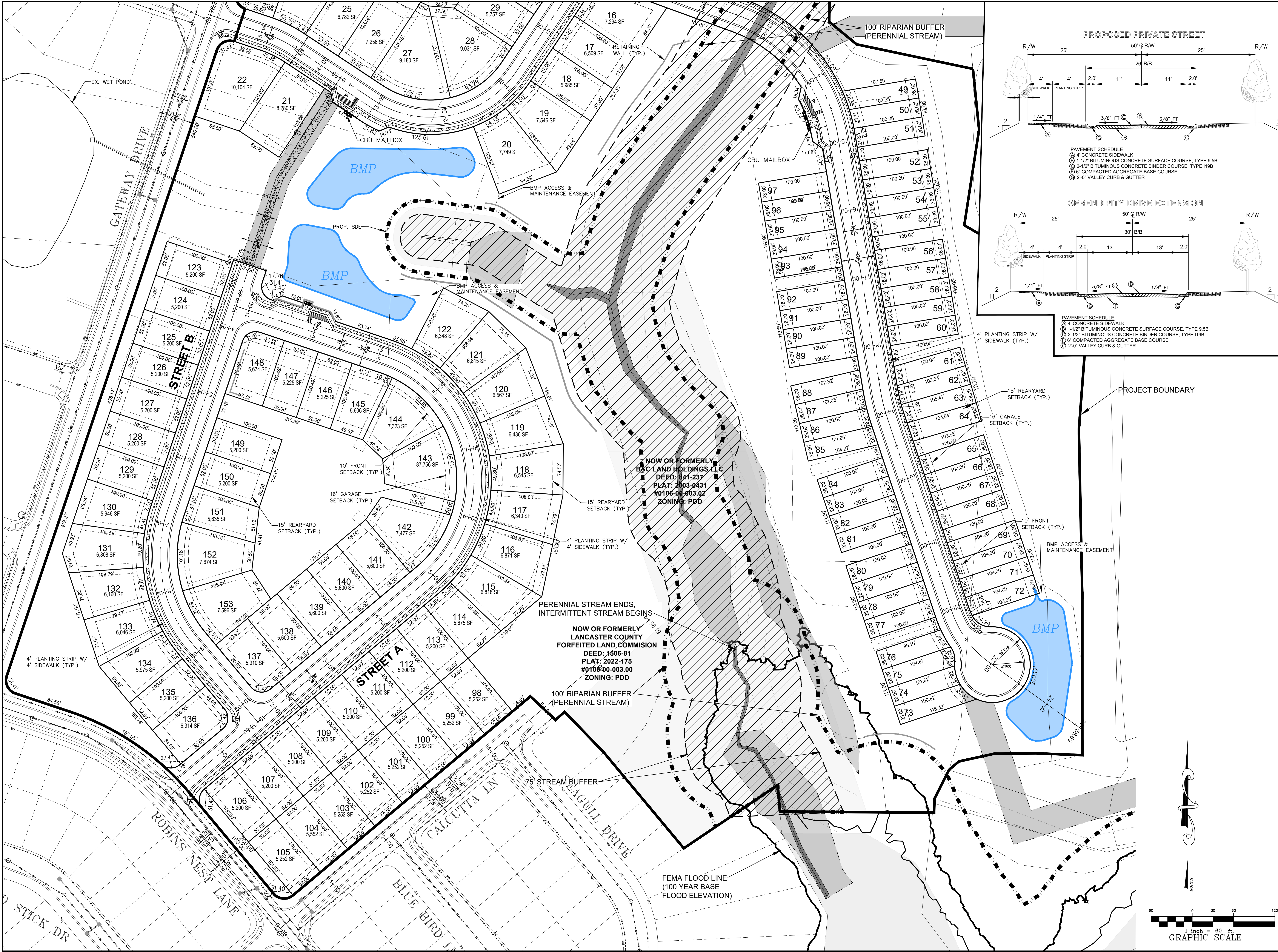
PROJECT
EDGEWATER, PHASE 11
CANE CREEK TWSP., LANCASTER CO., SC
TRUE HOMES, LLC.

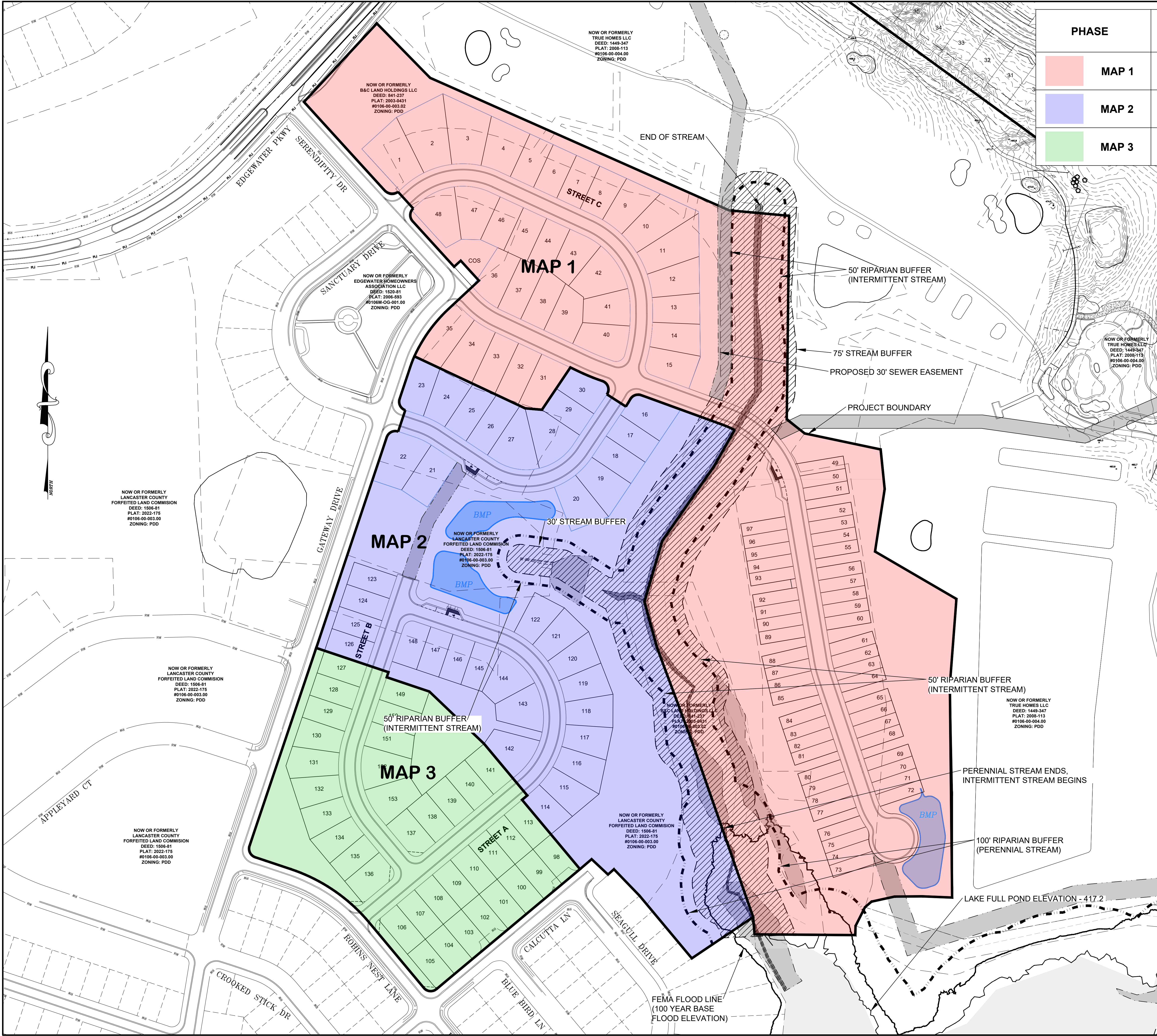
DRAWING NO.

SHT 1 OF 10 SHTS

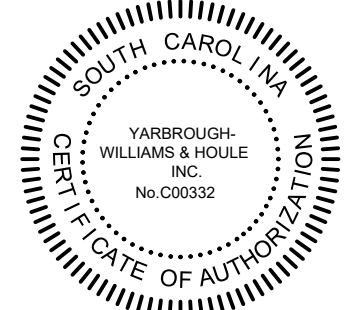


PROJECT NO.	40423
DATE	4/04/23
DRAWN BY	KTG
CHECKED BY	VJK
SCALE	1" = 60'
SHEET TITLE	SITE PLAN #1
PROJECT	EDGEWATER, PHASE 11 CANE CREEK TWSP., LANCASTER CO., SC CRAFT HOMES USA, LLC
DRAWING NO.	
SHT	3
OF	10
SHTS	

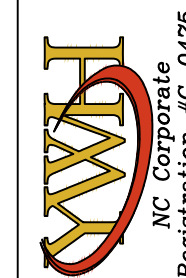




PHASE	MED. DEN. 52' SF	MED. DEN. 57' SF	26' TOWN- HOMES	TOTAL
MAP 1	0	33	49	82
MAP 2	20	15	0	35
MAP 3	36	0	0	36



YARBROUGH-WILLIAMS & HOULE, INC.
Planning & Engineering
730 Windsor Oak Court
Charlotte, North Carolina 28154
P.O. Box 1198
Raleigh, North Carolina 27602
919.555.0505 (local)

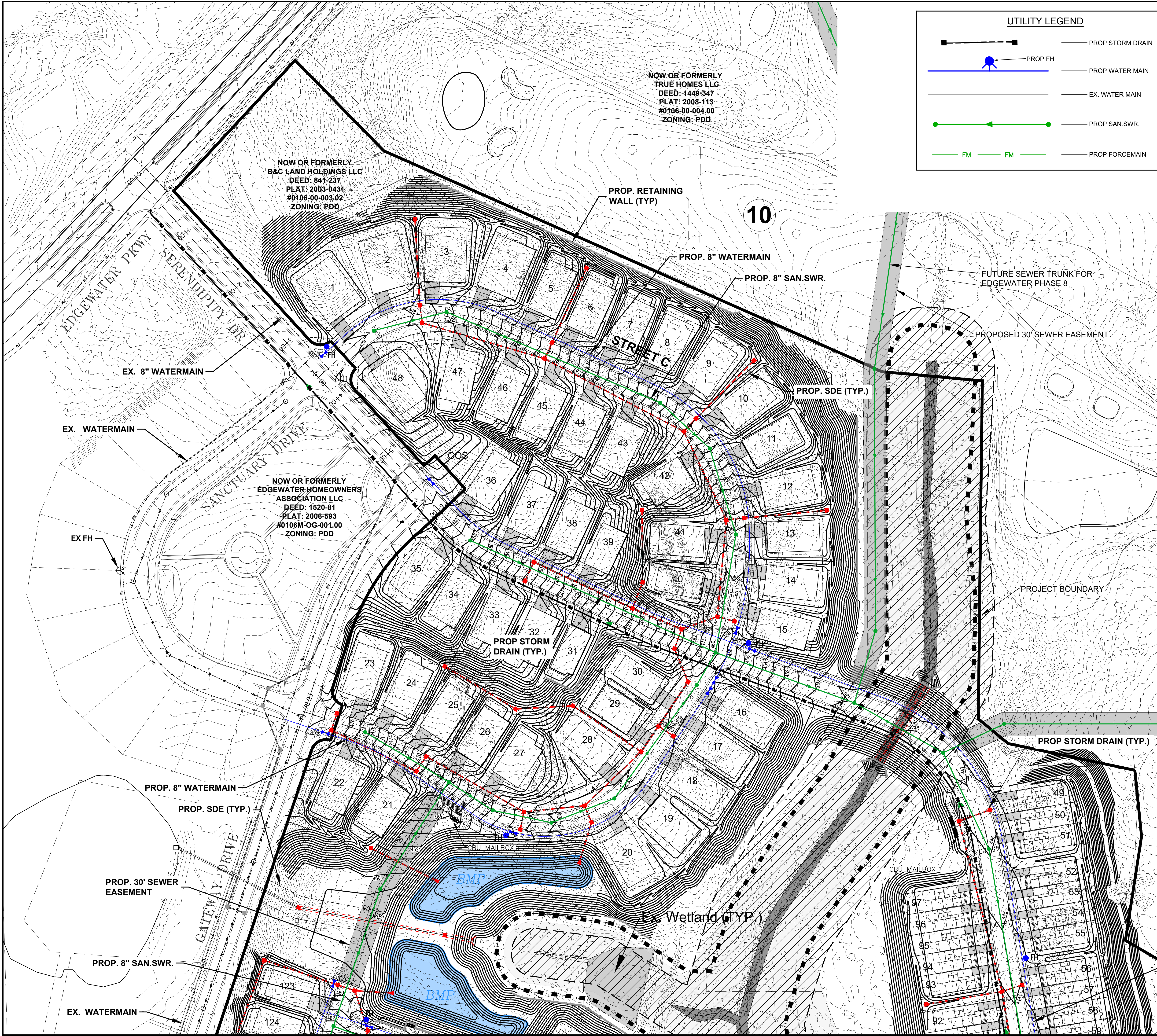


NO.	DATE	REVISION
1	09/29/23	REVISED SERPENTINE DRIVE TO 13 LANE, REMOVED CONNECTOR ROAD

PROJECT NO.
SCALE
DATE
DRAWN BY
CHECKED BY

PROJECT
EDgewater, PHASE 11
CANE CREEK TWSP., LANCASTER CO., SC
TRUE HOMES, LLC.

DRAWING NO.



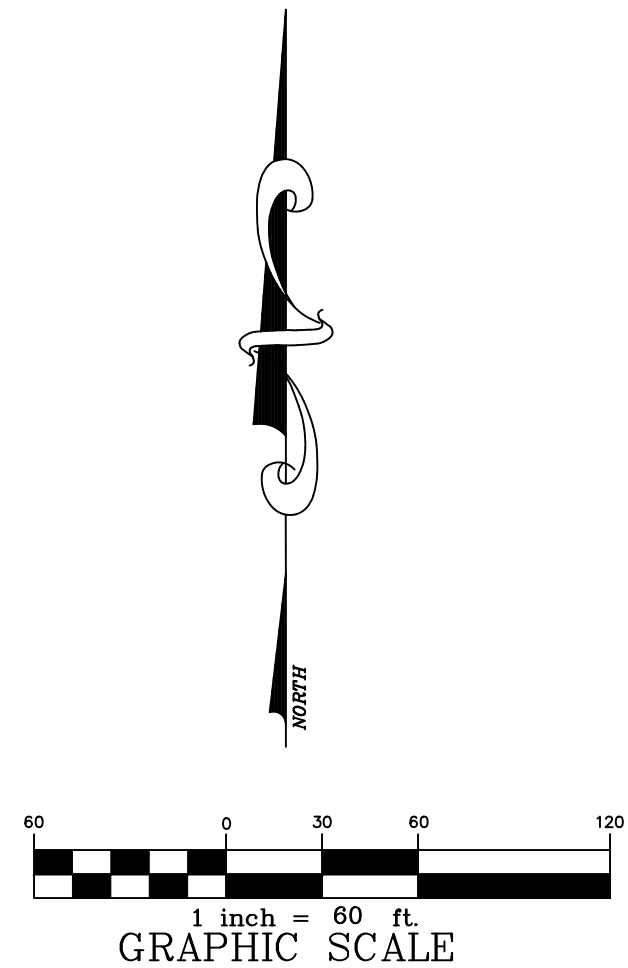
NOW OR FORMERLY
TRUE HOMES LLC
DEED: 1449-347
PLAT: 2008-113
#0106-00-004.00
ZONING: PDD

NOW OR FORMERLY
B&C LAND HOLDINGS LLC
DEED: 841-237
PLAT: 2003-0431
#0106-00-003.02
ZONING: PDD

NOW OR FORMERLY
EDGEWATER HOMEOWNERS
ASSOCIATION LLC
DEED: 1520-81
PLAT: 2006-593
#0106M-OG-001.00
ZONING: PDD

UTILITY LEGEND

	PROP STORM DRAIN
	PROP FH
	PROP WATER MAIN
	EX. WATER MAIN
	PROP SAN.SWR.
	FM
	FM
	PROP FORCEMAIN



IT'S ALL ABOUT U

9/12/23

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Park Court
Charlotte, North Carolina 28134
P.O. Box 1198
Pineville, North Carolina 28134
919.555.1198 919.555.0555 (cell)

NO.	DATE	REVISION	BY
1	2/28/23	UPDATE DRAINAGE/UTILITY LAYOUT	KTG

PROJECT NO.	41/2223
SCALE	1" = 60'
DATE	4/12/23
DRAWN BY	KTG
CHECKED BY	VGH

SHEET TITLE

GRADING AND DRAINAGE PLAN #1

PROJECT

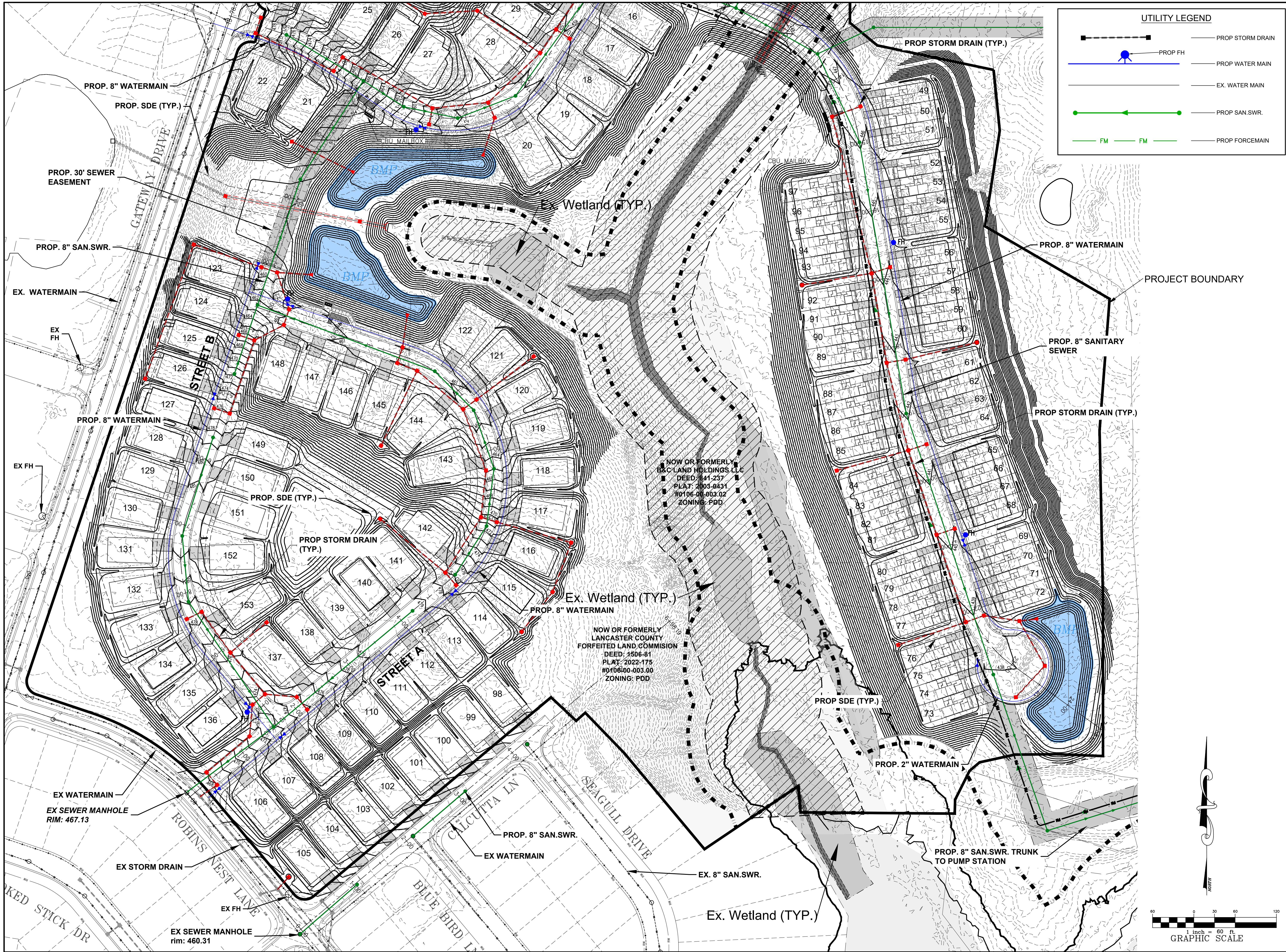
EDGEWATER PHASE 11

CANE CREEK TWSP., LANCASTER CO., SC

TRUE HOMES, LLC

DRAWING NO.

SHT 6 OF 10 SHTS



TrueHomes
IT'S ALL ABOUT U

9/12/23

YARBROUGH-WILLIAMS & HOULE, INC.
CERTIFICATE OF AUTHORITY
No. C00032

YARBROUGH-WILLIAMS & HOULE, INC.
Planning & Surveying & Engineering
730 Windsor Park Court
Charlotte, North Carolina 28104
P.O. Box 1198
Trenton, North Carolina 28134
919.555.0505 (local)

NC Corporate
Registration #C-0475

YWB

NO.	DATE	REVISION	BY
1	9/29/23	UPDATE DRAINAGE/UTILITY LAYOUT	STG

PROJECT NO.
4/1/2223

SCALE
1" = 60'

DATE
4/1/2223

DRAWN BY
KTG

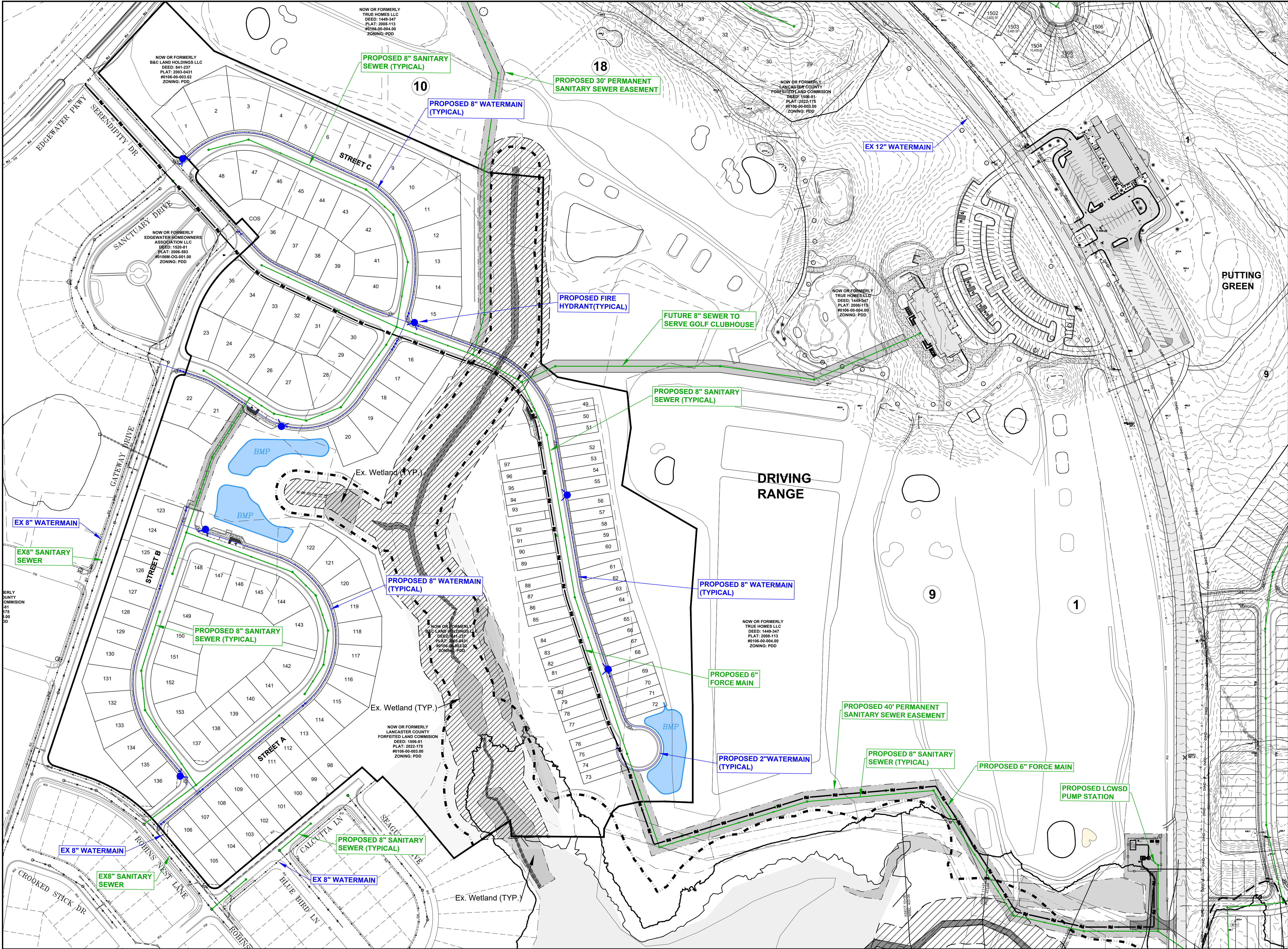
CHECKED BY
VKG

SHEET TITLE
GRADING AND DRAINAGE PLAN #2

PROJECT
EDGEWATER PHASE 11
CANE CREEK TWSP., LANCASTER CO., SC
TRUE HOMES, LLC

DRAWING NO.

SHT 7 OF 10 SHTS



IT'S ALL ABOUT U

9/12/23

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
 730 Winder Oak Court
 Charlotte, North Carolina 28154
 P.O. Box 1198
 Raleigh, North Carolina 27614
 704.555.0505 (local)

NO.	DATE	REVISION	BY

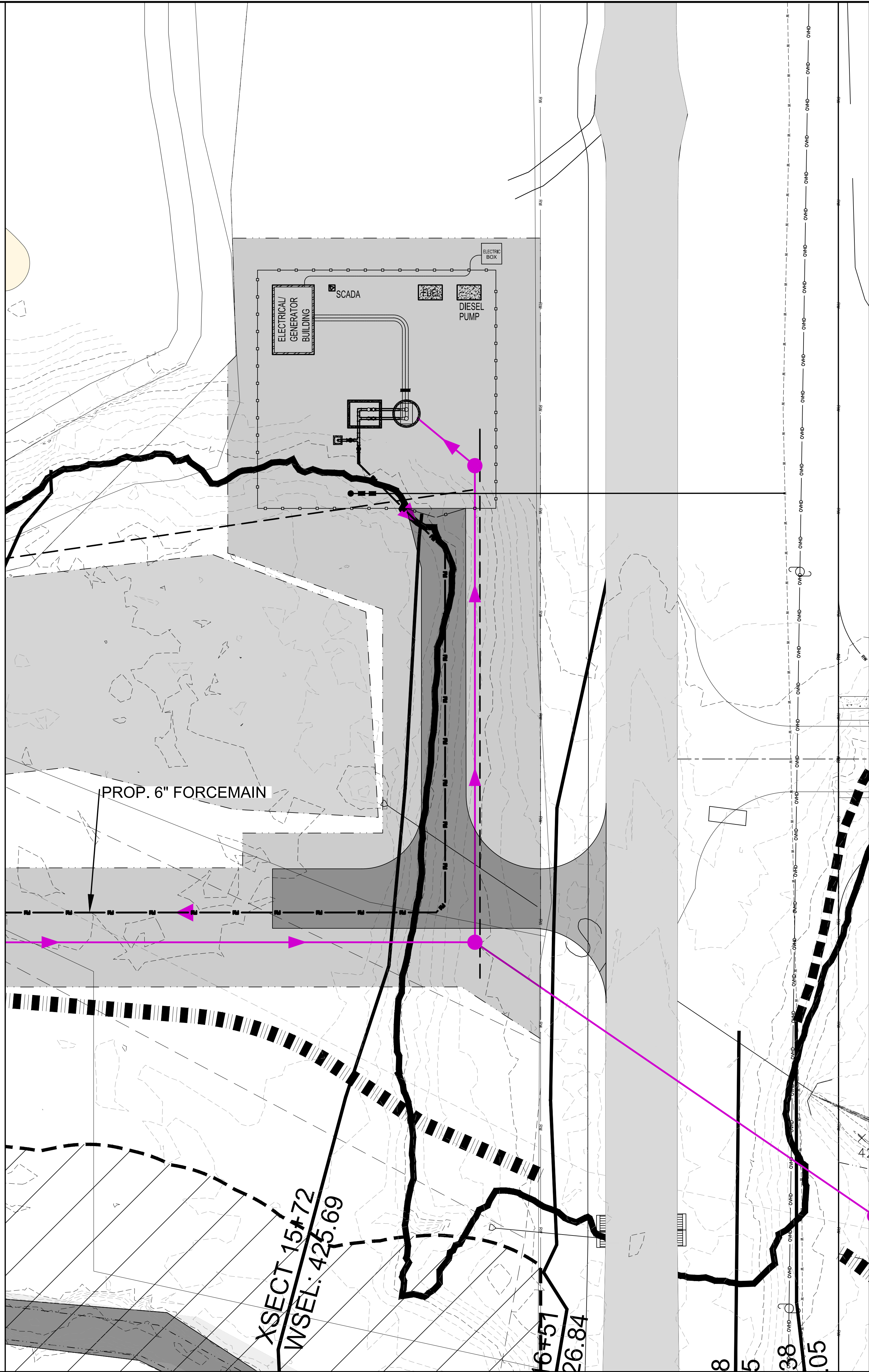
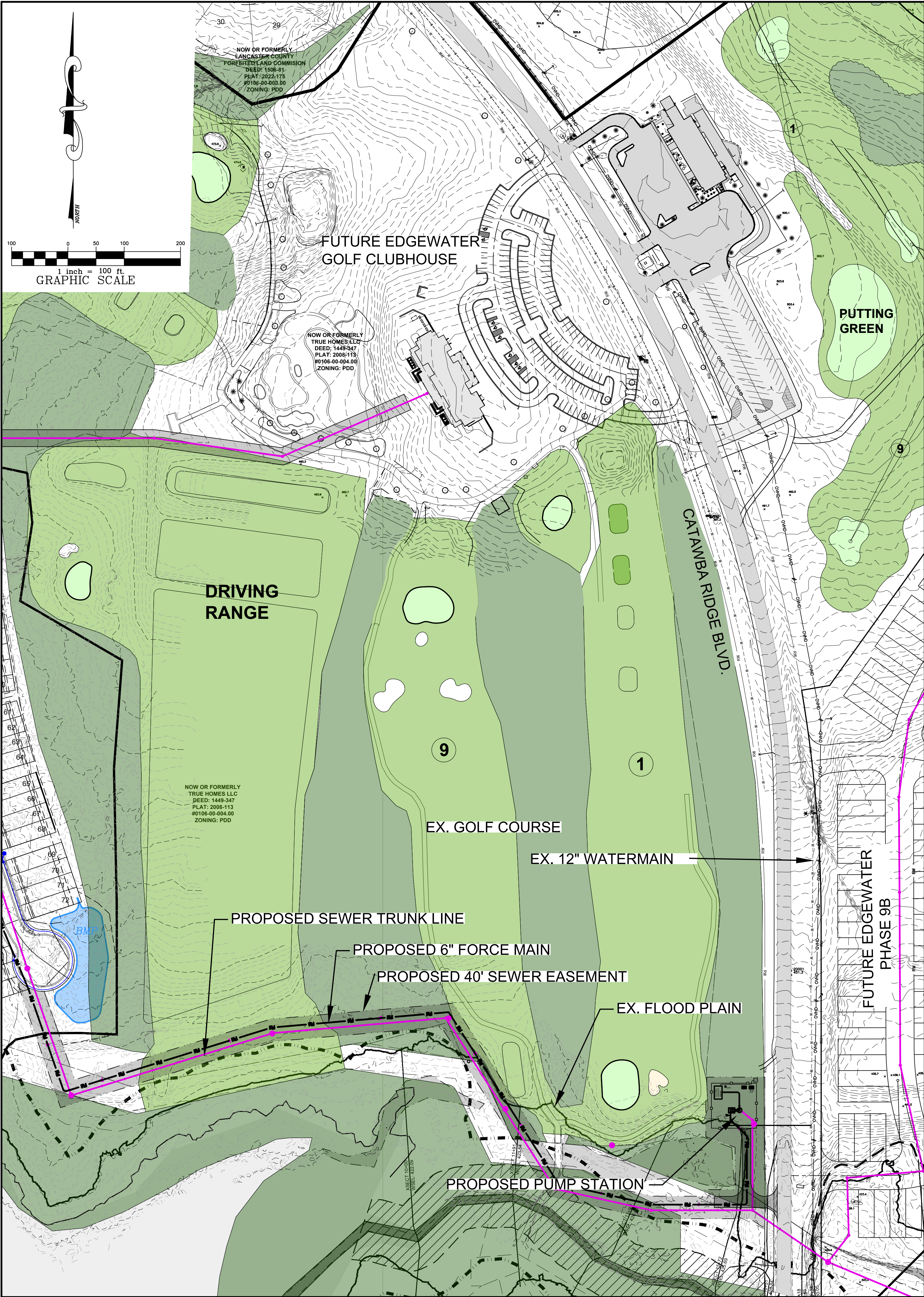
OVERALL UTILITY PLAN

PROJECT
 EDGEWATER, PHASE 11
 CANE CREEK TWSP., LANCASTER CO., SC
 TRUE HOMES, LLC

PROJECT NO. _____
 SCALE 1" = 100'
 DATE 4/12/23
 DRAWN BY KTG
 CHECKED BY VJK

DRAWING NO. _____

SHT 8 OF 10 SHTS



PROJECT NO.

41/223

SCALE

1" = 100'

DATE

4/12/23

DRAWN BY

KTG

CHECKED BY

VCK

SHEET TITLE

SEWER TRUNK/PUMP STATION SKETCH

PROJECT

EDGEWATER PHASE 11

CANE CREEK TWSP., LANCASTER CO., SC

TRUE HOMES, LLC.

DRAWING NO.

9 OF 10 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.

Planning • Surveying • Engineering

730 Windsor Park Court

Charlotte, North Carolina 28154

919.555.1199

919.555.0555 (TOLL)

NC Corporate

Registration #C-0475

YARBROUGH-WILLIAMS & HOULE, INC.

INC.

No. C00332

CERTIFICATE OF AUTHORITY

SOUTH CAROLINA

Professional Engineer

No. 22649

JOHN G. KEEFE

9/12/23

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SHT **10** OF **10** SHTS

Agenda Item Summary

Ordinance # / Resolution #: NRN-2023-1723 Civil Submittals

Contact Person / Sponsor: J. Bryan, S. Burton

Department: Planning

Date Requested to be on Agenda: 11/2/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	10/30/2023	Exhibit



PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005

******NEW ROAD NAME/CHANGE APPLICATION******

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 9/26/2023

Name: Planning Department Address: 101 N. Main St.

City, State, Zip Code: Lancaster SC 29720

Telephone (H): 803-285-6005 Telephone (W) or (Cell): _____

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: See attached list
new road names submitted on development civil plans:
reviewed and referred by Sandra Burton

Road name as it exists now (if applicable): _____

Proposed new road name (1st choice): _____

Proposed new road name (2nd choice): _____

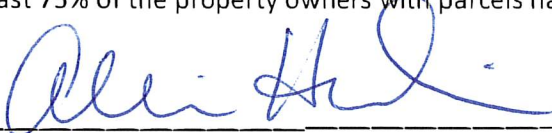
Will this be a private road? Yes X NO _____

If applicable, do you plan on deeding this new road to the county in the future?
Yes _____ NO X

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: 

NAME	DEVELOPMENT
Wolfpack Alley	The Exchange Townhomes
Strange Alley	The Exchange Townhomes
Wake Way	The Exchange Townhomes
Alcott Way	Alcott Village
Dorean Rd	Alcott Village
Pritchard Rd	Alcott Village
Kiera Rd	Alcott Village
Enid Way	Alcott Village
Sinclair Ln	Alcott Village
Clemson Alley	The Exchange Townhomes
Strange Alley	The Exchange Townhomes
Civil Service Drive	Tadlock
Death Valley Drive	Tadlock
Esso St	Tadlock
Perimeter Rd	Tadlock
Pier Point Rd	Tadlock
Presidents Park Pl	Tadlock
Reflection Rd	Tadlock
Tadlock Dr	Tadlock
Waldrop Stone Dr	Tadlock
Peregrine Dr	Edgewater-Bridlewood
Sunset Pointe Blvd	Edgewater-Sunset Pointe
Climbing Rock Rd	Edgewater-Sunset Pointe
Coronado Rd	Edgewater-Sunset Pointe
Gale Winds Cir	Edgewater-Sunset Pointe
Sky Blue Way	Edgewater-Sunset Pointe
Rosa Ridge Rd	Edgewater-Sunset Pointe
Mara Terra Ct	Edgewater-Sunset Pointe
Solstice Cir	Edgewater-Sunset Pointe
Mariana Heights Way	Edgewater-Sunset Pointe
Lago Vista Av	Edgewater-Sunset Pointe
Cliff Heights Rd	Edgewater-Sunset Pointe
Arenas Av	Edgewater-Sunset Pointe
Kendrita Way	Edgewater-Sunset Pointe
Red Rose Rd	Edgewater-Sunset Pointe
Bubbling Brook Way	Edgewater-Sunset Pointe

Agenda Item Summary

Ordinance # / Resolution #: NRN-2023-1908 Ohana Drive

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 11/2/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	10/24/2023	Exhibit
Petition	10/24/2023	Exhibit
Wilson Plat	10/24/2023	Exhibit
Location Map	10/30/2023	Exhibit



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

NEW ROAD NAME/CHANGE APPLICATION

Adriana M Wilson
@icloud.com

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following applicant information as completely and accurately as possible.

Date of Application: 10/23/2023

Name: Adriana M Wilson Address: 7843 Green Pond Rd

City, State, Zip Code: Indian Land SC 29707

Telephone (H): _____ Telephone (W) or (Cell): 803-389-9400

Please provide the following new road name information as completely and accurately as possible.

Location of new road: Shared Drive off Green Pond Road - Current homes on the shared drive are 7823 Green Pond Rd, 7827 Green Pond Rd and the lot of land that I own and will build my house on

Road name as it exists now (if applicable): _____

Proposed new road name (1st choice): Ohana Drive

Proposed new road name (2nd choice): Buckshot Drive

Will this be a private road? Yes X NO _____

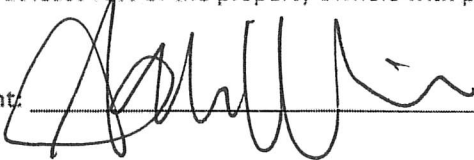
If applicable, do you plan on deeding this new road to the county in the future?

Yes _____ NO _____

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having frontage on the affected road.

Signature of Applicant: 

PETITION FOR ROAD NAME CHANGE

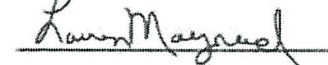
Date: 10/16/2023

I, Adriana M Wilson, hereby request to rename the following road, Green Pond.
The subject road is located Off of Green Pond Road

The proposed new road name is Ohana Drive. Please find below the required percentage
(75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,



	Signature of Property Owner	Tax Map Number or Existing Address	Phone Number	
1)		7843 Green Pond Rd IL SC 29707	803-517-7519	
2)		7843 Green Pond Rd IL SC 29707	803-984-4835	
3)		7823 Green Pond Rd IL SC 29707	803-230-4099	JW
4)		PO Box 1364 Fort Mill SC 29707	803-242-3105	DW
5)		7827 Green Pond Rd IL SC 29707	803-221-8191	
6)				
7)				
8)				
9)				
10)				
11)				
12)				

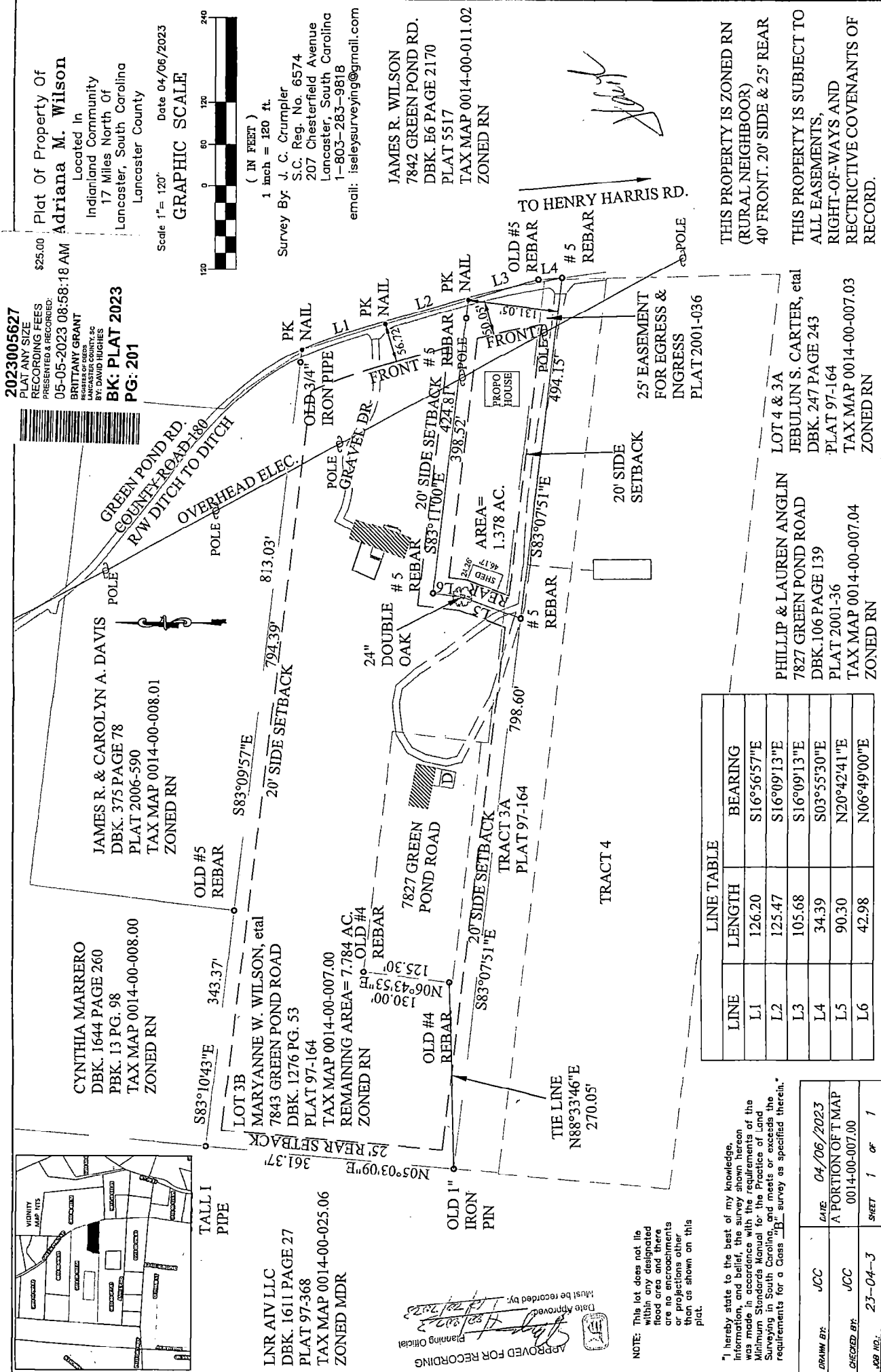
All signatures will be verified

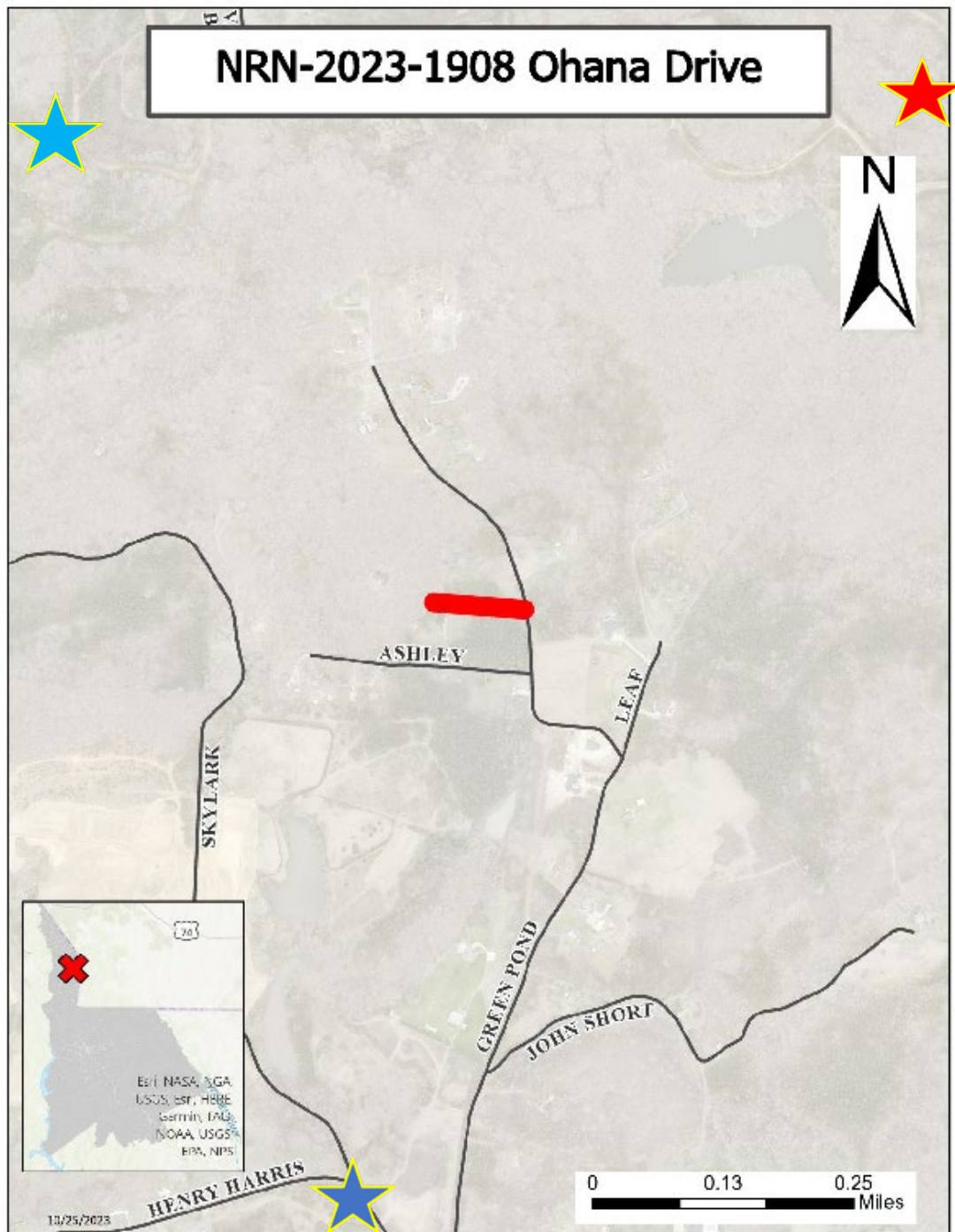
INGLIN PHILLIP & LAUREN
827 GREEN POND RD
INDIAN LAND, SC 29707

CARTER JEBULUN STUART ETAL
2489 KNOX STATION RD
CHESTER, SC 29708

WILSON DONALD C ETAL
P O BOX 1364
FORT MILL, SC 29716

WILSON MARYANNE W, WILSON ROBEI
843 GREEN POND ROAD
INDIAN LAND, SC 29707





Proposal:
New Road: OHANA DRIVE



Road Location



Henry Harris Road



NC Boundary Line



Legacy Park Neighborhood

Agenda Item Summary

Ordinance # / Resolution #: Draft Comprehensive Plan: Discussion Item

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 11/2/2023

Points to Consider: