

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

October 17, 2023

6:00 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. Approval of the Agenda**
- 3. Citizen's Comments**

*[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]*

4. Approve Minutes

- a. September 19, 2023 Regular Minutes
- b. October 5, 2023 Workshop Minutes

5. Public Items

- a. UDO-TA-2023-1687 Harris: Auctions Sec 5.5 & 10.3
Application by Thomas Harris for a Text Amendment to Unified Development Ordinance Section 5.5 Commercial/Entertainment Uses and Section 10.3 Definitions: Use Type, to add regulations and use definition for Onsite Auctions.
- b. CP-2023-1197 Strunk
Application by Lancaster County to amend the future land use designation of one parcel totaling 6.6 acres located at 2458 Mineral Mining Road (TM #0098-00-037.01) from Special District- Industrial to Rural Living.

- c. SD-2022-1205 Riverchase Sec 3**

Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre. Conditionally approved by Planning Commission on 5/16/2023.

6. **New Business**

- a. NRN-2023-1542 Jade Terrace**

Application by Vernon Baumrind/BVJ Properties to name a private road located off Springdale Road south of Wayne Road.

- b. SD-2020-2137 The Pinery at Edgewater**

Request to extend vested rights for Preliminary Plat approved 3/16/2020, for subject property located east of Catawba Ridge Boulevard (TMS# 0106-00-003.02) The plat comprises 77.99 acres with 181 single family home lots. [F/k/a Bridlewood].

- c. Overview of next month's Agenda

- d. Other

7. **Adjourn**

****The Planning Commission makes a recommendation to County Council on these items.***

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>

*****The Planning Commission makes the final decision on these items.***

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Meetings are live streamed and can be found by using the following link:

https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: September 19, 2023 Regular Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
September 19, 2023 Regular Minutes	10/9/2023	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
T. YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
September 19, 2023 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. ROLL CALL: Quorum is present (6 Commissioners)

Commissioners Present:

Yokima Cureton	Ben Levine	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: James Barnett

Staff Present:

Allison Hardin, Development Services Director	
Ashley Davis, Deputy Planning Dir.	Clerk: Jennifer Bryan
Matthew Blaszyk, Planner	Sandra Burton, 911 Addressing

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by Alan Patterson; 2nd by Judianna Tinklenberg.

Called vote: 6:0. Motion approved unanimously.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in.

4. APPROVE MINUTES

a. August 15, 2023 Regular Minutes

Chairman Deese called for a motion to approve August 15, 2023 Regular Minutes as written. Motion to Approve by Ben Levine; 2nd by Sheila Hinson.

Called vote: 6:0. Motion approved unanimously.

b. September 7, 2023 Workshop Minutes

Chairman Deese called for a motion to approve September 7, 2023 Workshop Minutes as written. Motion to Approve by Ben Levine; 2nd by Yokima Cureton.

Called vote: 6:0. Motion approved unanimously.

5. PUBLIC ITEMS

a. RNC-2023-1404 Solar Road Name Change

Application by Dr. Zora Denson to rename a SC state road in Lancaster County and Town of Heath Springs, from Solar Road to Hillside High Road.

Staff Presentation: Matthew Blaszyk, Planner
Sandra Burton, 911 Addressing

Sandra Burton presented the item consistent with the staff report.

Staff Recommendations: Recommend Approval.

Questions to staff: None.

Comment from applicant(s):

Dr. Zora Denson, Hillside Alumni Association: Hillside School was established in 1954; the last graduating class was in 1970, after which county schools became integrated. During its existence, this school served as the only black rural school in the area; it contributed significantly to the life and culture of Lancaster County. The Alumni Association is still very active in serving the community through volunteer work and scholarships. Hillside School has been recognized by the County Historical Commission; changing the name of the road will be a lasting memorial to the role of the school in the community.

Questions/ from Commissioners:

Chairman Deese: I remember Hillside High; it was an asset to the community. This is a good tribute to the school.

Public Hearing: (See attachments: Sign-in Sheets)

Dr. Zora Denson (yields time; no additional comments).

Chairman Deese closed Public hearing and called for a motion on item RNC-2023-1404.

Motion to approve by Yokima Cureton; 2nd by Sheila Hinson .

Discussion: no further discussion.

Called vote: 6:0. Motion is approved unanimously.

A certificate will be recorded with the Register of Deeds formalizing the name change from Solar Road to hillside High Road.

b. RZ-2023-1464 Greybridge

Application by Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to rezone 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Recommend denial due to incompatibility with surrounding business park as well as Comprehensive Plan Future Land Use.

Questions to staff: None.

Comment from applicant(s):

Brian Cillian, (Waxhaw NC) Greybridge MacMillan LLC. Cillian is working with Marvin Academy in Waxhaw to find a new location as they have outgrown their current site. The proposed site is an office building that was never fully utilized by its former owner, and is not an industrial facility. He has discussed the proposed school with Continental Tire and Unique Loom, two other tenants of the business park, and they feel it would be an asset for their employees.

Questions/Comments from Commissioners:

Judianna Tinklenberg: I am concerned about the traffic impact, with 150 students being dropped off and picked up.

Cillian: We have a staggered 3-stage plan for pickup and drop-off to reduce traffic impact on the road. Trip generation data does not take into account that there is often more than one student per car, and also that pickup and drop-off are not within peak hours.

Judianna Tinklenberg: Is it relocating the existing school, or opening a second location?

Cillian: This is a relocation. Currently 150 students, we anticipate an initial reduction to about 120 during the transition, but will return to full enrollment within a year or two.

Judianna Tinklenberg: this is a needed use, but the request goes against the surrounding zoning and the future land use. I don't think I can support it at this location.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2023-1464.

Motion to approve by Ben Levine; 2nd by Alan Patterson.

Discussion:

Ben Levine: Despite the motion, I share the stated concerns over losing Light Industrial zoning in Indian Land, and the conflict with the Future Land Use plan. We need to keep this as LI, there are other suitable locations for INS zoning.

Alan Patterson: With the general lack of LI zoning in Indian Land, as well as the prime location, this will be attractive to more suitable businesses.

Called vote: 0:6. Motion is denied unanimously.

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. SD-2022-2205 The Sands Kershaw (a/ka little Dude)

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 39.47 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 76 lots.

Staff Presentation: Matthew Blaszyk, Planner presented the applications consistent with the staff report. Staff Recommendations: Recommend denial based on unresolved TRC comments from all reviewers.

Questions to staff:

Alan Patterson: Has there been any movement on TRC comments?

Matthew Blaszyk: No revision has been submitted since 8/29/2023 Review Comments were issued.

Comment from applicant(s):

Earl Coulston (Charlotte NC): Thanks to the Commission for their consideration. We have been revising the plan in consultation with staff for over a year. Our current plan satisfies the Fire Marshall with regard to the location of entrances. There is not enough room on Little Due for a 2nd entrance. Requests that the Commission grant Conditional Approval and allow the remaining issues to be resolved on the Civil Plan.

Public Hearing: (See attachments: Sign-in Sheets)

Heath Brewer (Little Dude Ave, Kershaw): representing Special Materials Company, an industrial tenant across the street from proposed development. HE is not opposed to housing in Kershaw, he understands the need, but this road has

heavy industrial traffic and is not a suitable location for a housing development. The plant has had issues with water capacity at their site and a development will make the situation worse. If the utility can't provide enough water for a warehouse, how can it supply homes?

Jerome Watts (Special Materials Company). Agrees with Heath Brewer. This is not a good location for homes. Even with security from the mine [Haile Goldmine], there is a lot of crime in the area. There is not enough police budget to provide safety. The road cannot sustain 150 additional cars with existing industrial traffic.

Earl Coulston: On behalf of Kershaw, the only way a town can grow and change the character of the area is to bring new people in. I want to make a positive change for the town.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-2205. Sheila Hinson recused herself from discussion and vote.

Motion to approve by Alan Patterson, in the interest of having a vote in the affirmative; **2nd by Ben Levine**.

Discussion:

Ben Levine: With the amount of unresolved comments from TRC, I don't think we can approve conditionally.

Alan Patterson: The size of Little Dude road is a concern. Kershaw is a small town, there is great potential there, I don't want to create the same traffic problems we have in Indian Land. There are 24 unresolved comments. Those need to be addressed for us to make a decision. Despite the need for housing I cannot support this plan- applicants need to be responsive and responsible.

Chairman Deese: The plan as presented does not meet requirements.

Called vote: 0:5. (Hinson recused.) **Motion is denied.**
[Preliminary plats are not referred to County Council.]

6. NEW BUSINESS

- a. Overview of Next Month's Agenda:
 - NRN-2023-1542 Jade Court/Jade Terrace
 - CP-2023-1197 Strunk
 - SD-2022-1205 Riverchase 3 Preliminary Plat (resubmission)
- b. Other
 - Grace-Lynwood UMC rezoning approved;
 - Mr. Barchu's rezoning on Brooklyn Avenue approved.

- Update on UDO-TA-2023-1371 Cabins/Campgrounds : Applicant Adam Thomas has withdrawn the application for a text amendment for Section 5.3.3 : addition of regulations for cabins.
- **Comprehensive Plan** : Ashley Davis: A Comp Plan Stakeholder meeting was held on 9/18/2023. An early raft of the plan will be ready for review by Planning Commission and County Council shortly, and will be ready for public feedback meetings in January.
- **Alan Patterson**: At my request staff has provided data on the number of home/developments already approved south of Highway 5. [See attached email] Given that we have already approved homes that will likely translate to 2500 or more students in our school system, I move that we make a **recommendation to County Council that we look at adopting impact fees** for the whole County, so that we do not face a situation county wide that we are currently facing in Indian Land schools and infrastructure.
2nd by Judianna Tinklenberg.

DISCUSSION:

C. Deese: Council has been discussing the idea on and off.

Judianna Tinklenberg: I hope that Indian Land's issues will be a learning experience for us to plan better for growth.

B. Levine: We can recommend that they begin the process of an Impact Fee Study, that has to be done before they can institute any fees. As we saw in Fort Mill, if we lay the groundwork now, we can re-evaluate fees as needed.

A.Patterson: Not just for schools, but Fire, EMS, Roads—all the infrastructure elements.

A.Davis: We can make a recommendation, but the School System would commission their own impact analysis as they did for Indian Land. We would be responsible for the other elements. Council or Planning Commission could make a recommendation to the Schools together or separately.

C. Deese: One reason we chose to go with PDDs in the new UDO is because it allows us to build in fees.

A. Patterson: A Flaw of previous PDDs was that money went into the general fund instead of being targeted for infrastructure needs. This recommendation is part of our responsibility to foresee future needs.

B. Levine: We've done PDDs, rooftop fees, and Impact Fees. For Development Agreements, the fee never changes. Impact Fees can be adjusted.

Called Vote: 4:2 AP For BL For YC For
 SH Against JT For CD Against

Motion is approved

7. ADJOURN

Motion to adjourn by Ben Levine; 2nd by Sheila Hinson. Motion approved by unanimous consent. **Meeting adjourned at 7:23 p.m.**

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 19, 2023

Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RNC-2023-1404 Solar Road Name Change

Application by Dr. Zora Denson to rename a SC state road in Lancaster County and Town of Heath Springs, from Solar Road to Hillside High Road.

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101 N. Main Street, Lancaster South Carolina
Tuesday, September 19, 2023

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PLEASE PRINT

1.	✓ Dr. Zora Denson
2.	
3.	
4.	
5.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2023-1464 Greybridge

Application by Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to rezone 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2022-2205 The Sands Kershaw (a/ka little Dude)

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 39.47 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 76 lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 19, 2023

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PLEASE PRINT

✓ 1.	Heath Brewer <i>against</i>
✓ 2.	Jerome WATTS <i>against</i>
✓ 3.	EARL Coulston
4.	

From: [Wanda Kilpatrick](#)
To: [Jennifer Bryan](#)
Subject: Planning Meeting on September 19
Date: Monday, September 18, 2023 3:17:02 PM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Jennifer, I just wanted to let you know that I don't know if I will be able to be at the meeting tomorrow night. I did not realize it was the same night as our monthly Town Council meeting. However, I did want to let you know that I brought the issue before Council at the August meeting, and they voted that they were in favor of the name change. I had planned on being there and letting everyone know. I will try to come at 6:00 as our meeting is at 7:00, but just in case I can't get there, I wanted you to have this information.

Thanks and you have a great day, Wanda

Wanda Fudge Kilpatrick
Town Administrator
Town of Heath Springs
P.O. Box 100
Heath Springs, SC 29058
803-273-2066



Lancaster County, South Carolina

Post Office Box 1149 Lancaster, South Carolina 29721-1149

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

SD-2022-2205 The Sands a/k/a Little Dude

Preliminary Plat

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

Sold Property To Applicant
+ Feel it may be A Conflict of Interest

Name:

Jeffrey Hesser
Planning Commission Member

Date:

Sept. 19, 2023

Jennifer Bryan

From: Jennifer Bryan
Sent: Tuesday, September 19, 2023 4:23 PM
To: Alan
Cc: Ashley Davis
Subject: RE: Homes approved south of Hwy 5

To be inclusive with regard to calendar year vs. fiscal year, I started with 2021 preliminary plats approved:

2021:

SD-2021-0528 Arbor Meadows (Pineview Drive) 47+ acres, 92 sf lots
SD-2021-1886 Edgewater Sunset Pointe 178 acres, 76 townhomes, 787 sf lots

2022:

SD-2022-0733 Shiloh Woods 173+ acres, 398 sf lots
SD-2022-1135 Alcott Village 51+ acres, 98 sf lots

2023 to date:

SD-2022-1205 Riverchase Sec. 3 806 acres, 251 lots * conditions of approval not met, resubmitting on October 2023 agenda
SD-2023-0161 Edgewater Phase 11 (eleven) 57 acres, 146 sf lots, 50 townhomes

TOTAL: 1,312 acres: 1,674 single-family lots; 126 townhomes units.

Note: The Pinery at Edgewater was approved in 2020, but will be requesting extension of vested rights on October agenda (78 acres, 181 sf lots)

Note: Jon Hardy received an approved rezoning for a proposed subdivision (North of 9 project) but has not submitted a preliminary plat as of this date.

From: Alan <adpatterson66@gmail.com>
Sent: Tuesday, September 19, 2023 3:16 PM
To: Jennifer Bryan <jbryan@lancastersc.net>
Subject: Re: Homes approved south of Hwy 5

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Last two years

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Sent from Canary

On Tuesday, Sep 19, 2023 at 3:13 PM, Jennifer Bryan <jbryan@lancastersc.net> wrote:

This year? In the last 5 years? Are you including Edgewater? The Master plan for Edgewater was approved in the late 1990s, but each phase has to go through preliminary plat submission.

Agenda Item Summary

Ordinance # / Resolution #: October 5, 2023 Workshop Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
October 5, 2023 Workshop Minutes	10/10/2023	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**October 5, 2023 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Yokima Cureton	Judianna Tinklenberg

Absent: Alan Patterson

Others Present:

Allison Hardin, Development Services Director	Clerk: Jennifer Bryan
Ashley Davis, Deputy Planning Dir.	
Matthew Blaszyk, Planner	

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. NRN-2023-1542 Jade Court/Jade Terrace

Application by Vernon Baumrind/BVJ Properties to name a private road located off Springdale Road south of Wayne Road.

Staff Presentation: Clerk Jennifer Bryan

Discussion:

- Sandra Burton will present on 10/17/2023.
- Provide a zoomed out screenshot showing context of location.

b. UDO-TA-2023-1687 Harris: Auctions

Application by Thomas Harris for a Text Amendment to Unified Development Ordinance Section 5.5 Commercial/Entertainment Uses and Section 10.3 Definitions: Use Type, to add regulations and use definition for Onsite Auctions.

Staff Presentation: Allison Hardin, Development Services Director

Discussion:

- Applicant as been advised that Council does not want to approve new Text Amendments.
- More than one tenant in building on applicant's proposed site.
- There is also a residence on the property (non-conforming).
- The road is a truck route; RUB generally located at intersections, which are problematic for large equipment sales.
- Commissioners request information on use regulations in nearby jurisdictions

c. CP-2023-1197 STRUNK

Application by Lancaster County to amend the future land use designation of one parcel totaling 6.6 acres located at 2458 Mineral Mining Road (TM #0098-00-037.01) from Special District- Industrial to Rural Living.

Staff Presentation: Matthew Blaszyk

Discussion:

- Application by Council request. Companion to RZ-2023-1197. Council is holding 3rd reading until this application catches up.
- Discussion of adjacent industrial uses.

d. SD-2022-1205 Riverchase Sec. 3

Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre. Originally heard and conditionally approved on 5/16/2023.

Staff Presentation: Ashley Davis, Deputy Planning Director

Discussion:

- No major map changes.
- Applicant did not resolve TRC comments within 60 day conditional window.
- Revised plat has now been submitted and is under review.
- Provided "willingness" letter from L & C Railroad, but not encroachment permit.
- Vote in May was 6:0 in favor of conditional approval.

e. SD-2020-2137 The Pinery at Edgewater (f/k/a Bridlewood)

Request to extend vested rights for Preliminary Plat approved 3/16/2020, for subject property located east of Catawba Ridge Boulevard (TMS# 0106-00-003.02) The plat comprises 77.99 acres with 181 single family home lots. [F/k/a Bridlewood].

Staff Presentation: Ashley Davis, Deputy Planning Director

Discussion:

- Applicant has met the requirements for vested rights extension.

3. Other:

- a. Review of Next Month's Agenda
NRN-2023-1723 New Road Names from Civil submittals
SD-2023-0161 Edgewater Phase 11 resubmittal
RZ-2023-1814 Flat Creek/A. Coulston RN to MDR
- b. Review of questions raised by Y. Cureton (see attached email and letter.)
Commissioners request that an announcement of scrivener's error on July 2023 and August 2023 agendas be noted at the next regular meeting.
- c. Draft Comprehensive Plan copies will be provided next week to Council and Planning Commission. Ashley will make a presentation at the C.o.W. meeting on Wednesday 10/11/2023. Clerk will add an agenda item for discussion of Comp Plan draft on November Workshop agenda.

4. Adjourn

Meeting was adjourned at 6:20 pm.

Jennifer Bryan

From: Jennifer Bryan
Sent: Thursday, October 5, 2023 11:30 AM
To: Yokima Perez; Allison Hardin; Charles Deese; Ginny Merck-Dupont
Subject: RE: Clarification please

Ms. Cureton:

I apologize that this was a delayed response but I wanted to give accurate information in answer to your questions.

1. The 1:00 am time shown on some agendas was a clerical error incurred when I created the meetings in our agenda software system. I have since gone in and corrected the template, but cannot alter agendas for meetings that have already taken place. The time was correctly published elsewhere, in the events calendar and the newspaper notices. Also, the official record of the meeting is the minutes, and those state the time the meetings start and end. If the Commissioners want the clarification on record (we did include a clarification for one such agenda,) I can add the clarification for any previously affected agendas in a future public meeting, or revise the minutes for all affected meetings and include a clarifying statement. We can discuss tonight how the Commission wants to address this issue, and if needed I will add amended minutes to the next regular meeting so that they can be approved.

Commissioner's error

2. Is there work being continued outside of our 5:00 pm workshop discussions? The simple answer is, no Planning Commission meetings have been held outside of the regularly scheduled times of 5:00 pm for Workshops and 6:00 pm for regular meetings this year, nor are any time changes planned. Since I have been clerk the only event outside of those hours I can think of was a CE course that was hosted in Council Chambers last October, and one or two of the Commissioners attended. Last year we used the Workshop time as a second voting meeting for three months to accommodate some time-intensive agenda items.

"Work taking place" is a broad concept. To expand on that idea:

- If a time change or special meetings are requested to accommodate either the material being presented, or the schedules of staff, Commission members, or presenters, we inform everyone well in advance due to the statutory requirements for notice of public meetings.
- If a quorum of Planning Commissioners (4 or more) plans to attend a function, such as Council Meetings or Committee of the Whole, or even a community meeting about a proposed development, Commissioners must inform me so that I can make the appropriate public notices. It is better to make necessary notice if Commissioners *might* attend, and decide not to, than to risk having a quorum attend without notice. Please note, online discussions including more than 4 commissioners could constitute a "meeting," which is why we try to confine discussions to either one-on-one, or Workshop.
- For certain projects, such as the UDO and Comp Plan Stakeholder Committees, a member of Planning Commission is elected to serve as the Commission's representative. Ben Levine is the PC representative on the Comp Plan Stakeholder Committee; Jim Barnett is the representative on the UDO Stakeholder Committee. Both report back to the Commission when they have attended a work session.
- The Chairman and some other Commissioners attend other county board meetings, council meetings, and community events at their own discretion and initiative, and report back on matters that they think are of interest to the Commission.
- If at any time you have questions, or want to take time to explore something in more depth, you may call or email staff for more information, or schedule time to meet with staff to review anything one-on-one.

Note: The "Community Events" section of the newspaper sometimes prints an erroneous time for our meetings, and also identifies them at times as "City Planning" meetings. These events listings are not paid for, submitted, or controlled by us, and do not constitute statutory meeting notices (which are paid ads which we write the

copy for). We have asked the newspaper to confirm such information with us before they print it, but they don't.

3. LCSD has been invited to attend our meetings. There is no requirement that LCSD attend our meetings regularly. Such a requirement would have to be coordinated and agreed upon by Council, Administration and School District Administration. The most recent scheduled time to discuss long-term planning related to school district items occurred on the day the previous Facilities Director was leaving. He had accepted the invitation before he announced his departure and did not inform us that he would not be attending. We have not yet been successful in rescheduling. We will continue to reach out to try to schedule time with School Administration.
4. At the direction of Council and Administration, since January 2023 the County Attorney is not required to attend Planning Commission meetings. If subject matter discussions require it, we can request that the attorney attend, but the attorney's role is strictly limited to procedural advice, due to potential conflict of interest issues and time constraints – there are complex overlapping interests among levels, departments and agencies of County government.
5. Other than what is stipulated in State Law and County Ordinance for orientation and hours continuing education, there is no defined learning plan for Commissioner and Board Member training. If there are areas of responsibility that you would like to see covered in future training sessions, we are at your disposal to make arrangements for such tailored training. Ginny Merck-Dupont is in the process of reviewing Rules and Procedures and training for all county boards and commissions, so we will also coordinate with her about refining the plan. We can also direct you to other training resources if there are topics you want to pursue outside of what is offered to the group.
6. 5-year data on single-family homes and apartments in the County: I do recall that you asked for this information, but I failed to make a note and follow up. It will require time for staff to research and collate the data from various sources. Cumulative data on current residential projects (single family and multi-family) can be found in our monthly [Development Activity Reports and Panhandle Subdivision Summaries](#). During Thursday's Workshop we can discuss in more depth to see if you would like additional information.
7. The delay of the UDO is an ongoing concern for all levels of Planning Staff and Administration: several factors have contributed. Staff turnover has played a role, as project management has shifted repeatedly. Staff shortage plays a significant role, given that the Comp Plan and UDO are labor-intensive and our task priorities are at the mercy of other interests. Also, the Comprehensive Plan must advance first as it is the underpinning of many aspects of the UDO. (The Comprehensive Plan defines our goals; the UDO provides the tools to implement the Plan).
 - The Comp Plan has a draft ready to be reviewed by Planning Commission and Council, and we will be scheduling public input meetings in January.
 - So far two draft sections of the UDO are delivered and are in stages of review by staff and stakeholders. There are several stages of review that must be completed before any UDO material is in a form that is presentable to Planning Commission and Council, who are third or fourth level reviewers.

I hope I have addressed the concerns you expressed, if I have missed anything please let me know.

From: Yokima Perez <yokima.cureton@gmail.com>

Sent: Wednesday, October 4, 2023 7:29 AM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: ckhammer1 <ckhammer1@yahoo.com>; James Barnett <barnettpatti@comporium.net>; Sheila Hinson <sheilahinsonrealty@yahoo.com>; Benjamin Levine <benjamin.d.levine@gmail.com>; Alan Patterson

Subject: Re: Clarification please

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—IT Helpdesk, lancastersc.supportsystem.com

In case I don't make it to our next meeting. Here are my additions:

Dear Chairman Deese and Clerk Bryan,

I would like to respectfully submit the following comments to be recorded in our October 5, 2023 meeting notes:

- First, I want to thank Commissioner Mc Griff for trusting me to this seat to represent her district (and to again apologize for the typo in my October 2 email). I was excited to come aboard, in hopes that I can join hands under your leadership with Vice Chairman Barnette and the rest of the Board members and staff to learn about these vital issues to make a difference for Lancaster County.
- I have had the opportunity to look back and catch up on notes before my installation on May 9, 2023 noticing that some of the approved meeting notes have an agenda time of 1:00a.
 - o I have not attended a workshop outside our regularly scheduled time of 5:00p. Please advise whether we need to make a motion to amend these to reflect a correct start time during the next meeting.
 - o Which leads me to pose the question: Is there work being continued outside of our 5p workshop discussions?
- Since my installation on May 9, 2023, neither has an LCSD representative nor a Lancaster county attorney been present at one of these meetings.
- In my email dated Sunday October 2, I reference having requested 2 pieces of information over the past 4 months, to which I have received no response:
 - o a defined learning plan specific to planning and zoning
 - o a 5-year look at the number of approved single family homes v apartments in the County
- I also hear discussion about a new UDO that was started roughly 18 months ago with another 21 month outlook on its finalization and is that is being shepherded by staff through the process. I have not seen any component of, or participated in, the development or approval of a new UDO or individual passages of content since my installation.
- Lastly, based on responses to my October 2, I research our threads to learn there are missing emails from our email thread.

Thank you for your time.

T. Yokima Cureton

On Mon, Oct 2, 2023 at 10:00 AM Yokima Perez <yokima.cureton@gmail.com> wrote:

No, no apologies needed. And that was not directed at anyone specifically. But thanks for responding Jennifer.

As I am still not sure whom to direct questions towards or timing on when to bring them up so they are recorded (so that the questioner can get a timely response from whomever without misunderstanding), I am simply asking.

My goal is to stand before God to give an honest account for what I did and to give the best service I have to offer to District 2 jointly with this board and under Chairman's leadership.

Yokima

On Mon, Oct 2, 2023 at 8:50 AM Jennifer Bryan <jbryan@lancastersc.net> wrote:

I apologize. I did not realize there were any unanswered questions. Responses to what, or regarding what subject? I don't see a thread below with any questions, I don't understand the context.

www.mylancastersc.org

Jennifer Bryan, Admin. Assistant
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005 F: (877) 636-7963
jbryan@lancastersc.net

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From: Yokima Perez <yokima.cureton@gmail.com>

Sent: Sunday, October 1, 2023 8:06 PM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: ckhammer1 <ckhammer1@yahoo.com>; James Barnett <barnettptatti@comporium.net>; Sheila Hinson <sheilahinsonrealty@yahoo.com>; Benjamin Levine <benjamin.d.levine@gmail.com>; Alan Patterson <adpatterson66@gmail.com> <adpatterson66@gmail.com>; j.tinklenberg@outlook.com

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I really just want to help but feel helpless.

Yokima

On Sun, Oct 1, 2023 at 12:02 PM Yokima Perez <yokima@tacosole.net> wrote:

Hey!

I've been on the board for 4 months now, have requested 3 pieces of info. Haven't received an answer to either.

So I'll add a 3rd:

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On Sep 18, 2023, at 1:44 PM, Jennifer Bryan <jbryan@lancastersc.net> wrote:

Commissioners;

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<LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png>

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Jennifer Bryan

From: Jennifer Bryan
Sent: Monday, October 2, 2023 11:26 AM
To: Yokima Perez
Cc: Allison Hardin; Ashley Davis
Subject: RE: Clarification please
Attachments: 10-5-2023 Workshop Draft.doc; 10-17-2023 Draft Minutes.doc

Procedurally, if you have a question or comment at a meeting you ask the Chair to recognize you before speaking to staff or to the applicant (or to each other), just to keep things clear in the minutes and on the recording. To follow along with the order of meeting with more detail than is provided in the agenda, I print a draft outline of the minutes for myself. I would be happy to provide a copy if anyone would like one for keeping notes. See attached examples.

Regarding specific agenda items, staff is your primary resource: if you ask for more information at the preceding Workshop we will either cover it in the Staff Report if possible, or attach additional exhibits to the agenda item for publication with the Agenda.

During a regular voting meeting, if it comes time for a motion, any Commissioner can make a motion to continue the item to the next meeting in order to have time to obtain and consider other information, or to consider the material already submitted- some cases are document heavy! **EXCEPTION:** Keep in mind that with Preliminary plats, we are under a statutory deadline, so it may be necessary to deny the plat rather than defer the discussion if deferral would result in automatic approval. Staff will let you know if this is an issue.

For more general policy, procedure or data questions that come up at Workshop or during a regular meeting, I try to note them in the minutes and remind staff once we're back in the office if there's something we need to put together. However, it is not unheard of for me to drop the ball on these, so please send reminders if you don't get a response within a day or two after meetings!

From: Yokima Perez <yokima.cureton@gmail.com>
Sent: Monday, October 2, 2023 10:00 AM
To: Jennifer Bryan <jbryan@lancastersc.net>
Cc: ckhammer1 <ckhammer1@yahoo.com>; James Barnett <barnettptatti@comporium.net>; Sheila Hinson <sheilahinsonrealty@yahoo.com>; Benjamin Levine <benjamin.d.levine@gmail.com>; Alan Patterson (adpatterson66@gmail.com) <adpatterson66@gmail.com>; j.tinklenberg@outlook.com
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October 2, 2023

Jennifer Bryan, Clerk of Court
101 N. Main Street
Lancaster, SC 29720

Charles Deese, Chairman - Planning and Zoning
101 N. Main Street
Lancaster, SC 29720

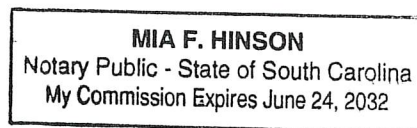
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 - a defined learning plan specific to planning and zoning.
 - a 5-year look at the number of approved single family homes v apartments in the County

Thank you for your time.

T. Yokima Cureton



Mia F. Hinson
10-2-2023



Yokima Perez <yokima@tacosole.net>

Clarification please

5 messages

Yokima Perez <yokima@tacosole.net>

Sun, Oct 1, 2023 at 12:02 PM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: yokima.cureton@gmail.com, ckhammer1 <ckhammer1@yahoo.com>, James Barnett <barnettpatti@comporium.net>, Sheila Hinson <sheilahinsonrealty@yahoo.com>, Benjamin Levine <benjamin.d.levine@gmail.com>, "Alan Patterson (adpatterson66@gmail.com)" <adpatterson66@gmail.com>, j.tinklenberg@outlook.com

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10/1/23, 10:02 PM

Tacos Ole' Mail - Clarification please

CK HAMMER <ckhammer1@yahoo.com>
To: Yokima Perez <yokima@tacosole.net>

Sun, Oct 1, 2023 at 7:33 PM

Sorry you have had this problem. I am not sure of your question or concerns. I am not sure I can answer your questions, but am willing to try. Feel free to call most times. Thank you for your service to Lancaster Co.
Charles K Deese

Sent from my iPhone

On Oct 1, 2023, at 12:02 PM, Yokima Perez <yokima@tacosole.net> wrote:

Hey!

[Quoted text hidden]

Yokima Perez <yokima.cureton@gmail.com>
To: Jennifer Bryan <jbryan@lancastersc.net>

Sun, Oct 1, 2023 at 8:05 PM

Cc: ckhammer1 <ckhammer1@yahoo.com>, James Barnett <barnettpatti@comporium.net>, Sheila Hinson <sheilahinsonrealty@yahoo.com>, Benjamin Levine <benjamin.d.levine@gmail.com>, "Alan Patterson (adpatterson66@gmail.com)" <adpatterson66@gmail.com>, j.tinklenberg@outlook.com

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Yokima

[Quoted text hidden]

Alan <adpatterson66@gmail.com>
To: Yokima Perez <yokima.cureton@gmail.com>

Sun, Oct 1, 2023 at 8:10 PM

Yoki,
What questions do you have? I don't see them in this thread.

Alan

--

Sent from Canary

[Quoted text hidden]

Yokima Perez <yokima@tacosole.net>

Sun, Oct 1, 2023 at 10:00 PM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: yokima.cureton@gmail.com, ckhammer1 <ckhammer1@yahoo.com>, James Barnett <barnettpatti@comporium.net>, Sheila Hinson <sheilahinsonrealty@yahoo.com>, Benjamin Levine <benjamin.d.levine@gmail.com>, "Alan Patterson (adpatterson66@gmail.com)" <adpatterson66@gmail.com>, j.tinklenberg@outlook.com

Sorry for the typo! District 2.

I just want to serve and to add value.

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Hey!

[Quoted text hidden]

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-1687 Harris: Auctions Sec 5.5 & 10.3

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/11/2023	Exhibit
Application	10/4/2023	Exhibit
Site Map	9/28/2023	Exhibit
RUB Zones	9/28/2023	Exhibit

PROPOSAL: Amend Unified Development Ordinance Standards for Heavy Equipment and Automobile On-Site Auctions

APPLICABLE CHAPTER(S): Chapters 10, 5, and 2

APPLICANT: Thomas Harris – Harris Cars Inc and Pete Milhorn

BACKGROUND:

Thomas Harris has a business selling cars and equipment. He sells these items online from an office at 4430 Pageland Highway (owned by Pete Milhorn). The property is located at the intersection of Pageland Highway and Rocky River Rd and is zoned RUB (Rural Business).

REQUEST: Mr. Harris would like to host on-site auctions: “Items that would be sold would include heavy farm equipment, vehicles, boats, motorcycles, offroad equipment, all items would be sold with licensed auctioneer.”

The applicant states in the description of need: “Monthly auction onsite live and possibly offered via the Internet on site [on] parcel 0058-00-116.00, possible storage buildings enclosed, fenced with gravel lot, and suitable parking. All items sold to be removed or paid storage provided.”

HISTORICAL DATA AND CURRENT USES (Information from previous auction text amendment)

Lancaster County Land Use Ordinance, 1994:

- Auction and flea market are grouped together under the permitted uses list for the RR (Rural Resource) and SP1 (Special Public Interest, Flat Creek Community) districts.
- Livestock auctions are a separate use (grouped with stockyards, slaughterhouses, commercial poultry houses, commercial kennels, and swine lots), and are a conditional use allowed in the Industrial (IND), RR, and SP1 districts.

Lancaster County Unified Development Ordinance, 1998

- A retail-goods type auction use is no longer a permitted use and is not listed in the code. The companion “flea market” use is mentioned as “authorized” but is not listed as a separate use. We are left to assume that the auction use was extrapolated from another specifically named permitted use.
- Livestock auction houses are a separate use with its own set of conditions (Section 4.1.11) and is allowed (conditionally) in the Rural Residential/Intense Agricultural districts, noted as R-45A and R-45B.

Lancaster County Unified Development Ordinance, 2006 – 2016

- No change in the code from 1998, as cited above.

Lancaster County Unified Development Ordinance, 2016 – current

- Auctions are allowed as part of the “self-storage use” “on a strictly temporary basis.” Self-storage uses are allowed with review in the General Business (GB), Rural Business (RB), Light Industrial (LI) and Heavy Industrial (HI) districts. “Weekend flea markets” are allowed under “temporary uses” and limited to RB and LI zones only. “Special sales or seasonal flea” uses are allowed twice per year, for up to five days, and limited to GB, RB, Neighborhood Business (NB), Institutional (INS), and Mixed Use (MX) zones.
- Livestock auctions are not listed as a permitted use.

Current Auction Uses: Staff was able to identify two auction houses in operation in Lancaster County:

- Kershaw Auctions, 112 N Hampton St, Kershaw, SC (under Kershaw zoning jurisdiction).
- Blackmon Auction Company, 360 Monroe Hwy, Lancaster, SC (zoned GB).

The Blackmon Auction Company is operating as a grandfathered use. If the business were to shut down for more than six months, or experienced more than 50% damage to the structure, it would not be allowed to reopen under the current UDO.

Temporary or On-Site Auctions: Estate sales, real estate auctions, and business liquidation sales are currently covered by language in the “Temporary Uses Limited to Specific Districts” section of code, Section 5.12.3 and 5.12.4 (attached). Staff does not recommend changes to this section of the code.

DISCUSSION:

Applicant’s Interest: The applicant has stated that he would like to have a monthly auction on-site focusing on heavy equipment and vehicles, including storage and gravel parking lot.

The applicant’s request would require a change to the Rural Business (RUB) district regulations, at minimum.

The purpose of the Rural Business district is described in the UDO:

*The **Rural Business District** is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population.*

Several parts of this request will require deliberation. There are regulations in place for some of the components of the request, but not all.

1. **Auctions** – There is not currently a definition of auctions in the UDO nor a related land use listed in the use table. This means that a property or business owner may not start an auction business in Lancaster County at this time.
 - a. This does not mean that auctions may not occur in the County; there are allowances for on-site auctions at self-service storage facilities “on a strictly temporary basis.” (Section 5.9.11)
2. **Heavy Equipment and Vehicle Sales** – The UDO addresses heavy equipment sales in the same category as manufacture home sales in Section 5.8.3 (both are also allowed to be rented at these facilities). These uses are allowed with review in Light Industrial and Heavy Industrial districts; in Regional Business (RB) districts, they’re special exceptions.

5.8.3 HEAVY EQUIPMENT/MANUFACTURED HOME RENTAL/SALES [RB, LI, HI]

A. Screening: A Type A buffer must be maintained at all property lines and along any street frontage, except that a Type C buffer must be maintained where the property abuts Residential uses.

B. Buffers: Outdoor display/storage of vehicles shall be set back at least 50 feet from any right-of-way line, unless such display/storage of vehicles excludes any used or pre-owned vehicles, in which case the display/storage of vehicles shall not encroach into the required building setbacks. In addition, outdoor display/storage of vehicles shall not encroach into floodways or stream buffers.

Even though the uses aren’t allowed in RUB district, there is a link to the manufactured home sales under the definition of Vehicle Rental/Leasing/Sales:

Section 10.3 – Vehicle Rental/Leasing/Sales *Establishments which may have showrooms or open lots for selling, renting, or leasing vehicles. May include car dealers for automobiles and light trucks, mobile homes, motorcycle, ATV, or boat and marine craft dealers.*

Vehicle rental/leasing/sales are regulated by Section 5.8.5 (and allowed in the applicant’s district, RUB):

5.8.5 VEHICLE RENTAL/LEASING/SALES [RUB, GB, RB, MX, IMX]

A. Outdoor Vehicle Display: No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.

B. Conditional Use Permit Required for Non-Franchised Dealerships: All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.

C. Screening: All boundaries of a property containing such uses that directly adjoin a Single-Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.

D. In the MX and IMX Districts:

1. Vehicle sales are restricted to manufacturer-franchised dealerships only.
2. In new construction, or renovation to a building which amounts to greater than 50 percent of the building's value, vehicle bays shall not face the street or shall be screened from direct view by landscaping.
3. Vehicle painting and body and fender repair are specifically prohibited as service/repair functions, except by those establishments also conducting vehicle sales as restricted above.

3. **Gravel Parking Lots** – Gravel parking lots are allowed in Section 7.2.5 of the code, limited to use in Industrial Districts (LI, HI, M) and as “overflow parking (for occasional or recreational use).” Additionally, there is a condition that says “when gravel is used it must be maintained on site with a concrete apron at the traveled way of at least 25 feet in length measured from the property line.”

OTHER JURISDICTIONS

- York County, SC: The only mention of auctions is in the description of uses associated with Fairgrounds, which are Special Exception uses in the PR (Parks & Rec) district.
- Greenville County, SC: “Auction House/Auction Lots – cars, equipment” are a permitted use in two commercial zones and one “services” zone.
- Dorchester County, SC: Auction houses are considered “secondary retail establishments,” which are described as “establishments selling primarily one-stop shopping items, usually high bulk and very expensive...”
- Kershaw County, SC: Auction, Agricultural Products (may include livestock) a Conditional Use in 2 Rural districts. General Merchandise Auctions a Conditional Use in 2 rural districts.
- Chester County, SC: Animal auctions are a special exception under R-2 and R-3 zones, classed with Veterinary Facilities and Kennels. No mention of auto or heavy equipment auctions.
- Fairfield County, SC: no mention of auctions in zoning or land use ordinances.
- Richland County, SC: Auction Houses are a permitted use in two commercial districts (RC and GC) and two light industrial districts (M-1 and LI). No mention of auto or heavy equipment auctions.

- Union County, NC: Lists auctioneers under ‘Wholesale, Distribution, and Storage’ use category (except for animal sales and auctions, which are under “Agribusiness”). Auto sales are allowed in the Highway Commercial and Light Industrial zones; “Wholesale, Distribution, and Storage” uses are allowed in same two zones, plus Heavy Industrial.
 - Mecklenburg County, NC: Lists auction sales under “Office & Business Uses” and allows them in the General Business district and the two industrial districts.
-

STAFF RECOMMENDATION:

Option 1: Staff notes that a previous request for a similar use was turned down by the County Council in favor of adding the use to the ongoing UDO rewrite. **Staff recommends the same for this request.**

Option 2: If the Planning Commission and/or County Council is in favor of amending the UDO to accommodate the request, staff provides the following:

- Amend Section 10.3 to include “Auction” as a use definition.
 - This is a sample from the SC Code of Laws, Section 40-6-20:
 - ***“Auction” means the sale of goods or real estate by means of exchanges between an auctioneer and a member of an audience, the exchanges consisting of a series of invitations for offers made by the auctioneer, offers by members of the audience, and the acceptance by the auctioneer of the highest or most favorable offer.***
 - Another sample from other code references:
 - ***“Auction” is a sales event where potential buyers place competitive bids on assets or services either in an open auction or closed auction format.***
- Amend the Permitted Use table (Section 2.5) to include “Heavy Equipment/Manufactured Home Rental/Sales/Repair” as a special exception (SE), same as the use is listed in the Regional Business (RB) district.
 - Refer to Section 5.8.3 for the requirements.
 - This would require future applicants to appear before the Board of Zoning Appeals to determine if the site is a potential misfit to the surrounding properties.
- Amend Section 5.8.3 to include Rural Business (RUB) in the list of zones that allow “Heavy Equipment/Manufactured Home Rental/Sales/Repair” and apply the same rules to uses in the RUB as currently exist for the RB, LI, and HI districts.
- Leave the parking requirements as-is. **Staff does not recommend allowing gravel parking for heavy equipment and/or vehicle sales.**

Option 3: Deny the request.

STAFF CONTACT:

Allison Hardin, Development Services Director

ahardin@lancastercountysc.net

ATTACHMENTS:

- **Proposed Text Amendment Language** (see below)
- **Application**
- **Site Map**
- **Map of RUB Zones in Lancaster County**

Proposed changes highlighted and underlined.

CHAPTER 10.3 DEFINITIONS, USE TYPE

New definition – pick one, or create another alternative:

Auction The sale of goods or real estate by means of exchanges between an auctioneer and a member of an audience, the exchanges consisting of a series of invitations for offers made by the auctioneer, offers by members of the audience, and the acceptance by the auctioneer of the highest or most favorable offer.

OR

Auction A sales event where potential buyers place competitive bids on assets or services either in an open auction or closed auction format.

CHAPTER 2, SECTION 2.5.3.D USE TABLE –

G. AUTOMOTIVE	RUB	REF
Heavy Equipment/ Manufactured Home Rental/Sales/Repair	<u>SE</u>	5.8.3

CHAPTER 5 USE REGULATIONS, SECTION 5.5 COMMERCIAL/ENTERTAINMENT USES

5.8.3 HEAVY EQUIPMENT/MANUFACTURED HOME RENTAL/SALES [RB, RUB, LI, HI]

A. Screening: A Type A buffer must be maintained at all property lines and along any street frontage, except that a Type C buffer must be maintained where the property abuts Residential uses.

B. Buffers: Outdoor display/storage of vehicles shall be set back at least 50 feet from any right-of-way line, unless such display/storage of vehicles excludes any used or pre-owned vehicles, in which case the display/storage of vehicles shall not encroach into the required building setbacks. In addition, outdoor display/storage of vehicles shall not encroach into floodways or stream buffers.

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Onsite Auction

Current Text None currently

Items that would be sold would include
Heavy Farm equipment, Vehicles, Boats, motorcycles,
offroad equipment, all items would be sold with licensed auctioneer.

Proposed Text

See attached

Description of Need for Proposed Text Monthly auction onsite live
and possibly offered via the Internet on site parcel
0058-00-116.00, possible storage buildings enclosed, fenced
with gravel lot, and suitable parking. All Items sold
to be removed or paid storage provided.

☐ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Thomas Harris - Harris Cars Inc

Address 4430 Payeland Highway

City Lancaster State SC Zip 29720 Phone 704-910-7941

Fax 704-684-0064 Email Harriscarsinc@outlook.com

Owner Pete Milhorn - 803-320-0395 Kmilhorn@comcast.net

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.

Applicant

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.
- 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 - \$435.00

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

PROPOSED TEXT AMENDMENT

CHAPTER 10.3 DEFINITIONS, USE TYPE

New definition:

AUCTION A sales event where potential buyers place competitive bids on assets or services either in an open auction or closed auction format.

CHAPTER 5 USE REGULATIONS, SECTION 5.5 COMMERCIAL/ENTERTAINMENT USES

New section:

AUCTION [GB, RB]

- A. **Applicability:** These standards are intended to regulate auctions which are conducted on an everyday basis, either within a permanent structure, a permanent open-air structure, or an uncovered outdoor sales area.
- B. **Permitted location and size:**
 - a. **Outdoor Sales Area:** Outdoor auctions shall not take up more than 50 percent of the total site area and shall not infringe on required parking.
 - b. **Location of Merchandise:** Outside auctions shall not allow merchandise between the main structure and the street, but put items generally on the side or rear of the principle structure.
 - c. **Buffer Required:** A Type C buffer shall be required in the buffer area along all public rights-of-way and property boundaries with zones other than the LI and HI districts. With approval of the Administrator, existing plant material may be included in the computation of the required plantings.
 - d. **Overnight Outdoor Storage Prohibited:** No overnight outdoor storage of materials is allowed.
 - e. **Junk, Salvage, and Scrap Materials Prohibited:** The storage of junk vehicles, scrap metal, or other salvage or waste materials shall be prohibited on site.
 - f. **Environmental Hazards:** All establishments shall be maintained so as not to create environmental hazards (such as oil or gasoline leaks or spills) that pose a threat to ground or surface water quality, air quality, wildlife, and /or humans.
- C. **Required Setbacks:**
 - a. **GB and RB Districts:** Display of merchandise for outside sales shall be no closer than 50 feet to a street right-of-way.

CHAPTER 2, SECTION 2.5.3.D USE TABLE – COMMERCIAL/ENTERTAINMENT

See next page.



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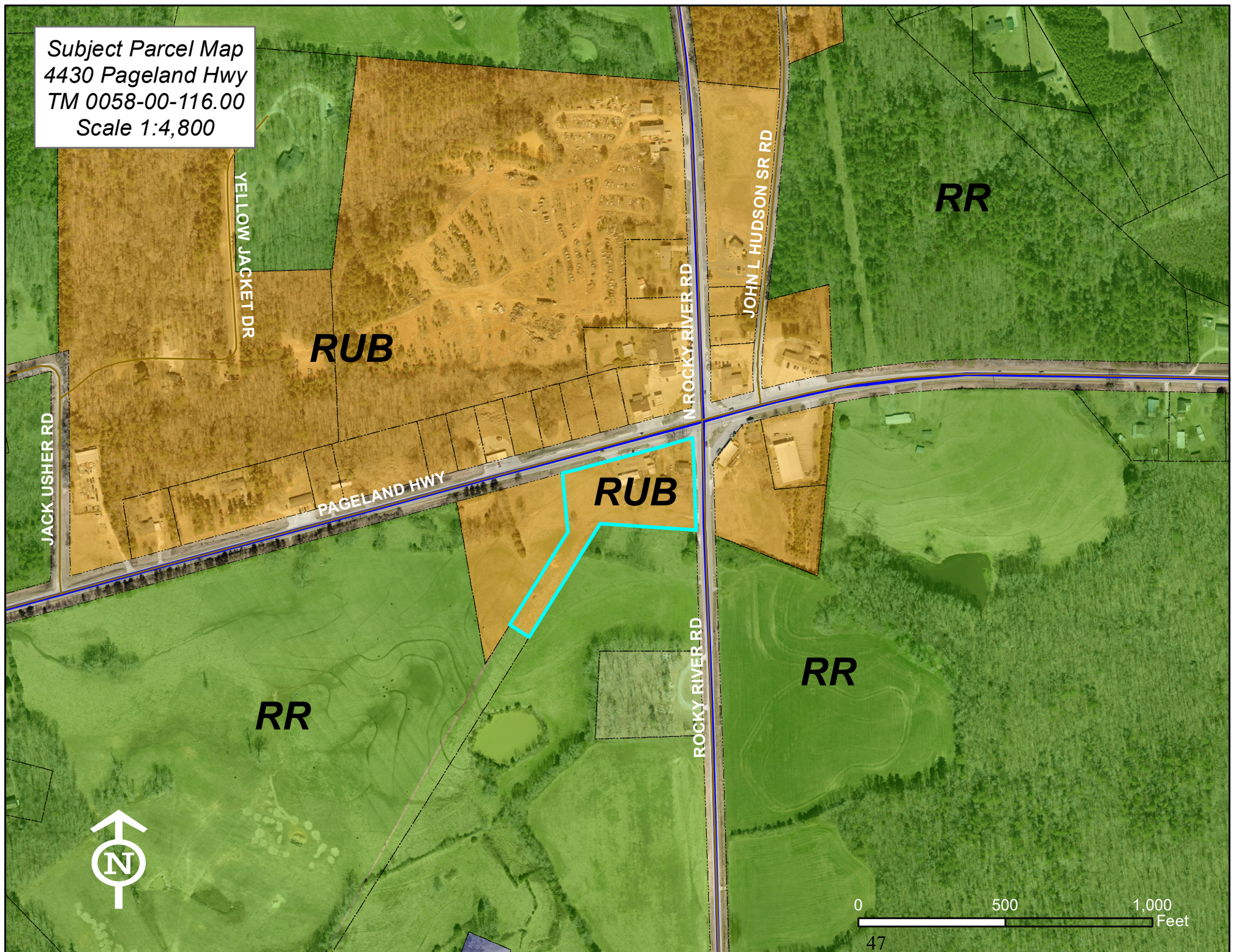
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ROCKY RIVER RD

PAGELAND HWY

Subject Parcel Map
4430 Pageland Hwy
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Scale 1:4,800



0 500 1,000 Feet
47

Lancaster County RUB Zones



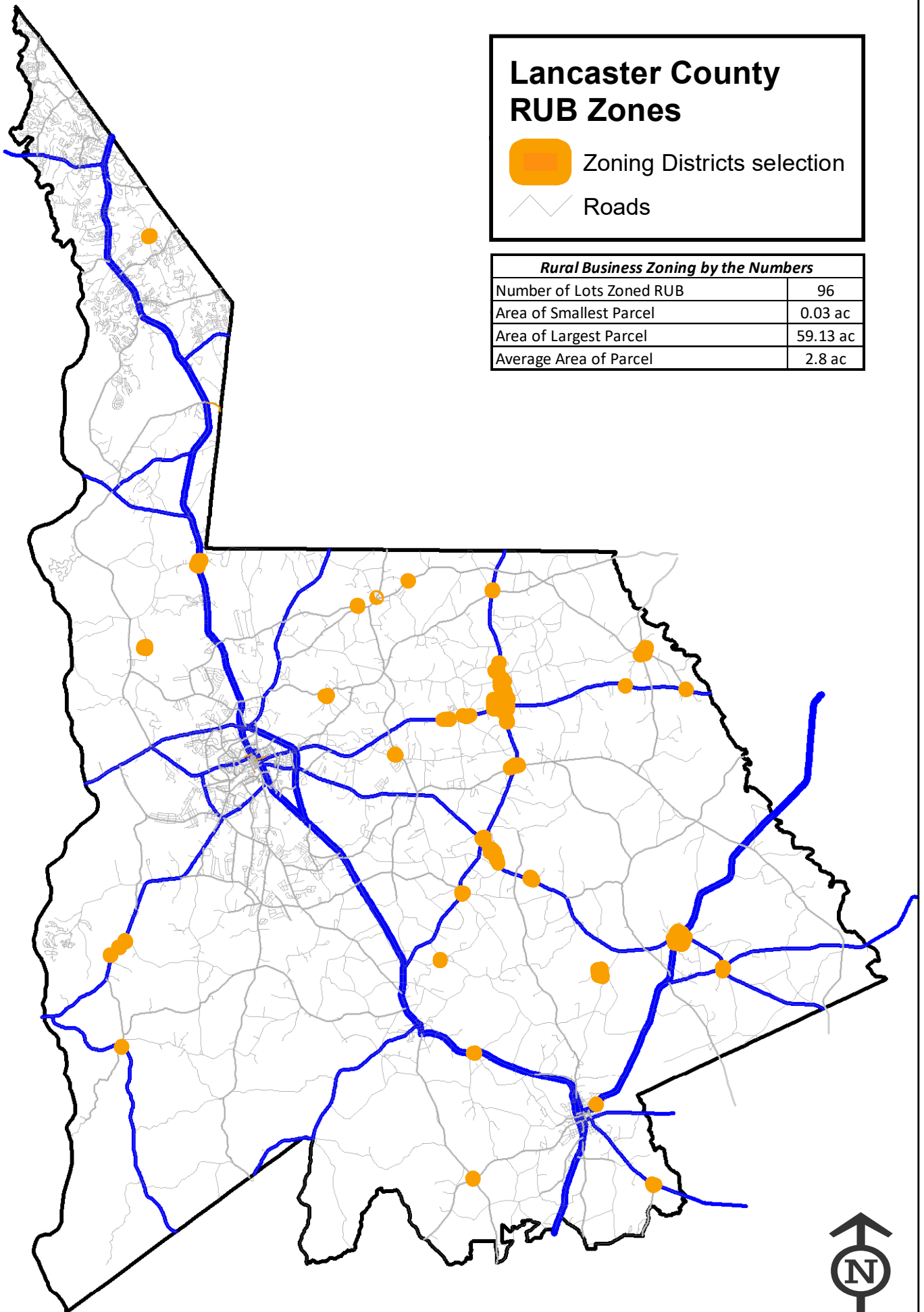
Zoning Districts selection



Roads

Rural Business Zoning by the Numbers

Number of Lots Zoned RUB	96
Area of Smallest Parcel	0.03 ac
Area of Largest Parcel	59.13 ac
Average Area of Parcel	2.8 ac



Agenda Item Summary

Ordinance # / Resolution #: CP-2023-1197 Strunk

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

Points to Consider:

Associated with RZ-2023-1197 Strunk rezoning heard 8/15/2023 (LI to AR)

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/10/2023	Exhibit
Application	9/18/2023	Exhibit
Plat	10/10/2023	Exhibit
Location Map	10/4/2023	Exhibit
Special District - Industrial FLU	10/10/2023	Exhibit
Rural Living FLU	10/10/2023	Exhibit

PROPOSAL:	Request to amend the future land use designation of one parcel totaling approximately 6.60 acres in size. The purpose of this request is to ensure Comprehensive Plan consistency with a proposed Agricultural Residential (AR) District rezoning request (RZ-2023-1197) for the same property.
PROPERTY LOCATION:	2458 Mineral Mining Road (TM# 0098-00-037.01)
CURRENT FLU Category:	Special District-Industrial
PROPOSED FLU Category	Rural Living
APPLICANT:	Lancaster County
COUNCIL DISTRICT:	District 6, Allen Blackmon
STATUTORY NOTICES:	Hearing notice published in The Lancaster News 9/16/2023 Signs posted 9/15/2023 Mailed notices 9/12/2023 Posted agenda in lobby 10/10/2023

OVERVIEW:

Proposal/Site information

Lancaster County is requesting an amendment to the Future Land Use (FLU) designation from Special District-Industrial to Rural Living for the subject property in RZ-2023-1197. The intent of the rezoning and subsequent FLU amendment is to allow the residents of 2458 Mineral Mining Road to construct a stable to house the family's horses on the property.

Under the current Light Industrial Zoning of the property, according to section 2.5 of the Unified Development Ordinance, the proposed use is not allowed. Therefore, the residents have requested to rezone the property allowing the proposed use to be permitted. The requested AR Zoning District is not consistent with the existing Special District-Industrial future land use designation.

The subject parcel and all adjacent parcels on the North side of Mining Road are designated Special District Industrial. All the parcels on the South Side of Mining Road are designated Rural Living (see Figure 1).

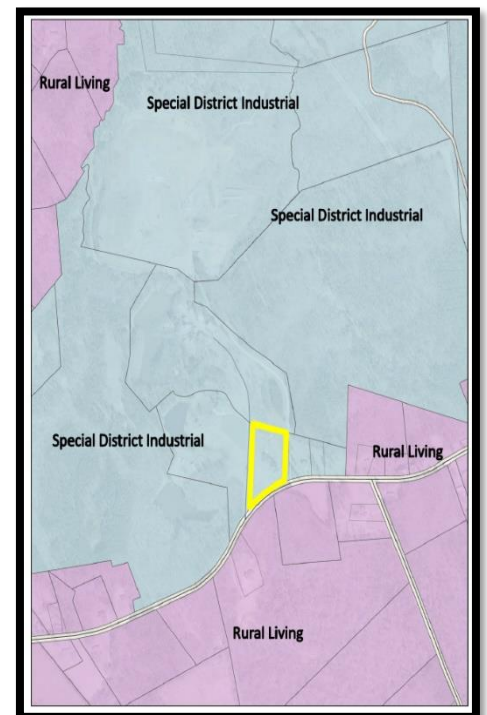


Figure 1

ANALYSIS & FINDINGS:

Future Land Use Categories

Special District-Industrial

The existing future land use designation of this property is Special District- Industrial (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as the following “includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow”.

Current Future Land Use Category Industrial Center: Land Use Considerations		
Factory	Heavy Assembly Plant	Regional Warehouse/ Trucking Distribution
Landfill/Quarry	Lighting Manufacturing and Assembly	Laboratory
Data Handling Plant	Natural Area	

Rural Living

The requested future land use designation is Rural Living (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as the following: “includes a variety of residential types, from farmhouses to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations”.

Proposed Future Land Use Category Rural Living: Land Use Considerations		
Cultivated Farmland	Woodlands/Timber Harvesting	Livestock/Arable
Natural Area	Single-Family Detached Home	Smaller-lot Single-Family and Townhomes
Mobile Home	Barns/Storage	Light Industrial (Ancillary to Farming)
Church	Gas Station	Convenience Store/Hardware Store/Restaurant

Compatibility with Surrounding Area

As stated above in the *Site Information*, the project is adjacent to the proposed Rural Living Future Land Use designation and adjacent to other residential uses.

Photos of the Project Area



Facing Subject Property



Facing Subject Property off Mineral Mining Road



Facing East on Mineral Mining Road



Figure 2 Facing West on Mineral Mining Road

STAFF RECOMMENDATION:

Staff recommends **approval** of this Comprehensive Plan Amendment to bring the associated RZ-2023-1197 to conformity with the current Comprehensive Plan.

ATTACHMENTS:

1. Comprehensive Plan Amendment Request
2. Recorded Plat
3. Location Map/ Zoning Map
4. Special District-Industrial Community Type
5. Rural Living Community Type

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-9380

FUTURE LAND USE MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 2458 Mineral Mining Road
City Lancaster State SC Zip 29720 Tax Parcel ID 0098-00-037.01
Current Zoning L1 (Rezoning to AR) Current FLU Special District - Industrial
Proposed FLU: Rural Living
Total Acres 6.6 Surrounding Property Description L1 - Landfill,
closed mineral mine; AR residential and agricultural
Is there a Rezoning Application associated with this request? yes RZ-2023-1197
Intended Use/Reason for change in use bring existing residential property
into conformity and allow accessory structure (barn)

CONTACT INFORMATION

Applicant Name Lancaster County
Address 101 N. MAIN ST.
City LANCASTER State SC Zip 29720 Phone 803-285-6005
Email mblaszyk@lanasteresc.net PLANNING DEPT.
Property Owner Name Charles & Ruth Strunk
Address 2458 Mineral Mining Rd.
City Kershaw State SC Zip 29067 Phone 803-325-5036
Email cstrunk5040@gmail.com

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.

Anna S. Munster
Applicant

9-14-23
Date

Charles Stal
Property Owner(s)

9/13/23
Date

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY
INFORMATION IF THE APPLICANT IS NOT THE OWNER

SCHEDULE/PROCESS

Submission of Application

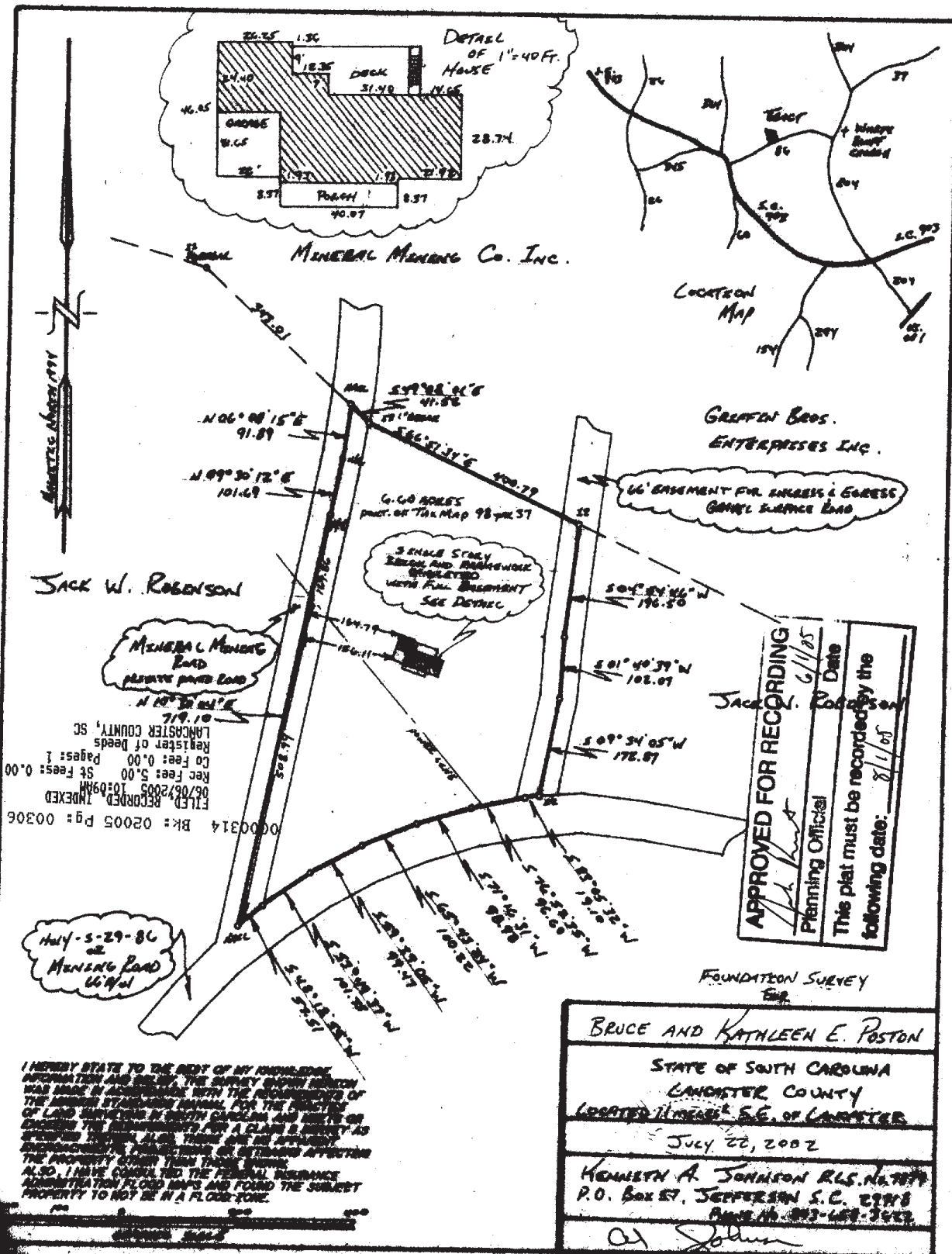
- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month. Once an application is submitted, it is placed on an upcoming Planning Commission agenda.
- If the application is intended to amend the use of only a portion of an existing parcel then a survey subdividing the lot will need to be approved by staff prior to the Planning Commission hearing. This survey, and a deed for the newly created parcel, will need to be recorded no later than the second reading at County Council.
- An application withdrawal should be made in writing and received PRIOR TO PUBLIC NOTICE in order to receive a refund. If notice has been published, fee cannot be refunded.

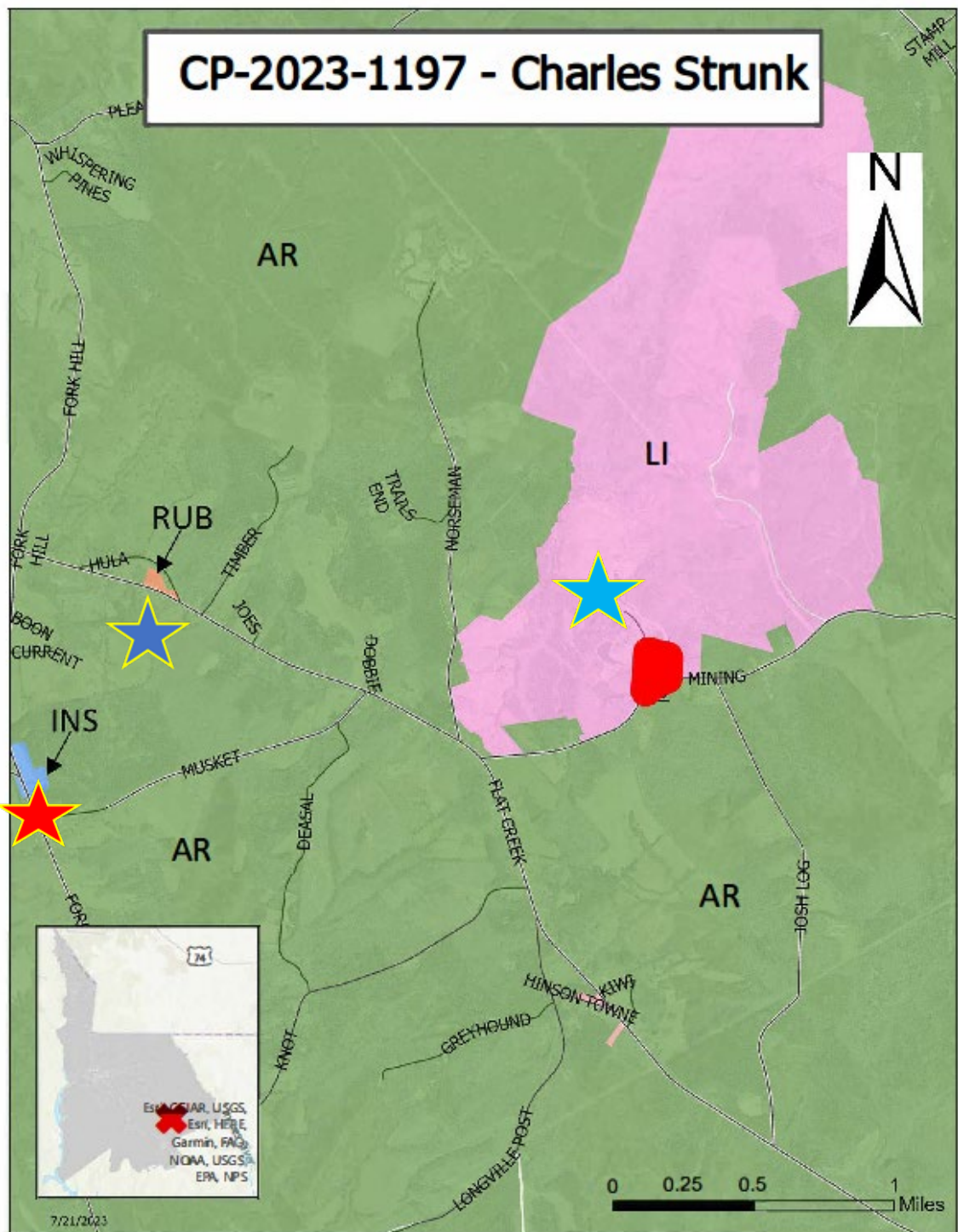
Planning Commission

- 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.

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 amending FLU, 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 5:00 pm on the first Monday of the month to make arrangements.







Lancaster
County
South Carolina

Proposal:
Special District-Industrial to
Rural Living



Subject Property



Trading Post



Fork Hill Baptist Church



Mining Road Landfill

Industrial Center

The Community Type “Industrial Center” includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

Place Types Included:

- Heavy Industrial Center (HIC)
- Light Industrial Center (LIC)

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

- Factory
- Heavy Assembly Plant
- Regional Warehouse / Trucking Distribution
- Landfill / Quarry
- Light Manufacturing and Assembly
- Laboratory
- Data Handling Plant
- Natural Area

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	N/A
Non-Residential Intensity	.10-.20 FAR ²
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto/Trucks/Rail
Typical Block Length	N/A
Open Space Elements	Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

¹(D.U.) - Dwelling Unit ²(FAR) - Floor Area Ratio
³(S.F.) - Square Feet ⁴(LF) - Linear Feet



Heavy Industrial Center



Light Industrial Center



Heavy Industrial Center

Rural Living

The Community Type “Rural Living” includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

Place Types Included:

- Working Farm (WF)
- Rural Living (RL)
- Conservation-based Subdivision (CBS)
- Rural Crossroads (RC)

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

- Cultivated Farmland
- Woodlands / Timber Harvesting
- Livestock / Arable
- Natural Area
- Single-Family Detached Home
- Smaller-lot Single Family and Town Homes
- Mobile Home
- Barns / Storage
- Light Industrial (ancillary to farming)
- Church
- Gas Station
- Convenience Store / Hardware Store / Restaurant

Form & Pattern		
General Development Pattern		Separate Uses
Residential Density		.05-.25 DU ¹ /A
Non-Residential Intensity		.05-.20 FAR ²
Prevailing Building Height		1-2 Stories
Transportation Choices		Auto
Typical Block Length		N/A
Open Space Elements	Natural Areas/Stream Corridors	
Street Pattern		Curvilinear
Street Connectivity		Low
Parking Provisions		Private Drive
Typical Street Cross Section		Rural/Suburban

¹(D.U.) - Dwelling Unit ²(FAR) - Floor Area Ratio
³(S.F.) - Square Feet ⁴(LF) - Linear Feet



Rural Crossroads



Working Farms



Rural Living

Agenda Item Summary

Ordinance # / Resolution #: SD-2022-1205 Riverchase Sec 3

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

To approve, approve with conditions, or deny the proposed plat.

Points to Consider:

Conditionally approved by Planning Commission on 5/16/2023. 60-day conditional deadline not met.

The full Development Agreement is attached to the 5/16/2023 agenda.

Recommendation:

Staff recommends **approval** of this Major Preliminary Subdivision Plat.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/10/2023	Exhibit
Application	4/28/2023	Exhibit
Location Map	4/28/2023	Exhibit
Revised Preliminary Plat	9/19/2023	Exhibit
LCRR Letter re: Easement	9/19/2023	Exhibit
TIA Summary	10/10/2023	Exhibit
TRC Comments	10/10/2023	Exhibit

PROPOSAL: Major Preliminary Plat for Section 3 of Riverchase Development:
Approximately 806.12 acres consisting of 251 single-family lots

PROPERTY LOCATION: Along Riverside Road north of the intersection with Cobblestone way
(p/o TM # 0030-00-002.00)

DEVELOPMENT STANDARDS:

- **Zoning:** R-30
- **Development Agreement:** Ordinance #892 (Adopted July 7, 2008; 20 year term)

APPLICANT: Riverchase Estates Partners LLC
Jeff Webb, LGI Homes Inc.
David Gates, R. Joe Harris & Assoc.

COUNTY COUNCIL DISTRICT: District 1, Terry Graham

NOTICE: Published hearing notice The Lancaster News 9/30/2023
Posted signs 9/28/2023
Mailed notices 9/25/2023
Agenda published 10/10/2023 and posted in Lobby

OVERVIEW & BACKGROUND:

Site Information & Existing Condition

The properties are currently vacant. This area was included in the Development Agreement and associated Master Plan for Riverchase which was approved by Lancaster County Council on July 7, 2008. The Development Agreement has a term of 20 years.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Residential/vacant; River Buffer
South	Lancaster County	LDR	Residential neighborhood (Riverchase Sec. 1)
East	Lancaster County	RN	Some Residential; mostly vacant/agricultural
West	Catawba River; York County	N/A	River Buffer

Guiding Development Standards

The proposed development is currently zoned Low Density Residential (LDR). However, pursuant to Ord. 892, this site is to be developed under the R-30 zoning standards and other development standards which were in place at the time of the adoption of the aforementioned development agreement.

Consistency with Existing Development Agreement (Ord. 892):

Units: This proposed plat includes 251 lots. Phase 1 which is under construction included 375 lots. Should this plat be approved the total unit count would reach 626. Under Section 1.06 a maximum of 1,250 units were approved if Septic systems were used, or up to 1,939 units if sewer systems were used. As proposed these sites would be served by septic but the unit count (626 units) is still well under the maximum allowed (1,250 units).

Development Schedule: Section 1.07 requires a development schedule to accompany the development agreement. The current development schedule on file is included as Exhibit C of Ord. 892. This development schedule is extremely outdated.

Rooftop Fee: Pursuant to section 4.02, the Developer (or lot owner) agrees to pay the county \$4,900 as a building fee for each residential dwelling unit. Having commenced on January 1, 2009 and each January 1st after, the dollar amount increases by the greater of either 3% or the Consumer Price Index; not to exceed \$9,000. The fee is currently \$8,007.62 per lot.

Fire Station: Pursuant to section 4.05, prior to the issuance of the 250th Certificate of Occupancy the developer must transfer 5.077 acres of land along Riverside Road to Lancaster County to be developed as a fire station. The developer must also provide a significant lump sum payment to contribute to the design and construction of said fire station. As of September 31, 2023; 170 Certificates of Occupancy have been issued.

Development Standards: A complete list of conditions and exceptions specific to this project are included as "Exhibit B" of Ord. 892. Outside of those conditions the plan review is subject to the UDO which was in place on July 7, 2008. A few regulations pertaining to site design and requirements are listed below.

- Minimum Lot Width: 100' at front setback
- Front Setback: 40'
- Rear Setback" 25'
- Developer was granted significant flexibility in road design so long as ROW width, pavement width, and centerline curve radii described in Exhibit B, Condition 7 are met.
- Sidewalks are not required;
- Developers may not develop within the Floodplain;
- No residential dwelling may be less than 2,400 sq. ft. in size;
- Additional landscaping (street trees, decorative bushes, etc.) are not required.

School District Input:

The Lancaster County School District (LCSD) has recommended approval of this request and issued no further comments.

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	806.12 acres
Proposed Lots	251
Project Overview	Single Family Residential Subdivision
Open Space	80.4 acres required; 472.9 acres proposed
Internal Streets	Will be privately maintained.

Traffic Impact Analysis (TIA)

The TIA provided assesses the impact of not only this phase but also phase 2 which is currently in Sketch Plan Review. The overall development is expected to generate 502 AM peak hour trips (131 in and 371 out) and 713 PM peak hour trips (449 in and 264 out). It would generate 6,945 daily (24-hour) trips.

Exact improvements are still to be determined; current improvements include the following:

Rock Hill Highway (SC 5) and Riverside Road/W Rebound Road

- Cost sharing with the planned Catawba COG intersection and Nisbet development projects towards the following improvements:
- Construction of an eastbound left-turn lane with 150 feet of storage.
- Construction of a westbound left-turn lane with 150 feet of storage.
- Installation of a traffic signal if/when warrants are met.

Riverside Road and Access 1

- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
- Construction of a northbound left-turn lane along Riverside Road with 150 feet of storage.
- Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.

Infrastructure

Water and Sewer (LCWSD): Issued no comments on this plan. The site will be served by public water via LCWSD; and septic tanks the permits for which are issued by SCDHEC on a lot-by-lot basis as development occurs.

PHOTOS OF THE PROJECT AREA:



UPDATES:

All but one outstanding comment from the Technical Review Committee required for Preliminary Plat approval have been resolved with the latest submittal.

The one remaining comment requires LGI to submit a modified development schedule and narrative of explanation and justification as required by section 1.07 of Ordinance # 892 to be distributed to County Council for review.

Given that a sketch plan for an additional phase is currently in review and the construction of this phase is in the best interest of Public Safety (via the addition of a second point of ingress/egress) Planning Staff is comfortable with applying this comment to the next phase of the Riverchase Development or the approval of Civil Plans of this phase whichever comes first.

Regarding the railroad crossing, the county is in receipt of a letter from the L&C Railroad stating they have no objection to the proposed crossing. Planning Staff has also been in communication with representatives from the railroad who have stated that "There is an agreement for this new crossing, so all that will be needed through the construction phase is a ROE permit with the contractor that is awarded the job." Therefore, no further action or information is needed from the Developer at this time.

STAFF RECOMMENDATION:

Staff recommends **approval** of this Major Preliminary Subdivision Plat.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. L&C Railroad Letter
5. TIA summary
6. TRC/Evolve Comments

STAFF CONTACT:

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

PROJECT INFORMATION

Project Address/Location: 3750 Riverside Rd, Lancaster, SC 29720

Tax Map ID/Parcel No.: 0030-00-002.00

Project Description: 251 Single Family Residential Lots

Applicant Name: Riverchase Estates Partners, LLC

Address: 1450 Lake Robbins Drive Ste 430, The Woodlands, TX 77380

Phone: (803) 286-0060 Email: jeff.webb@lgihomes.com

Property Owner Name: Riverchase Estates Partners, LLC

Address: 1450 Lake Robbins Drive Ste 430, The Woodlands, TX 77380

Phone: (803) 286-0060 Email: jeff.webb@lgihomes.com

Other Project Contacts

Name: R. Joe Harris & Associates, Inc

Address: 1186 Stonecrest Blvd., Tega Cay, SC 29708

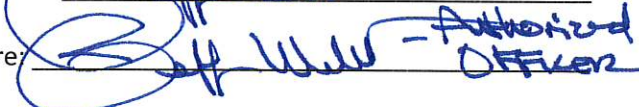
Phone: (803) 802-1799 Email: d gates@rjoharris.com

Name: Melissa Burklin

Address: 3037 Sherman Drive, Lancaster SC 29720

Phone: 704-634-0644 Email: melissa.burklin@lgihomes.com

Applicant Signature:  Date: 3-28-23

Owner Signature:  - Authorized Officer Date: 3-28-23

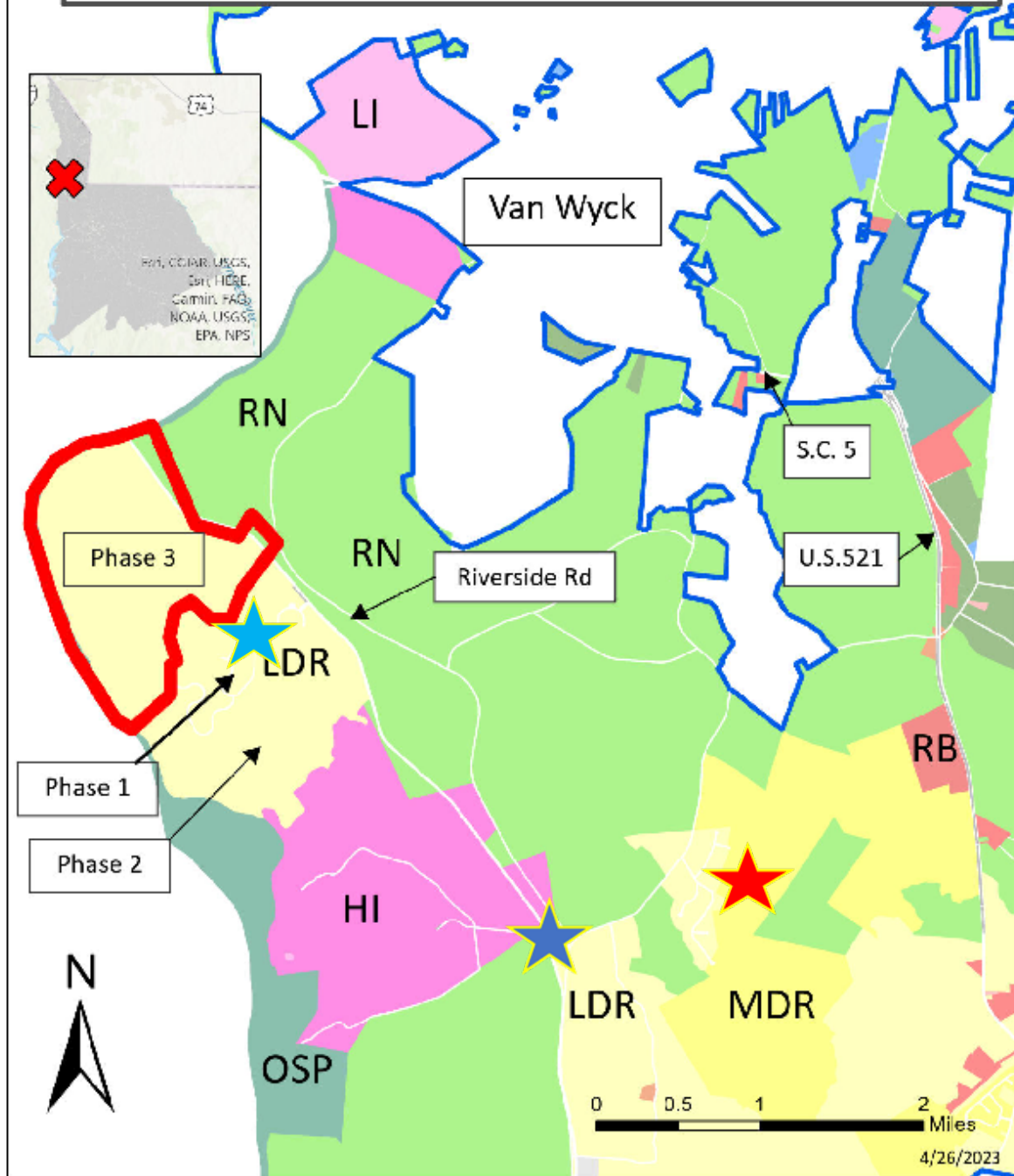
Owner Signature: _____ Date: _____

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

PRELIMINARY PLAT CHECKLIST

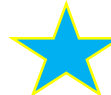
The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

SD-20221205 - Riverchase Estates Phase 3



Lancaster
County
South Carolina

 Subject Property



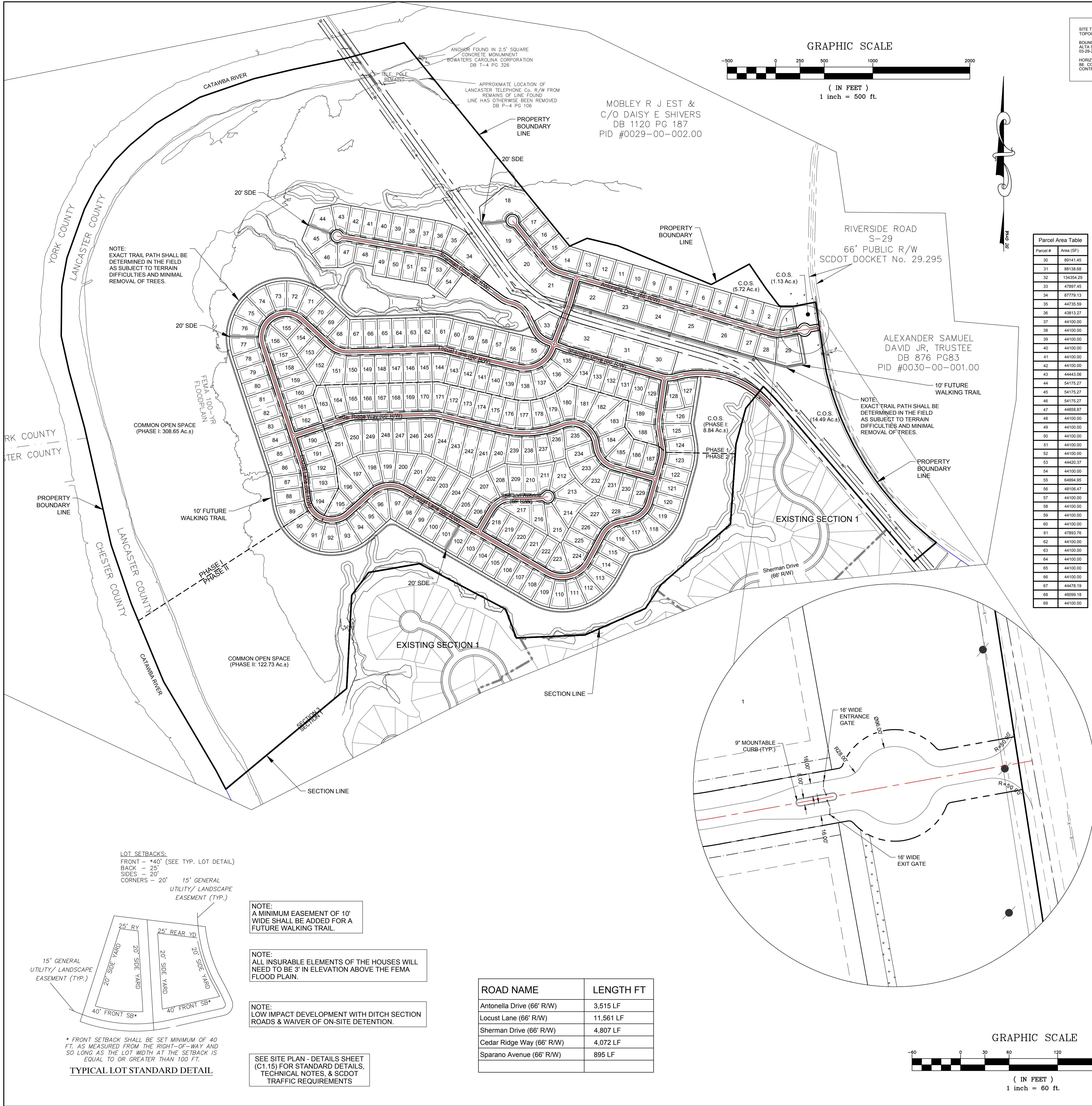
Proposal:

Preliminary Plat: 251 lots

Intersection Riverside &
Old Hickory

Roselyn Development

Riverchase Section 1



Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
30	89141.45	70	44100.00	110	45880.61	150	46968.52	190	44100.00	230	44100.00
31	88138.68	71	48357.34	111	45880.61	151	59639.29	191	44100.00	231	47281.73
32	134354.29	72	50814.54	112	45880.61	152	58554.60	192	47791.32	232	48476.93
33	47897.45	73	50814.54	113	45440.02	153	46232.76	193	44100.00	233	48476.93
34	87779.13	74	50814.54	114	43740.44	154	44488.64	194	48089.69	234	51000.92
35	44735.59	75	50814.54	115	44100.00	155	44627.16	195	45023.31	235	46632.76
36	43813.27	76	50814.54	116	49049.95	156	45036.69	196	53645.31	236	45096.11
37	44100.00	77	48529.61	117	56081.56	157	34677.79	197	60468.96	237	44687.57
38	44100.00	78	44100.00	118	48476.93	158	44965.70	198	55189.22	238	44687.57
39	44100.00	79	44100.00	119	48476.93	159	45031.92	199	50810.14	239	44687.57
40	44100.00	80	44100.00	120	44365.33	160	46085.54	200	52583.67	240	56431.10
41	44100.00	81	44100.00	121	44100.00	161	45000.00	201	61448.79	241	70517.28
42	44100.00	82	44100.00	122	44100.00	162	45000.00	202	58972.85	242	72536.51
43	44443.08	83	44100.00	123	47430.94	163	52914.82	203	69111.86	243	69111.86
44	54175.27	84	44100.00	124	46318.54	164	52823.90	204	61250.96	244	61784.17
45	54175.27	85	44100.00	125	44735.17	165	48869.85	205	44100.00	245	57066.54
46	54175.27	86	47311.64	126	45823.82	166	44100.00	206	44293.12	246	53578.87
47	44898.87	87	43820.87	127	45560.39	167	44100.00	207	59687.85	247	50872.82
48	44100.00	88	44871.73	128	48999.87	168	44100.00	208	48544.75	248	48819.94
49	44100.00	89	50814.54	129	43968.81	169	44100.00	209	48448.85	249	57664.05
50	44100.00	90	50814.54	130	44100.00	170	45090.96	210	45133.57	250	58863.84
51	44100.00	91	50814.54	131	44100.00	171	46741.57	211	44299.76	251	73070.80
52	44100.00	92	50814.54	132	44100.00	172	44100.00	212	53922.79		
53	44420.37	93	50814.54	133	44100.00	173	44100.00	213	62949.20		
54	44100.00	94	48012.97	134	44662.64	174	44100.00	214	53903.15		
55	64984.95	95	44100.00	135	50530.07	175	44100.00	215	58995.99		
56	48106.47	96	49999.68	136	52502.96	176	44648.65	216	44807.84		
57	44100.00	97	49999.68	137	52502.96	177	46461.96	217	49696.95		
58	44100.00	98	44100.00	138	52502.96	178	46461.96	218	46600.32		
59	44100.00	99	44100.00	139	44758.69	179	44296.81	219	44100.00		
60	44100.00	100	44100.00	140	44100.00	180	59369.25	220	44100.00		
61	47893.76	101	44100.00	141	44100.00	181	58236.65	221	44100.00		
62	44100.00	102	44100.00	142	44100.00	182	68934.87	222	44100.00		
63	44100.00	103	44100.00	143	44100.00	183	69247.72	223	45434.19		
64	44100.00	104	44100.00	144	49057.53	184	49272.97	224	47072.41		
65	44100.00	105	44100.00	145	44100.00	185	51251.70	225	44100.00		
66	44100.00	106	44100.00	146	44100.00	186	44100.00	226	46721.30		
67	44478.19	107	44100.00	147	44100.00	187	44312.92	227	50814.54		
68	46099.18	108	44100.00	148	44100.00	188	57862.10	228	64681.04		
69	44100.00	109	45616.49	149	44100.00	189	54793.40	229	48131.82		

DEVELOPMENT INFORMATION

Project Name: RiverChase Section 3 Preliminary Plat
Lancaster County, South Carolina

Developer: LGI Homes, LLC
3037 Sherman Drive
Lancaster, South Carolina 29720
Phone: (803) 286-0060

Tax I.D.: A portion of 0030-00-002.00

Site Acreage: 1,983 Ac.± (Total)
806.12 Ac.± (Section 3)

Open Space: 10% Required (80.403 Ac.±)
472.90 Ac.± (Total For Section III)*

Zoning: Low Density Residential (LDR)
Developed as R-30 (Per Development Agreement)

Setbacks/Yards: Front - 40 Ft.
Side/Corner - 20 Ft.
Rear - 25 Ft.

Min. Lot Width: 100 Ft. (as measured at the front setback)

Min. Lot Area: 43,560 Sq. Ft.

Lots Proposed: 251 Lots (Single Family Residential)

Utilities: Public Water (LCWSD)
Private Wells (SCDHEC)

Transportation: Improvements per approved TIA

*Open Space Includes Areas Not Contained Within Road Right-of-Ways Or Residential lot. Open Space Equals Approximately 58.82% For Both Phase I & Phase II Of Section III Development Area.

DATE	ISSUED FOR	REV
03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
06/23/2023	SECOND SUBMITTAL TO LANCASTER COUNTY	1
09/15/2023	THIRD SUBMITTAL TO LANCASTER COUNTY	2

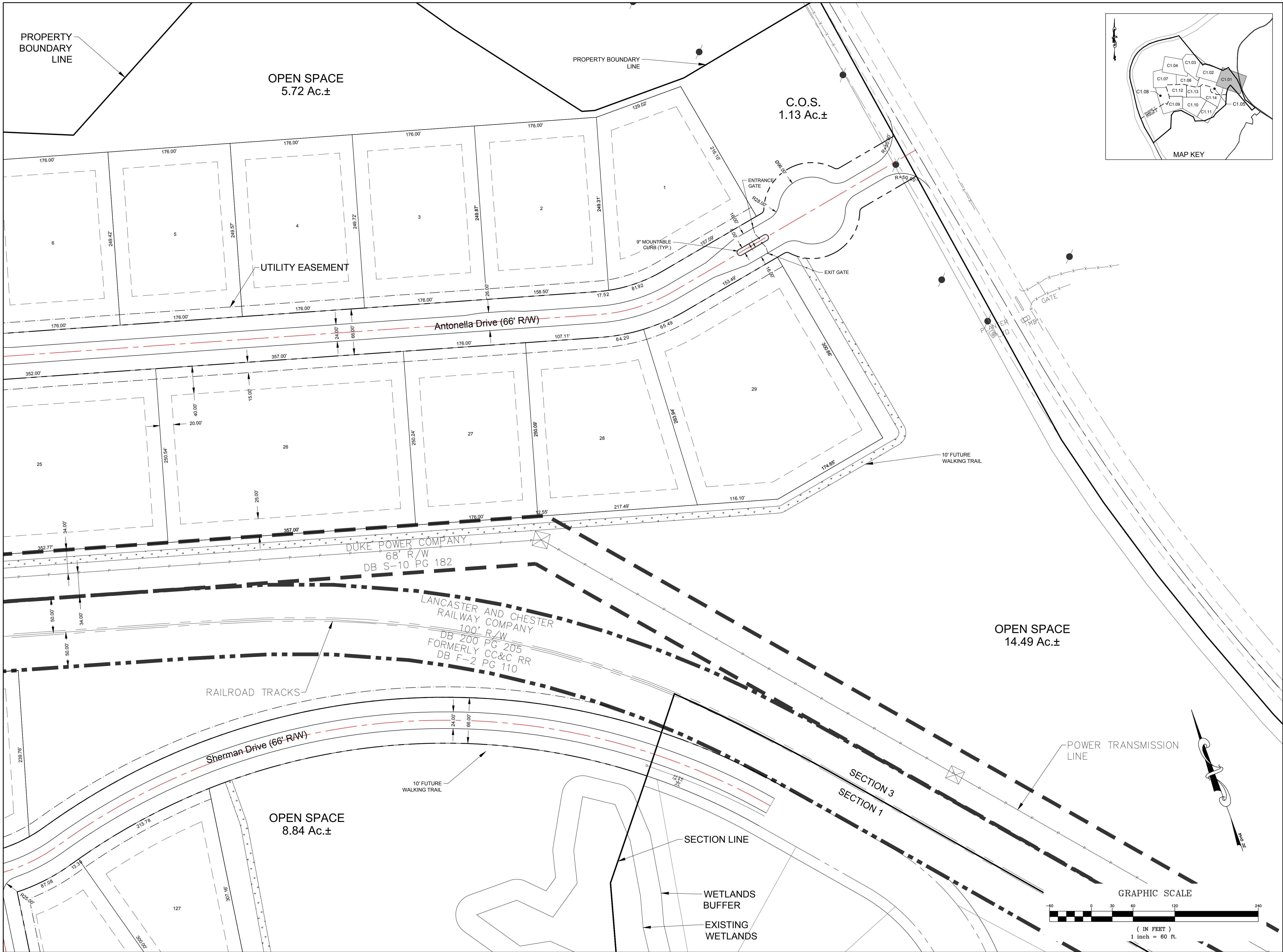
Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1166 Stonestreet Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Project Manager	Drawn
Daniel Gates	Dylan Guffey
Department Manager	Checked
Brandon Pridemore	Daniel Gates
Print/Plot Date	
9/15/2023	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project:	
Riverchase Section 3 Preliminary Plat	
Drawing Title:	
Site Plan	
Project No.	Drawing No.
4967	
DWG File Name:	
RiverChase Section 3_Site Overall	C1.00



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Engineer:



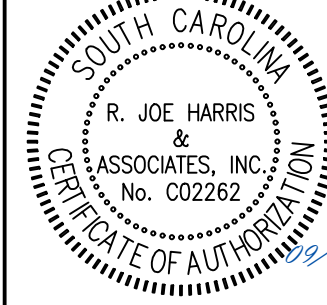
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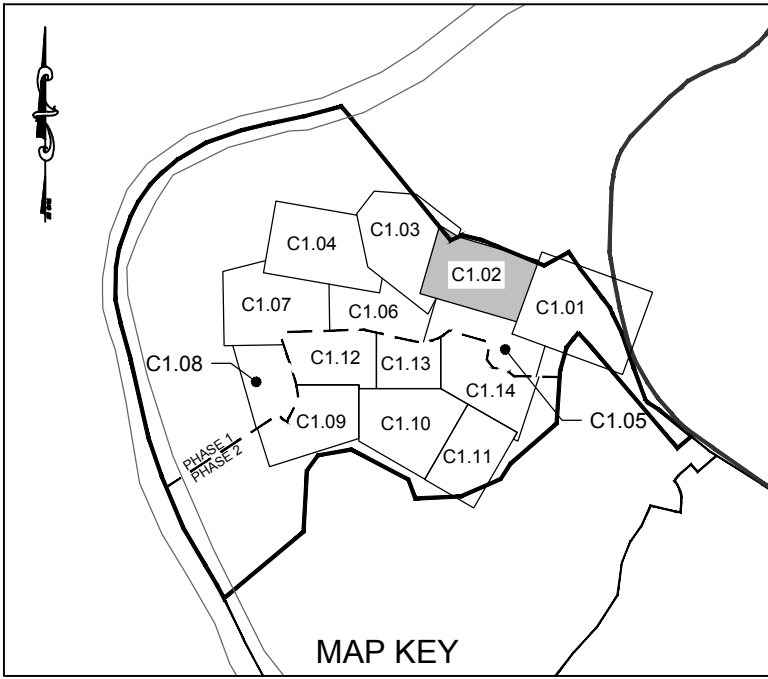
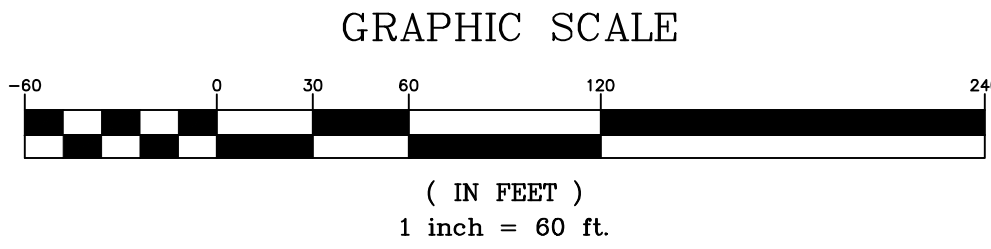
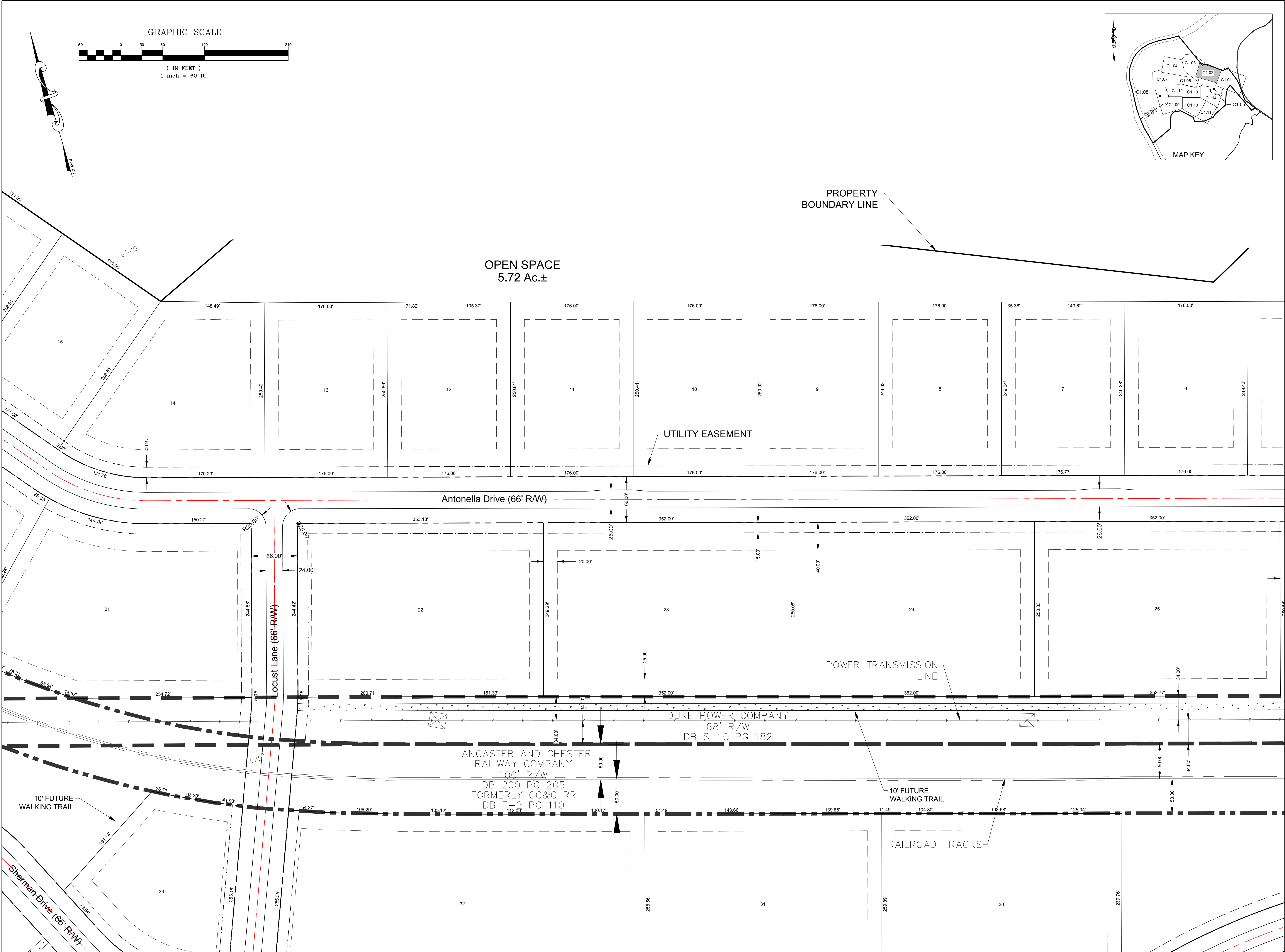
Corporate Seal



Engineer's Seal



Project Manager	Drawn
Daniel Gates	Dylan Guffey
Department Manager	Checked
Brandon Pridemore	Daniel Gates
Print/Plot Date	
9/15/2023	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project:	
Riverchase Section 3 Preliminary Plat	
Drawing Title:	
Site Plan - 1	
Project No.	Drawing No.
4967	
DWG File Name:	
RiverChase Section 3_Site Overall	C1.01



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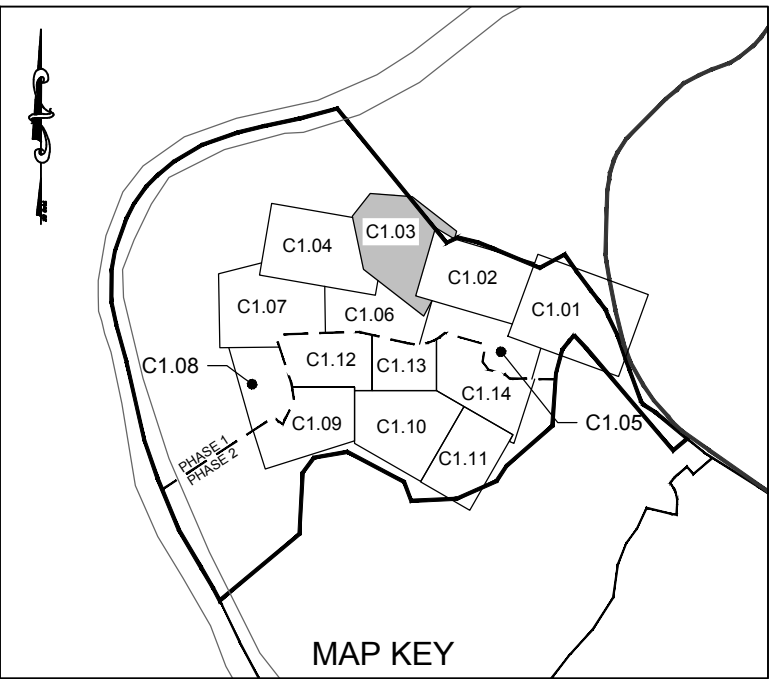
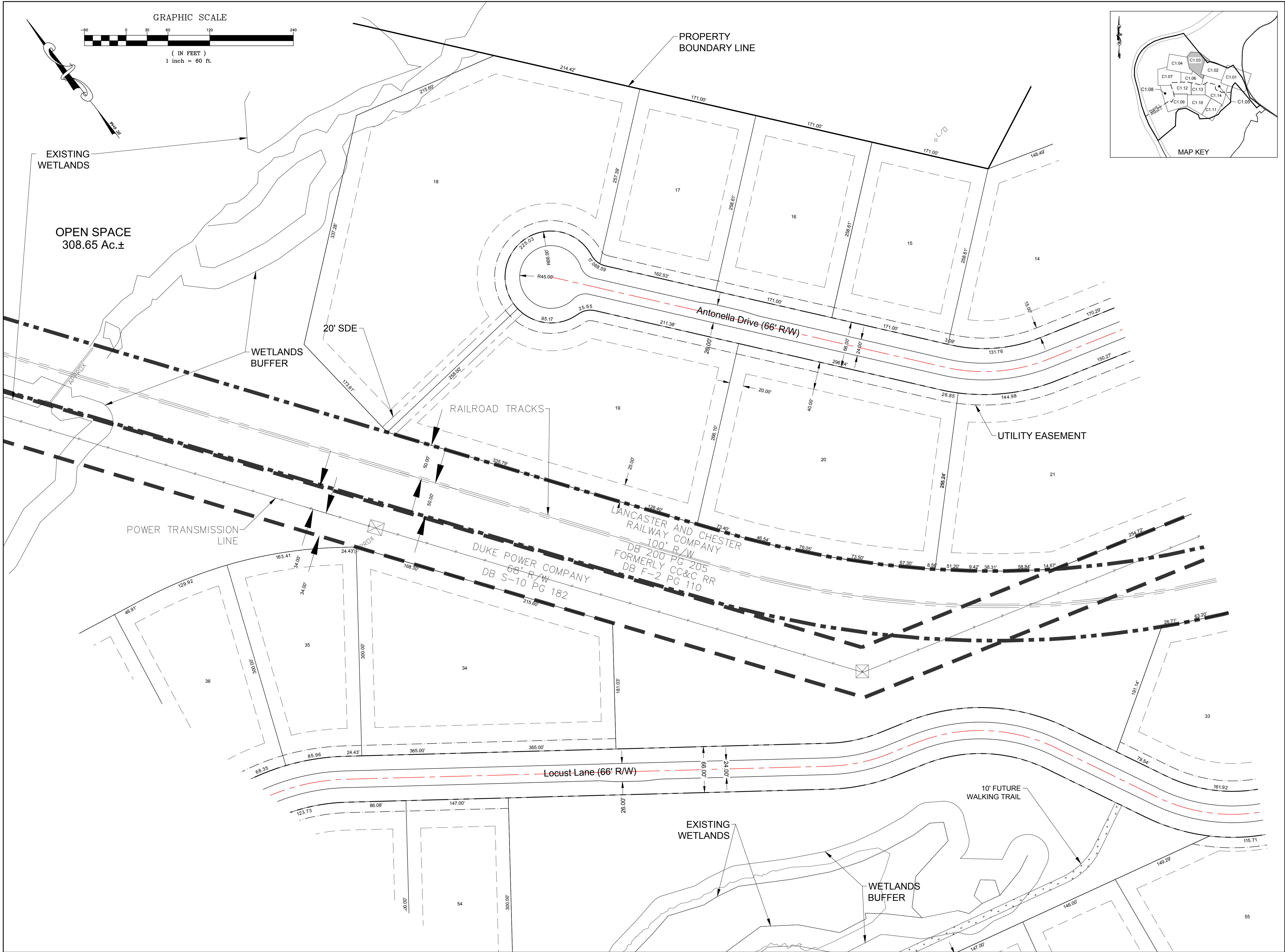
Engineer:

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Project Manager	Drawn
Daniel Gates	Dylan Guffey
Department Manager	Checked
Brandon Pridemore	Daniel Gates
Print/Plot Date	
9/15/2023	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project:	
Riverchase Section 3 Preliminary Plat	
Drawing Title:	
Site Plan - 2	
Project No.	Drawing No.
4967	
DWG File Name:	
RiverChase Section 3_Site Overall	C1.02



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09/15/2023	THIRD SUBMITTAL TO LANCASTER COUNTY	2



Engineer:

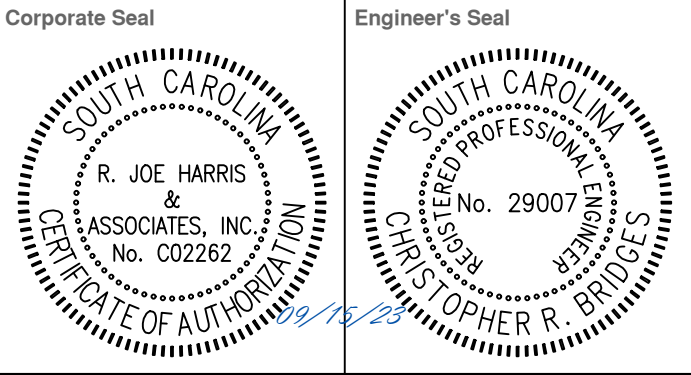


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1100 Stonerock Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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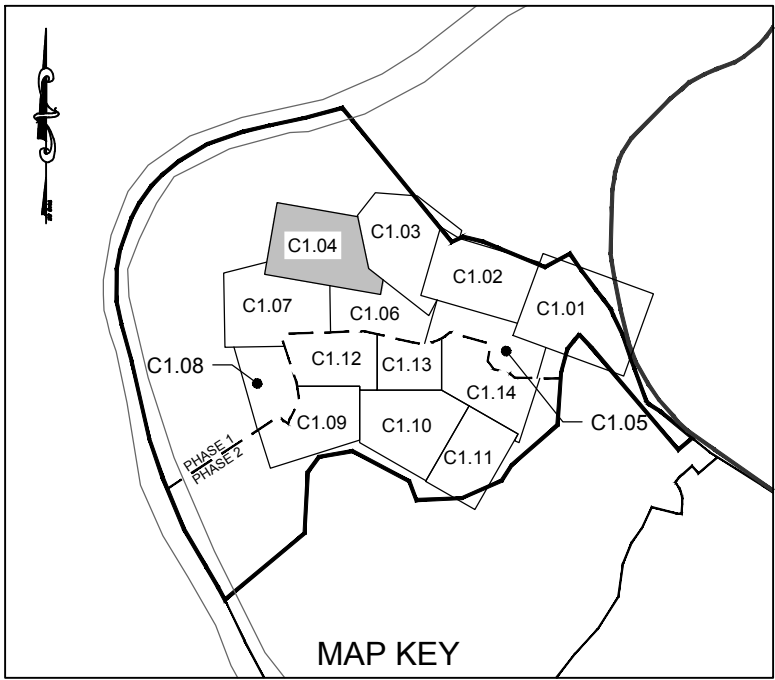
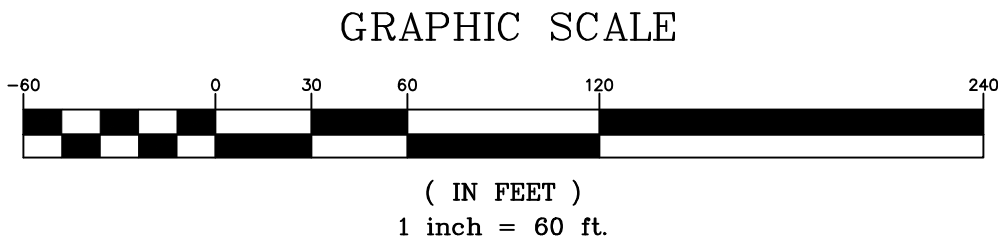
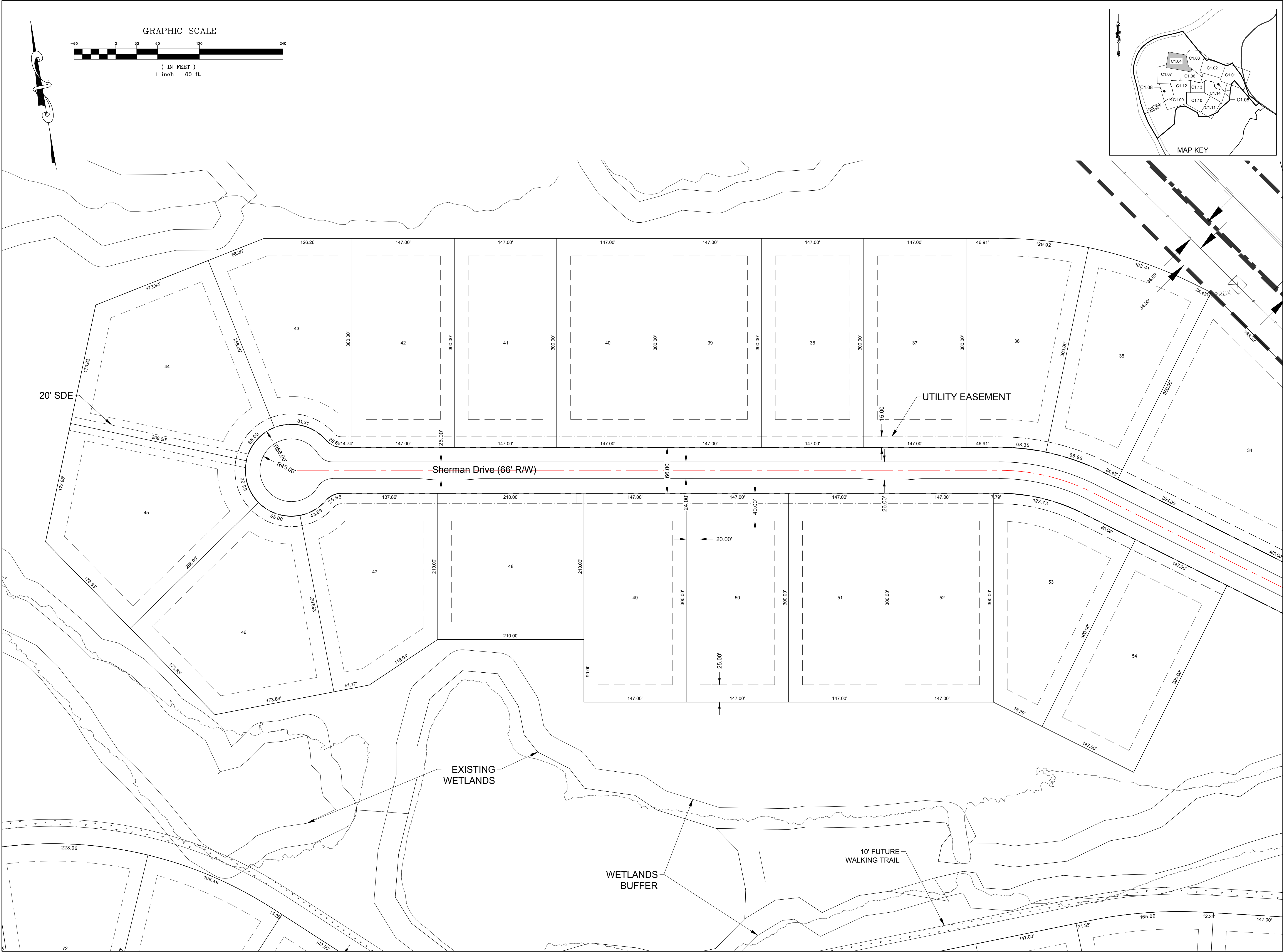


Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates
Print/Plot Date 9/15/2023	
Asbuilt Drawn -	Asbuilt Date -
Client LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	

Project:
Riverchase Section 3
Preliminary Plat

Drawing Title:
Site Plan - 3

Project No. 4967 DWG File Name: RiverChase Section 3_Site Overall	Drawing No. C1.03
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DATE	ISSUED FOR	REV
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Engineer:

RJH

R. Joe Harris & Associates, Inc.

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Corporate Seal

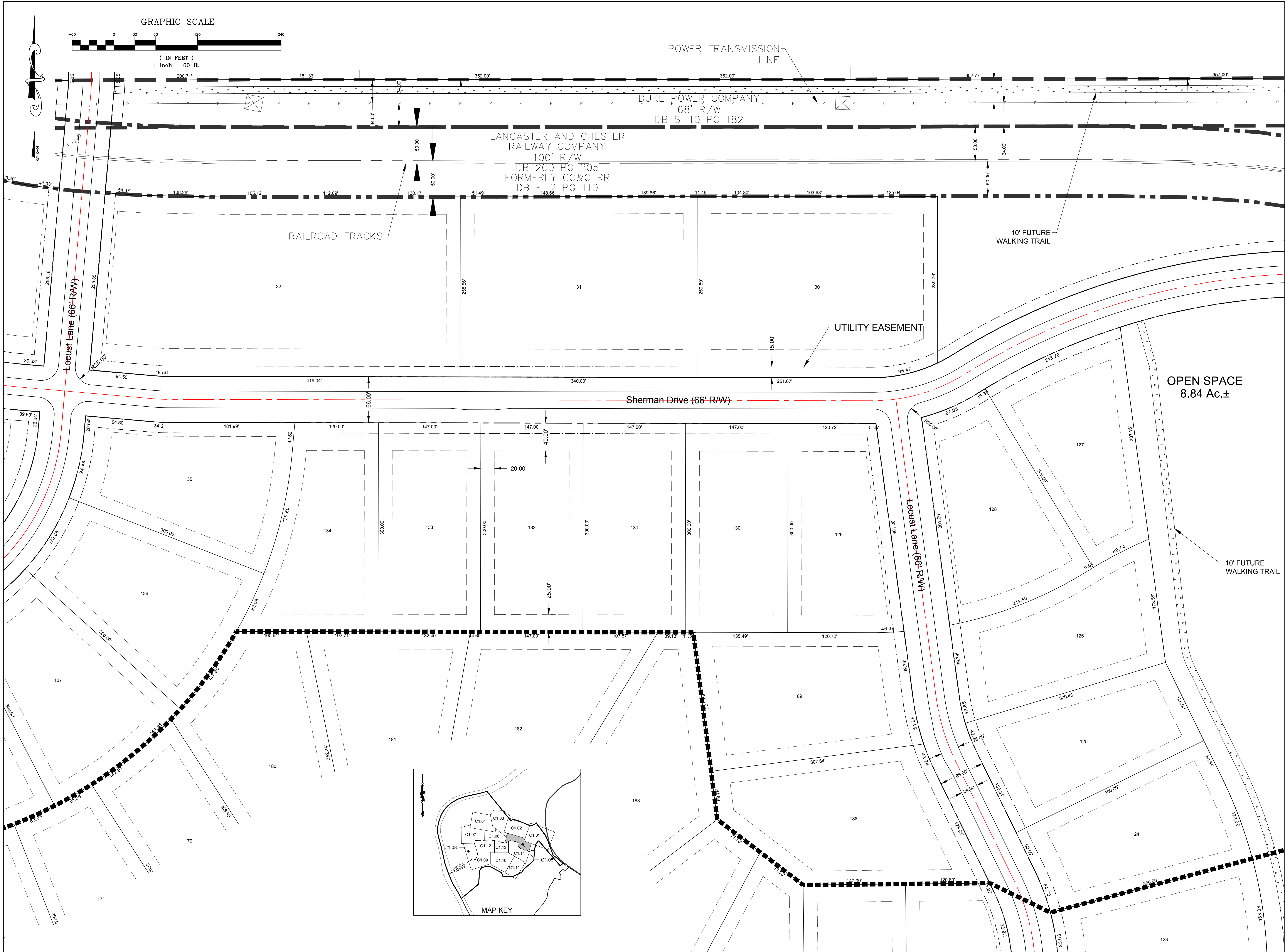
Engineer's Seal

Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates
Print/Plot Date 9/15/2023	
Asbuilt Drawn -	Asbuilt Date -
Client LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	

Project:
Riverchase Section 3 Preliminary Plat

Drawing Title:
Site Plan - 4

Project No. 4967	Drawing No. C1.04
DWG File Name: RiverChase Section 3_Site Overall	



DATE	ISSUED FOR	REV
03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
06/23/2023	SECOND SUBMITTAL TO LANCASTER COUNTY	1
09/15/2023	THIRD SUBMITTAL TO LANCASTER COUNTY	2

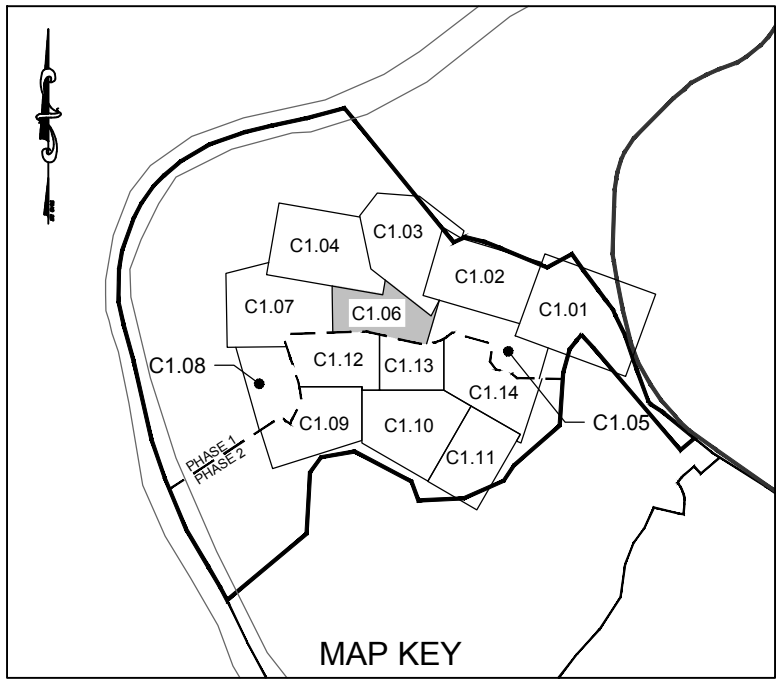
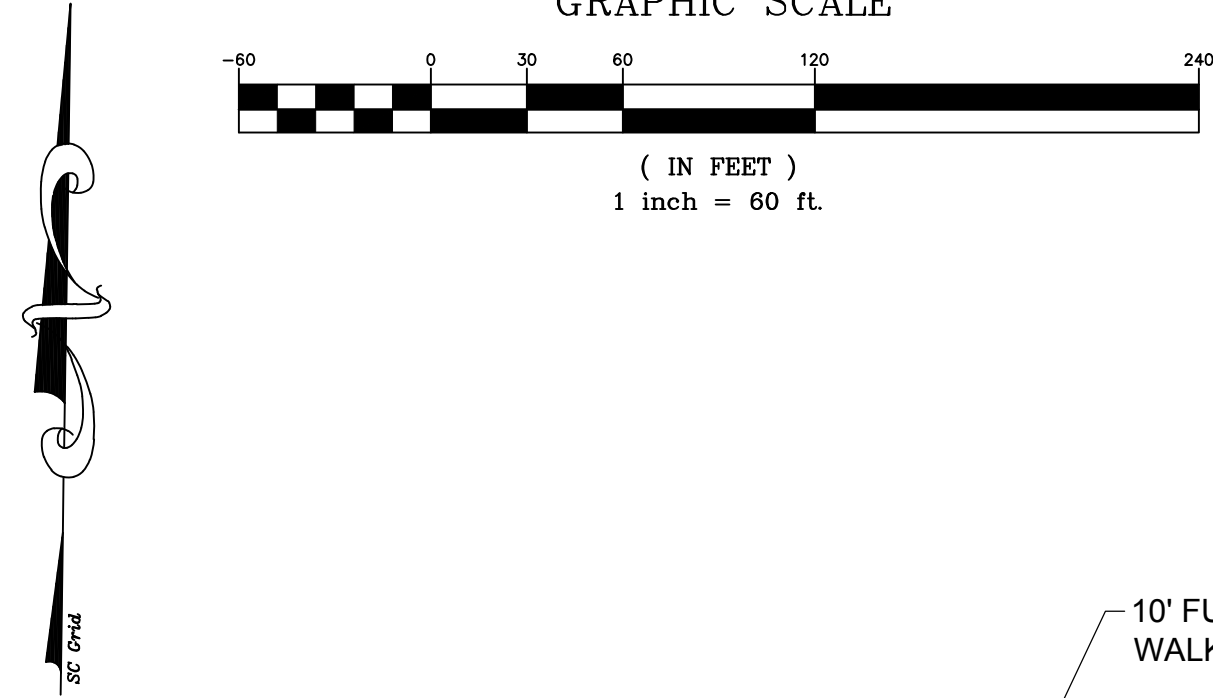
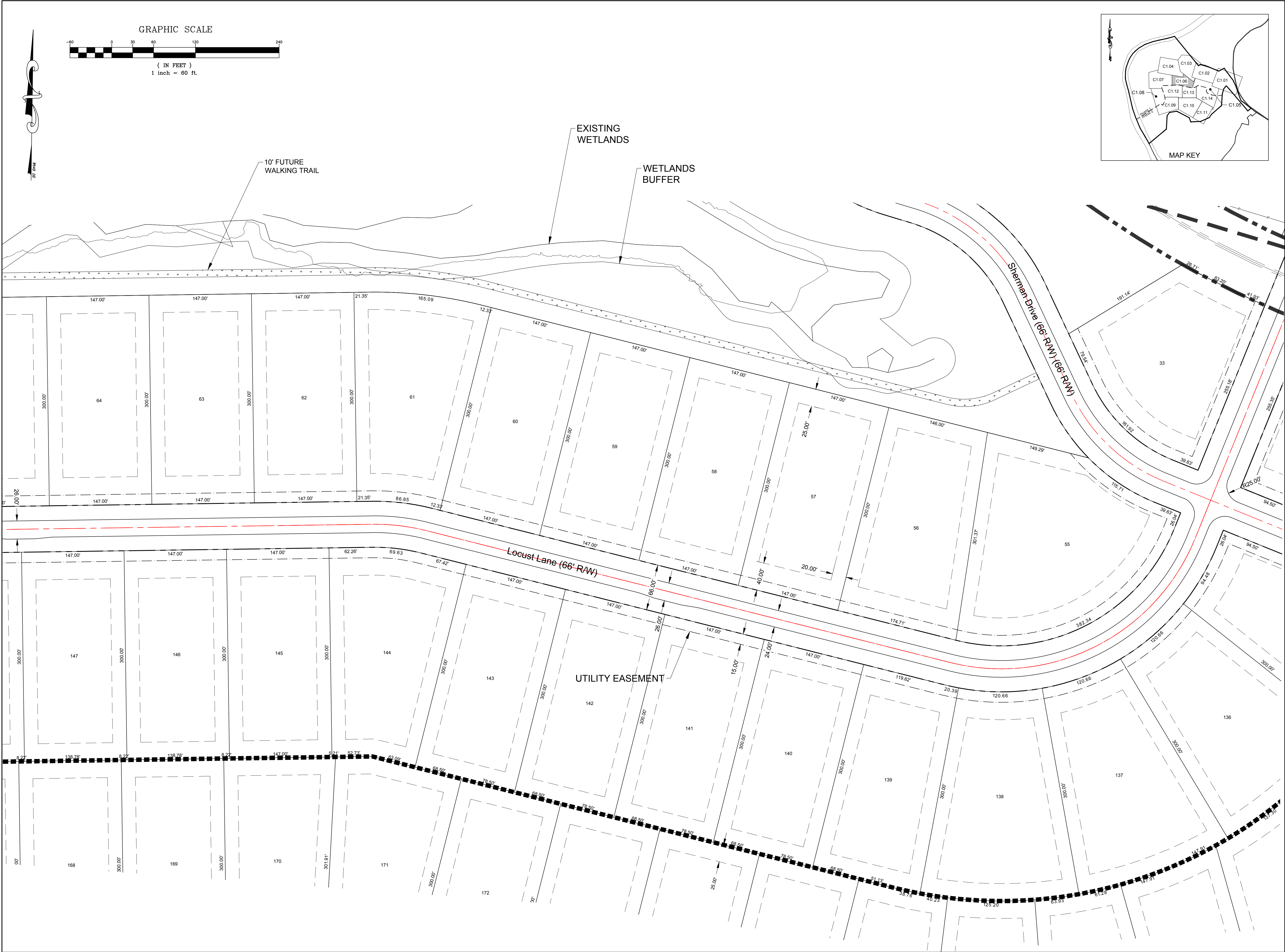
Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1166 Stonerock Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

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Project Manager	Drawn
Daniel Gates	Dylan Guffey
Department Manager	Checked
Brandon Pridemore	Daniel Gates
Print/Plot Date	
9/15/2023	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project:	
Riverchase Section 3 Preliminary Plat	
Drawing Title:	
Site Plan - 5	
Project No.	Drawing No.
4967	
DWG File Name:	
RiverChase Section 3_Site Overall	C1.05



DATE	ISSUED FOR	REV
03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
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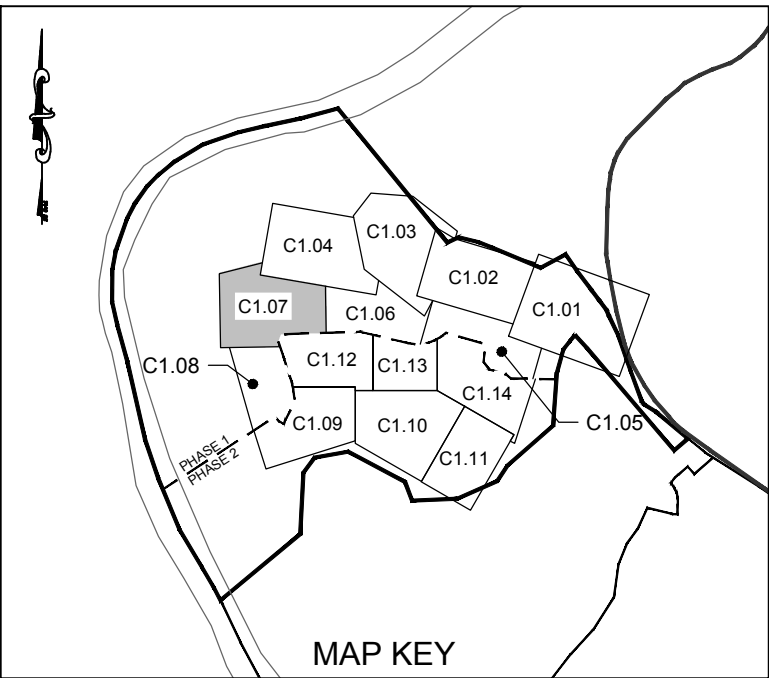
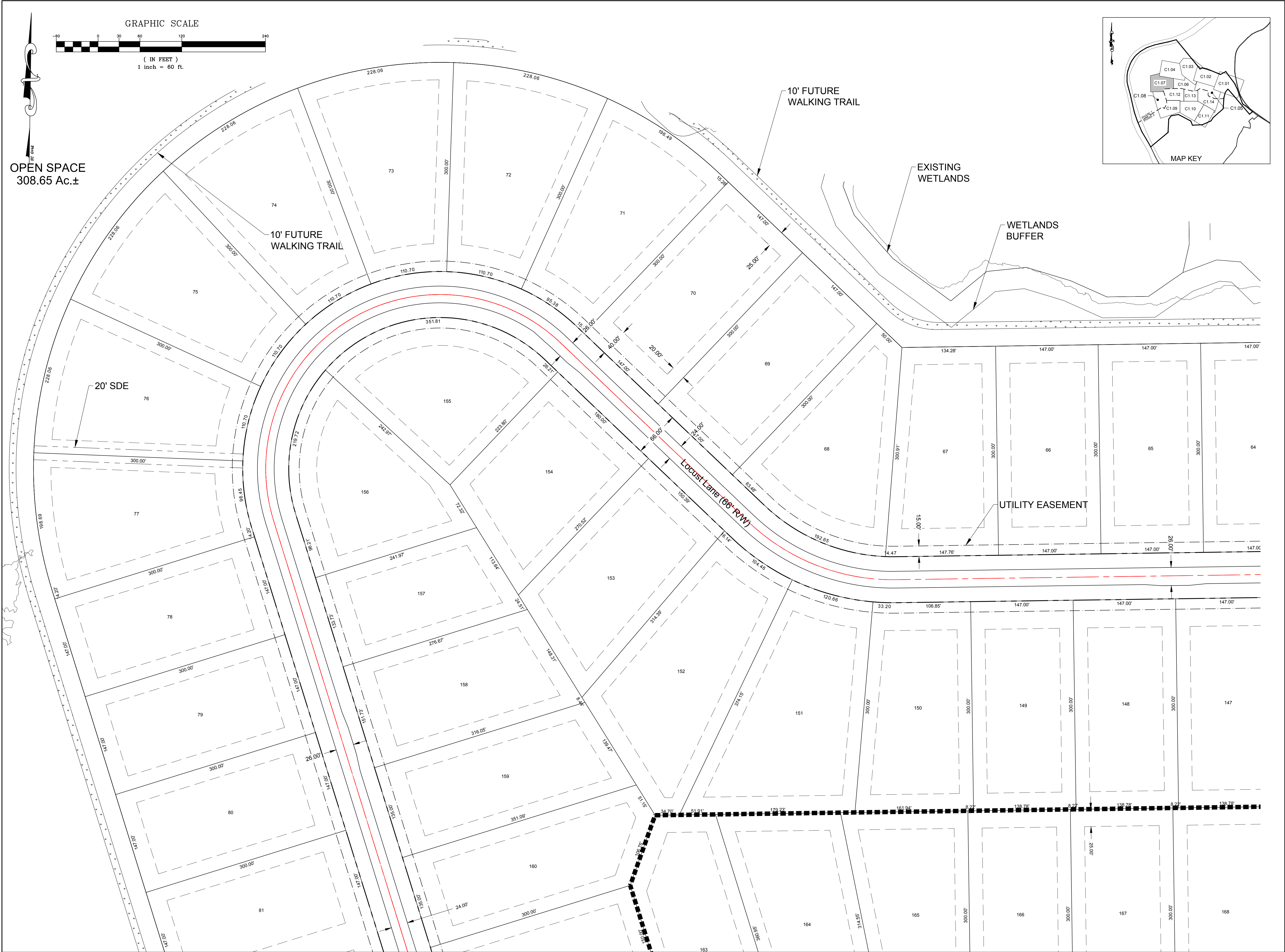
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Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates
Print/Plot Date 9/15/2023	
Asbuilt Drawn -	Asbuilt Date -
Client LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project: Riverchase Section 3 Preliminary Plat	
Drawing Title: Site Plan - 6	
Project No. 4967	Drawing No. C1.06
DWG File Name: RiverChase Section 3_Site Overall	



DATE	ISSUED FOR	REV
03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
06/23/2023	SECOND SUBMITTAL TO LANCASTER COUNTY	1
09/15/2023	THIRD SUBMITTAL TO LANCASTER COUNTY	2



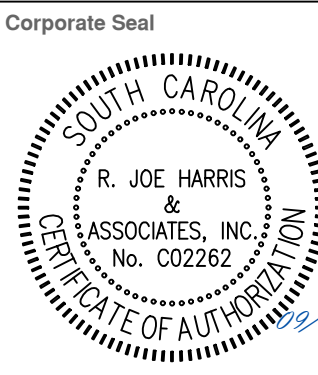

Engineer:



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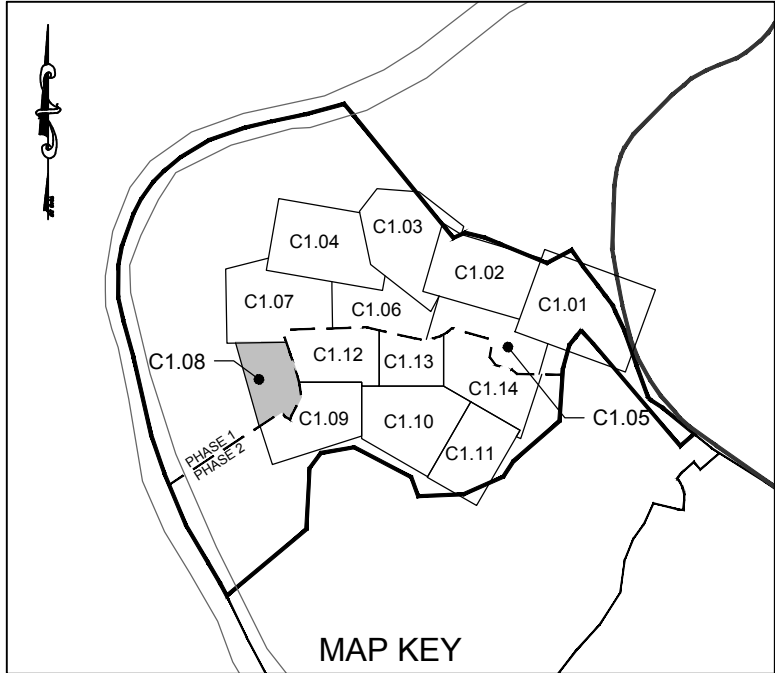
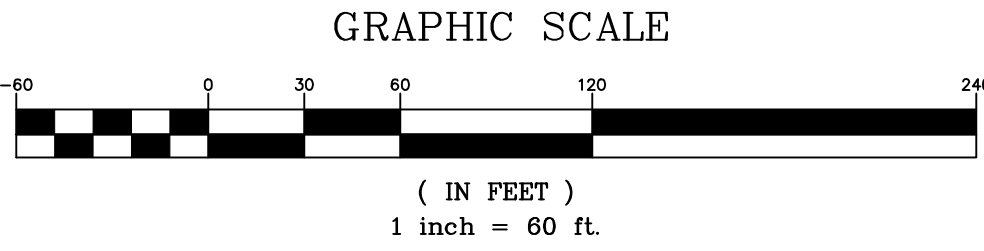
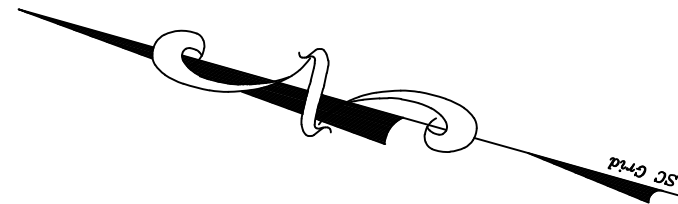
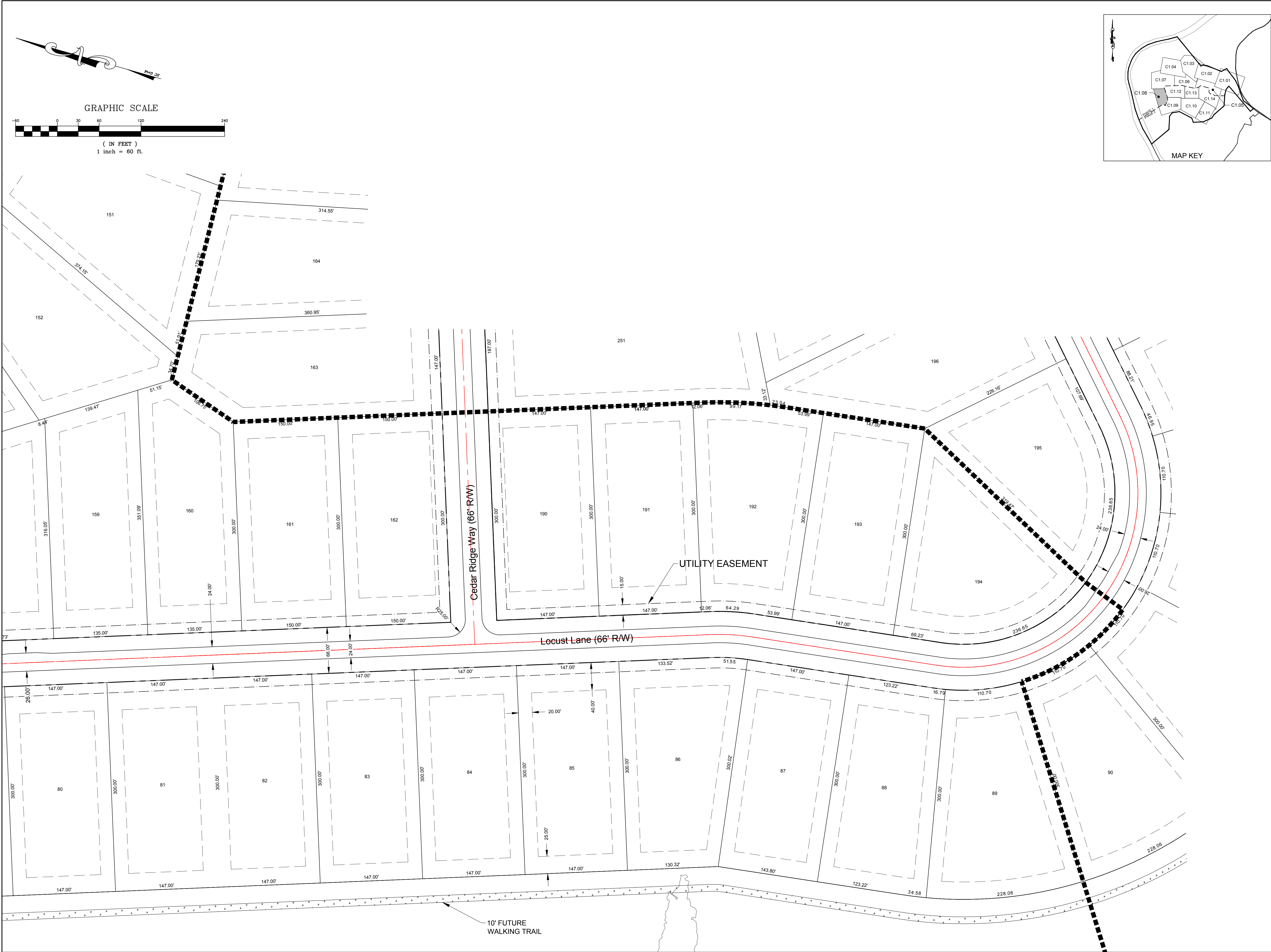


Corporate Seal



Engineer's Seal

Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates
Print/Plot Date 9/15/2023	
Asbuilt Drawn -	Asbuilt Date -
Client LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project: Riverchase Section 3 Preliminary Plat	
Drawing Title: Site Plan - 7	
Project No. 4967 DWG File Name: RiverChase Section 3_Site Overall	Drawing No. C1.07



DATE	ISSUED FOR	REV
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Corporate Seal

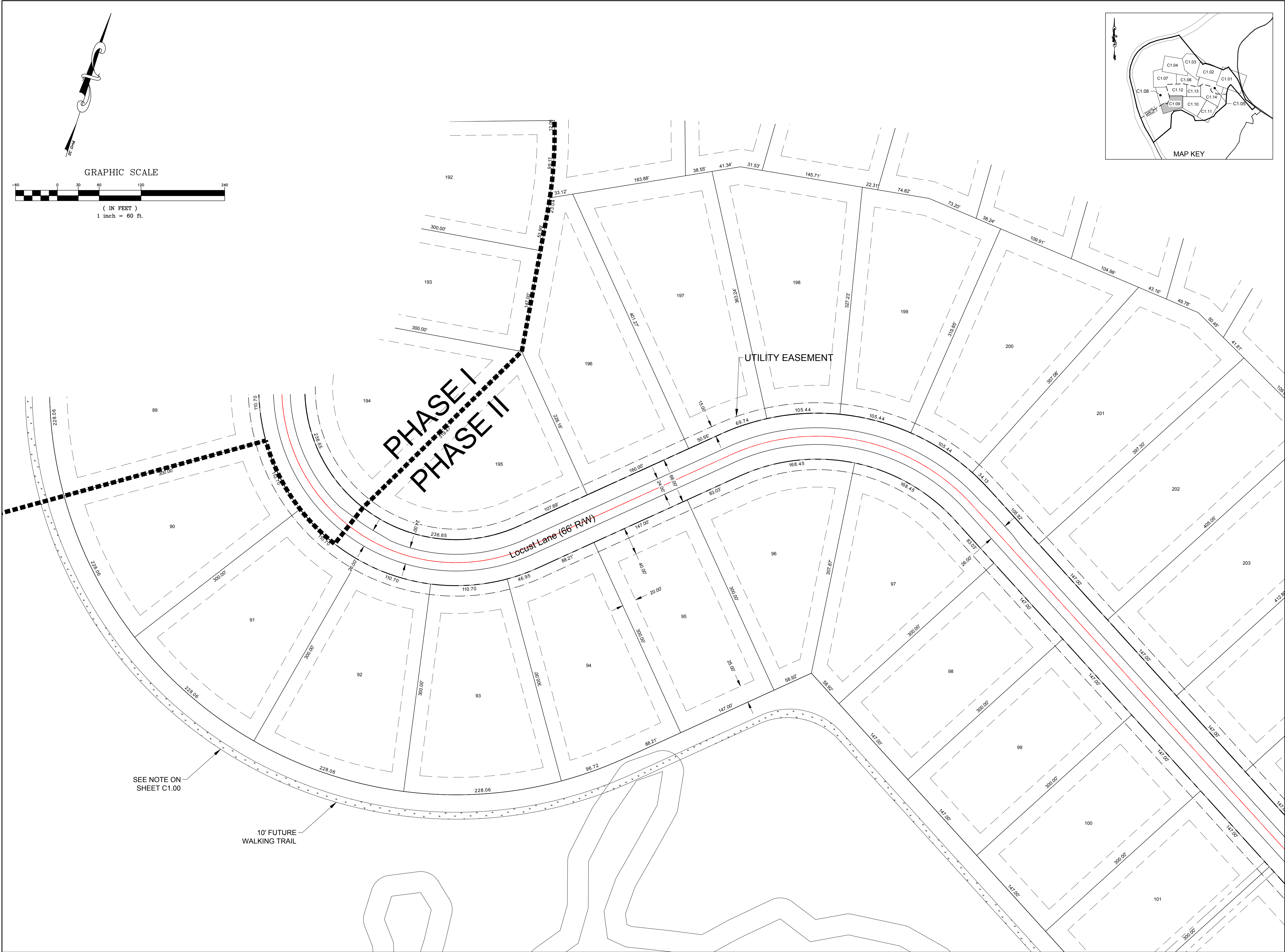
Engineer's Seal

Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates
Print/Plot Date 9/15/2023	
Asbuilt Drawn -	Asbuilt Date -
Client LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	

Project:
**Riverchase Section 3
Preliminary Plat**

Drawing Title:
Site Plan - 8

Project No. 4967	Drawing No. C1.08
DWG File Name: RiverChase Section 3_Site Overall	



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Project Manager	Drawn
Daniel Gates	Dylan Guffey
Department Manager	Checked
Brandon Pridemore	Daniel Gates
Print/Plot Date	
9/15/2023	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	
Project:	
Riverchase Section 3 Preliminary Plat	
Drawing Title:	
Site Plan - 9	
Project No.	Drawing No.
4967	
DWG File Name:	
RiverChase Section 3_Site Overall	C1.09



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Engineer:

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Project Manager
Daniel Gates

Department Manager
Brandon Pridemore

Print/Plot Date
9/15/2023

Asbuilt Drawn
-

Asbuilt Date
-

Client
LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:
Riverchase Section 3 Preliminary Plat

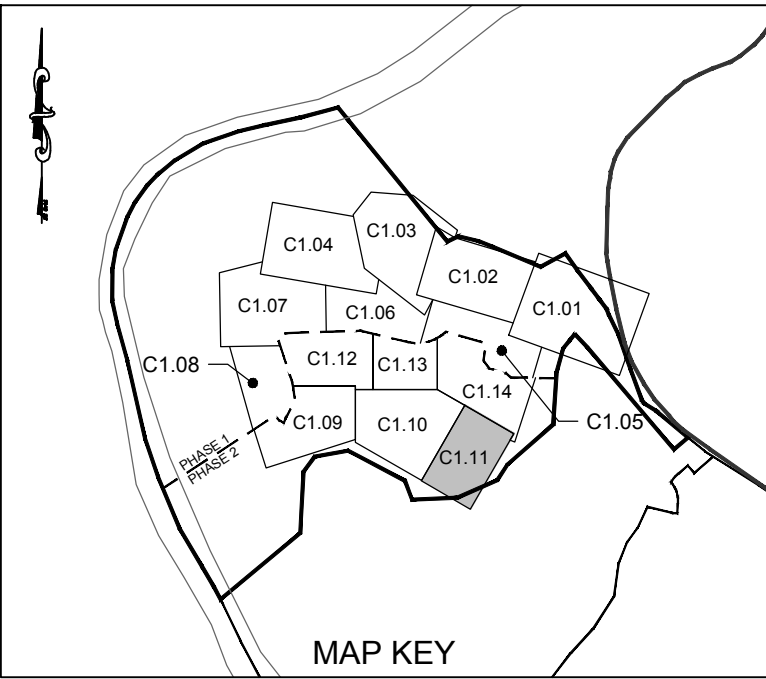
Drawing Title:
Site Plan - 10

Project No.
4967

DWG File Name:
RiverChase Section 3_Site Overall

Drawing No.
C1.10

78



DATE	ISSUED FOR	REV
03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
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Project Manager
Daniel Gates

Department Manager
Brandon Pridemore

Print/Plot Date
9/15/2023

Asbuilt Drawn
-

Client
LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

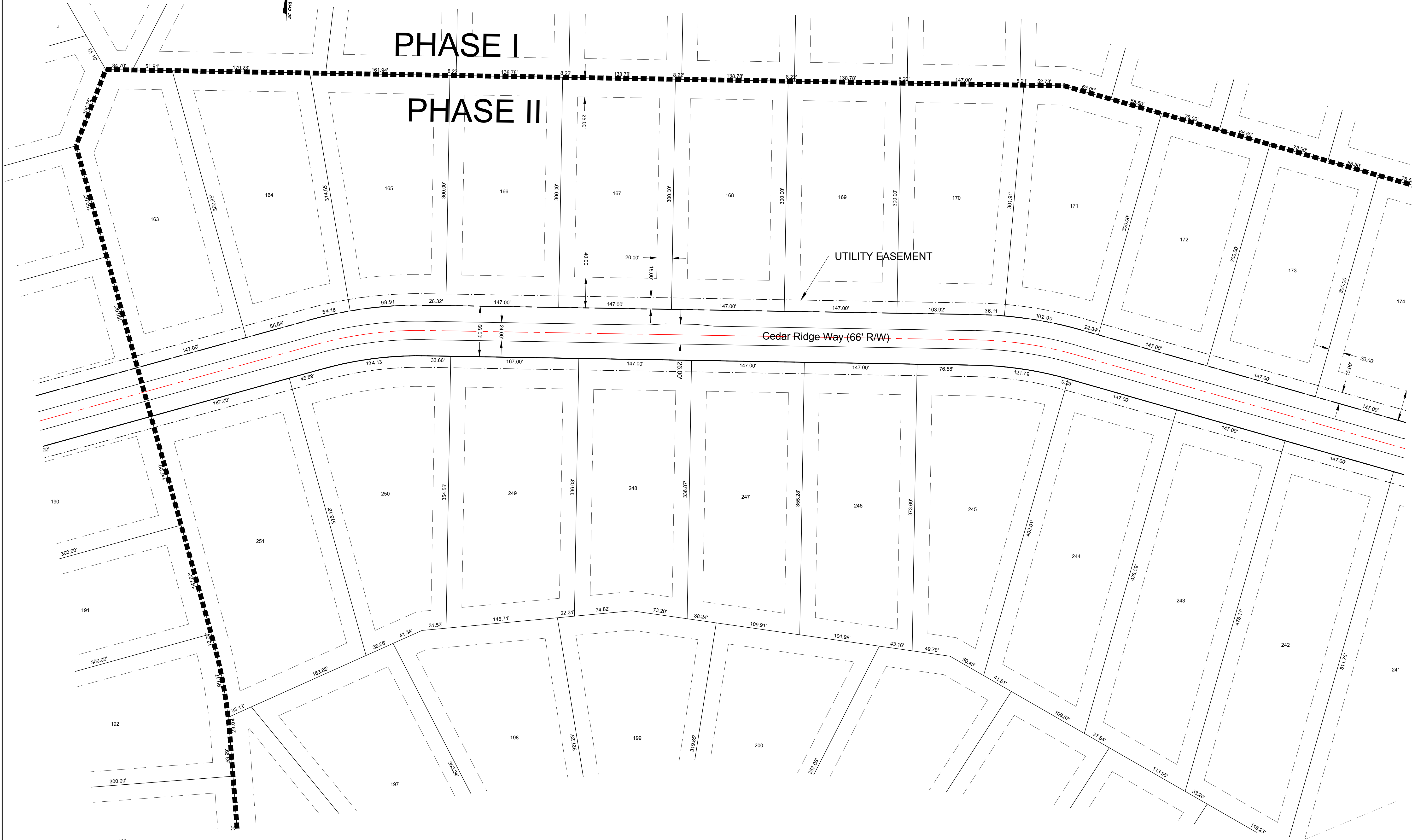
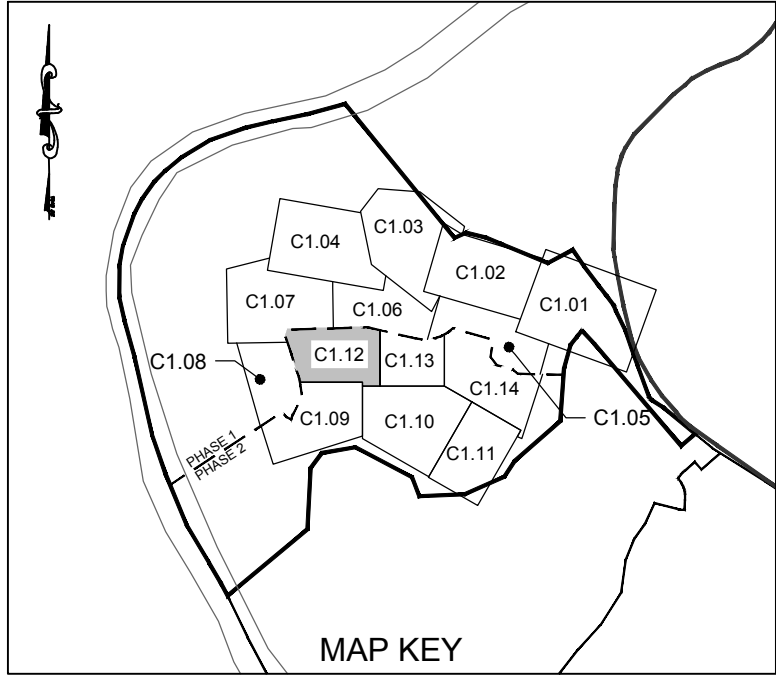
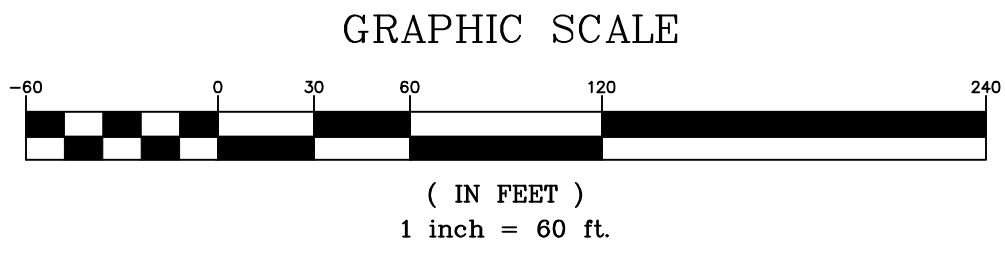
Project:
**Riverchase Section 3
Preliminary Plat**

Drawing Title:
Site Plan - 11

Project No.
4967
DWG File Name:
RiverChase Section 3_Site Overall

Drawing No.
C1.11

79



DATE	ISSUED FOR	REV
03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
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Corporate Seal



Engineer's Seal



Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates

Print/Plot Date

9/15/2023

Asbuilt Drawn

-

Asbuilt Date

-

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Site Plan - 12

Project No.

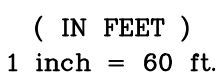
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DWG File Name:

RiverChase Section 3_Site Overall

Drawing No.

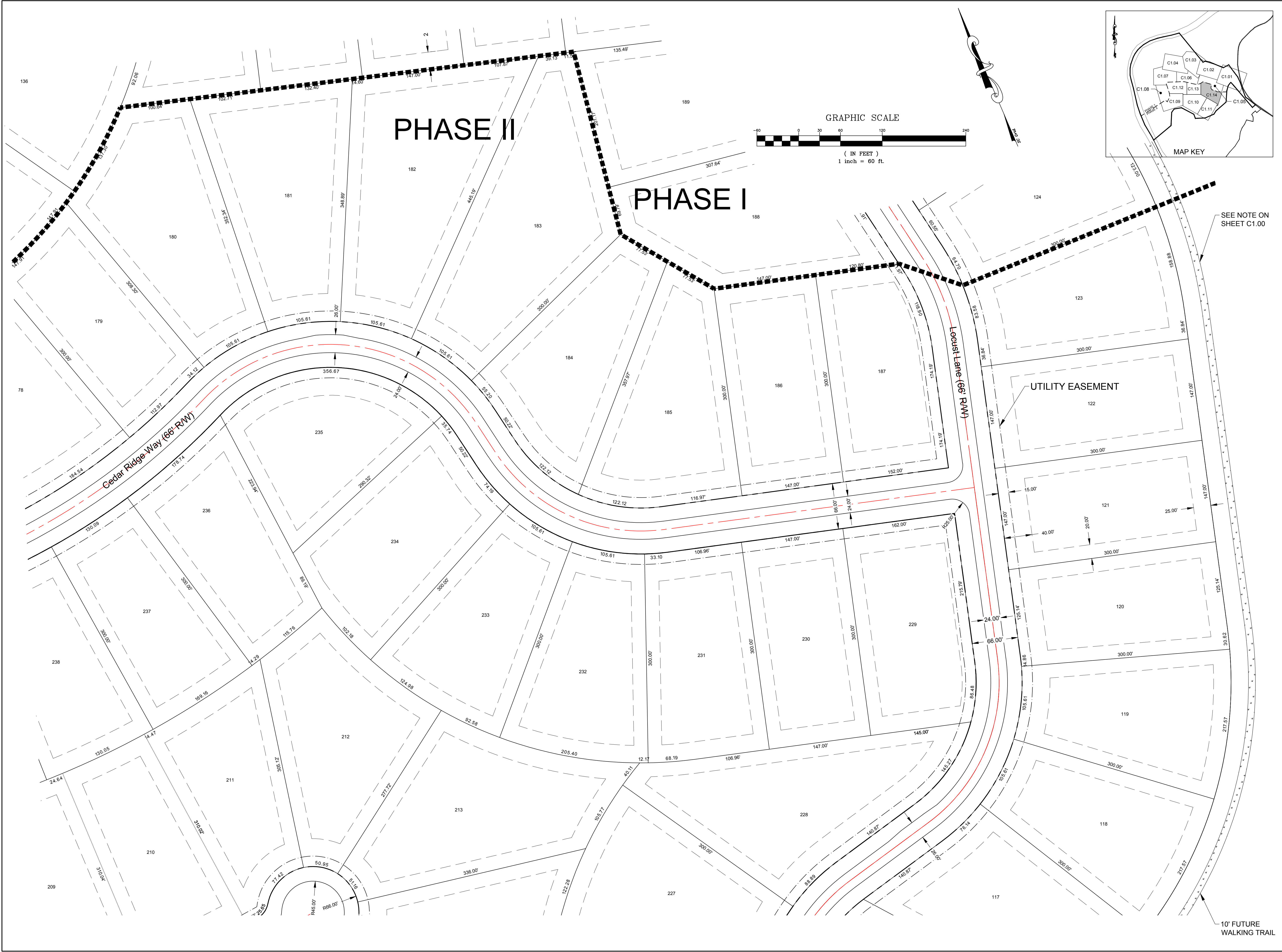
C1.12



PHASE II

~~Cedar Ridge Way (66' R/W)~~

C1.13



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03/31/2023	FIRST SUBMITTAL TO LANCASTER COUNTY	0
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Engineer:

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Management
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Project Manager
Daniel Gates

Department Manager
Brandon Pridemore

Print/Plot Date
9/15/2023

Asbuilt Drawn
-

Client
LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Drawn
Dylan Guffey

Checked
Daniel Gates

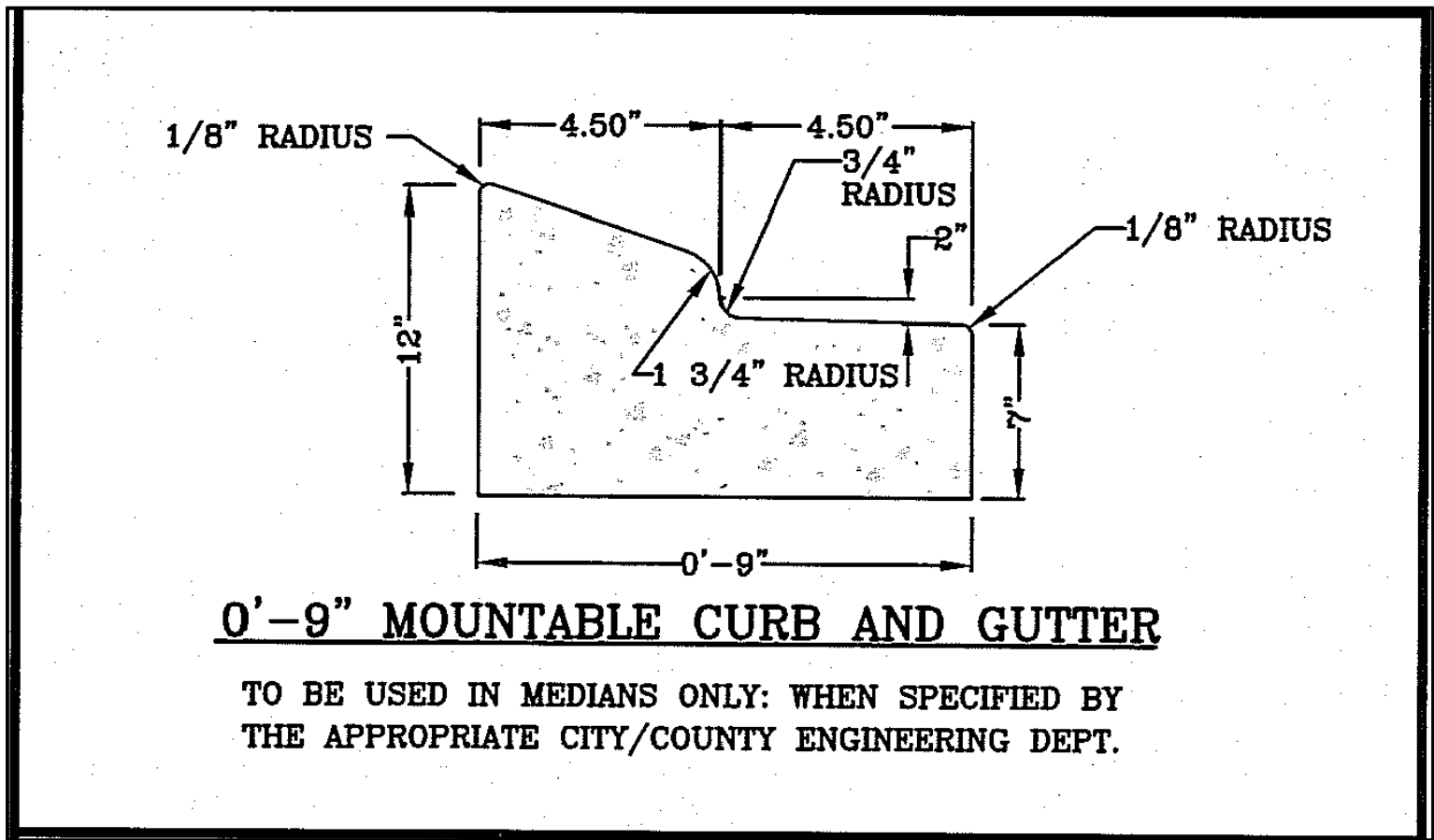
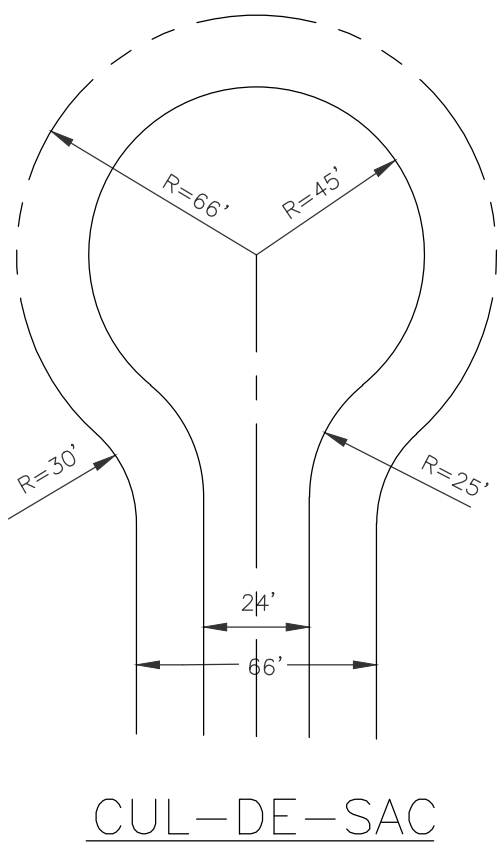
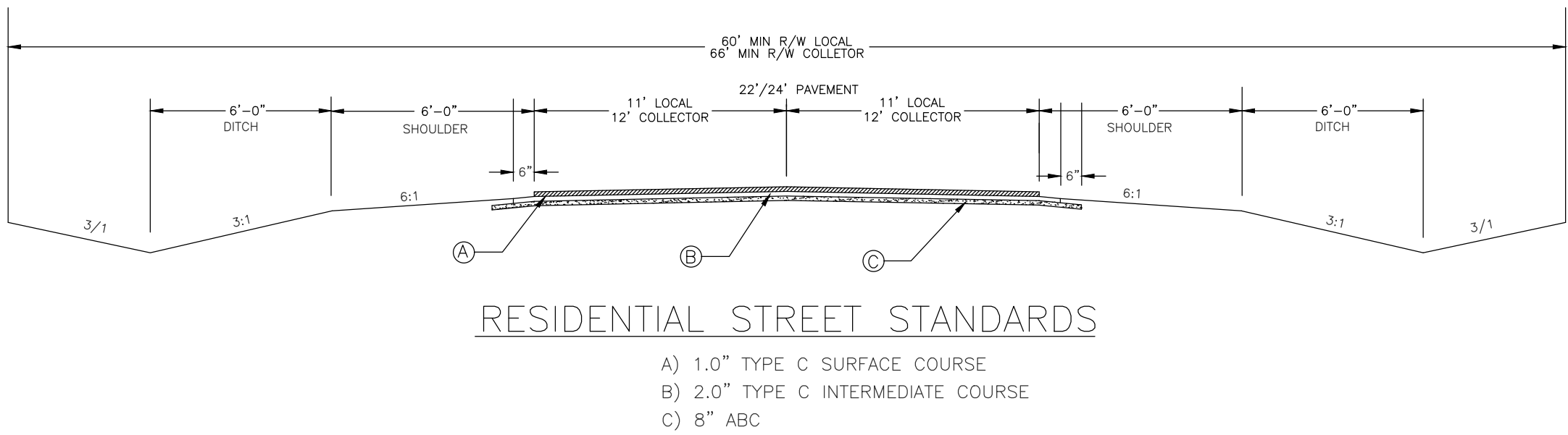
Project:
Riverchase Section 3 Preliminary Plat

Drawing Title:
Site Plan - 14

Project No.
4967

DWG File Name:
RiverChase Section 3_Site Overall

Drawing No.
C1.14

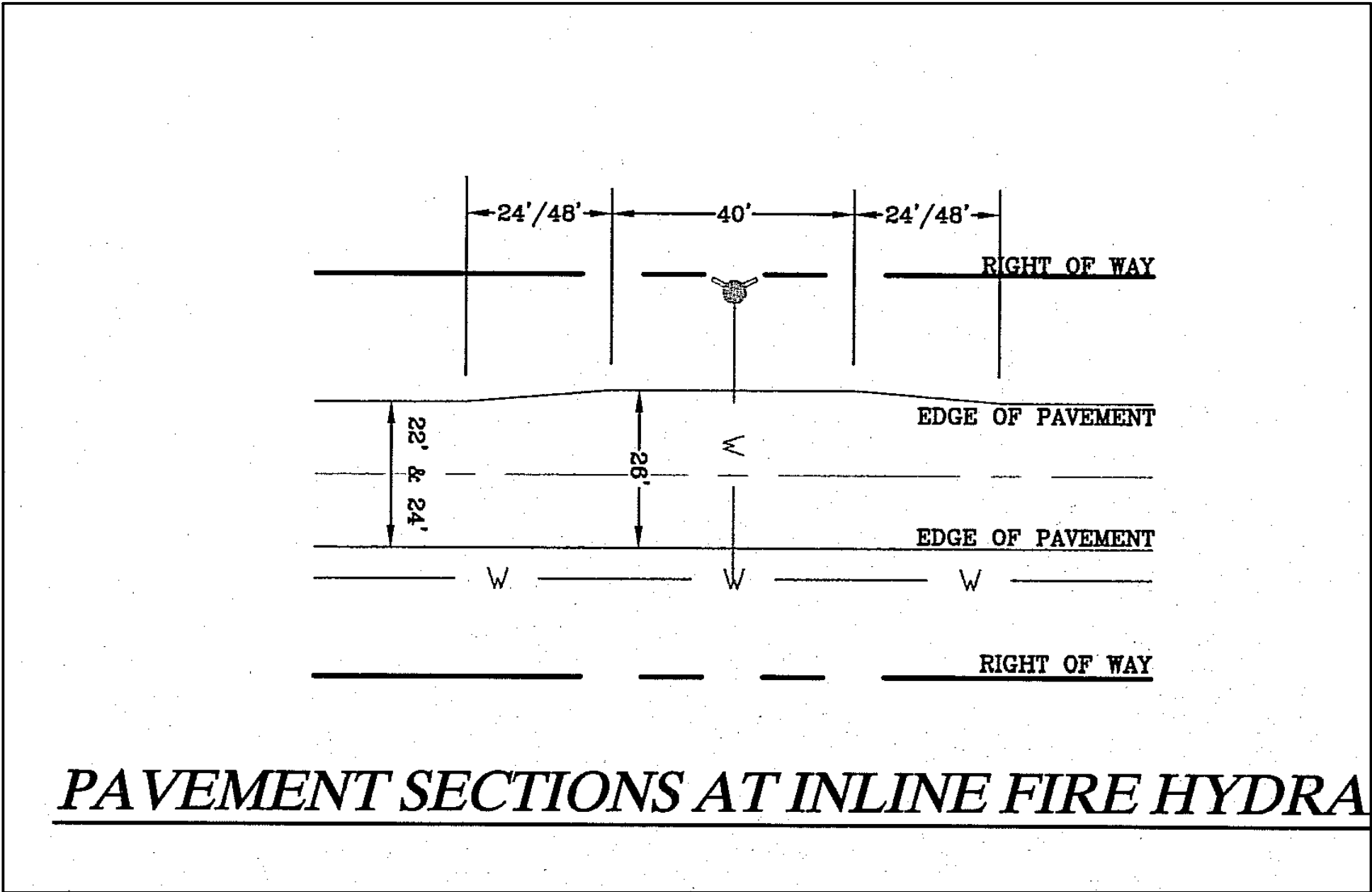
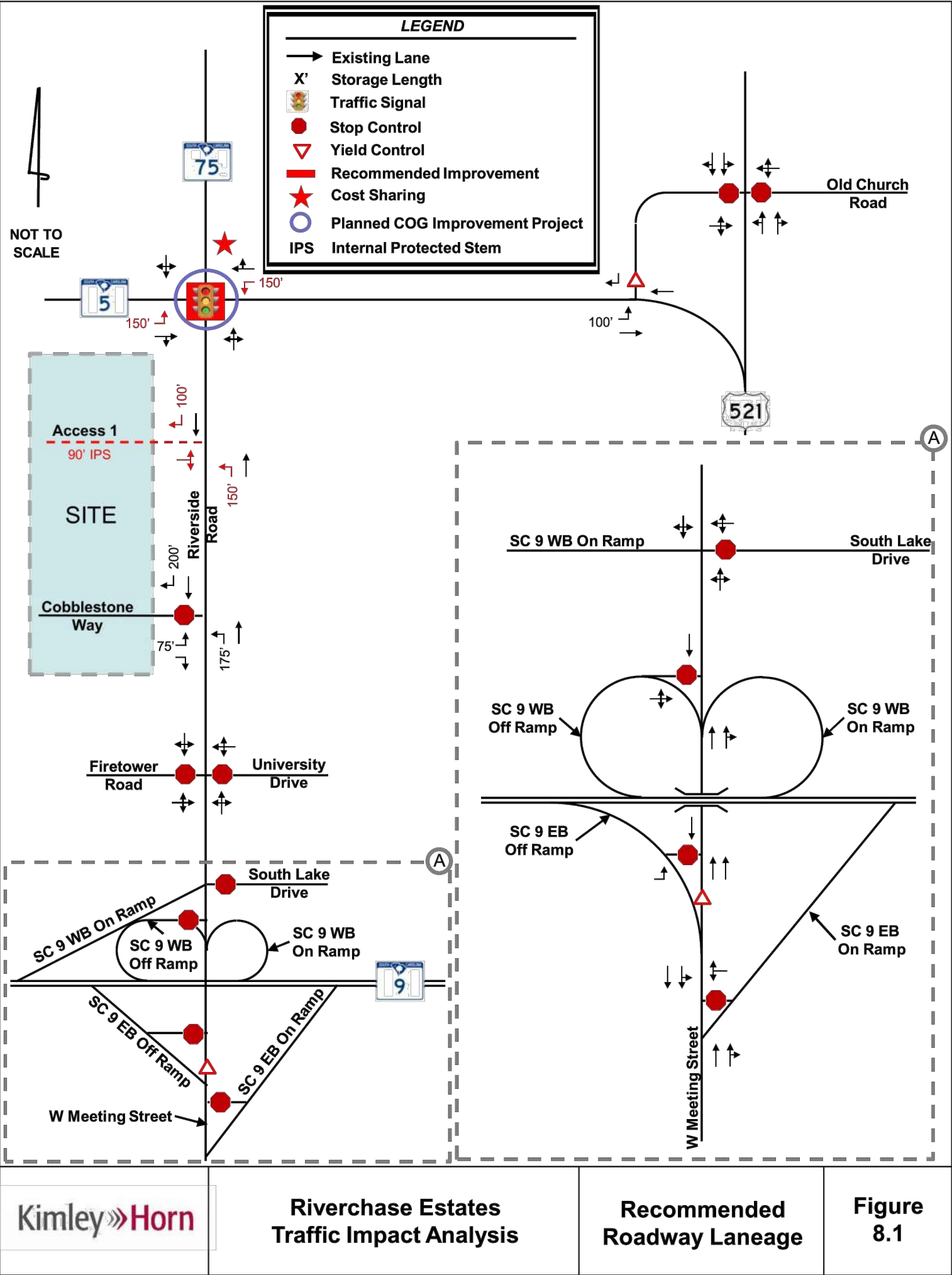


DEVELOPMENT STANDARDS & NOTES:

- ZONING: 1. PROPERTY IS ZONED LOW DENSITY RESIDENTIAL (LDR) BUT IS BEING DEVELOPED AS R-30 PER THE DEVELOPMENT AGREEMENT.
- ROADS: 1. ROADS TO BE BUILT ACCORDING TO APPROVED DEVELOPMENT AGREEMENT STANDARDS. ALL ROADS TO BE PRIVATELY MAINTAINED AND NOTED ON CONSTRUCTION PLANS, PLATS, ETC.
2. STREET SIGNS WILL BE PROVIDED BY THE DEVELOPER.
- FIRE PROTECTION: 1. NO BURNING OF EXISTING STRUCTURES AND/OR VEGETATIVE DEBRIS ON SITE UNLESS PRIOR PERMISSION FROM SCDHEC AND SC FORESTRY COMMISSION.
2. WATERMAIN AND FIRE HYDRANT LOCATIONS HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO SUBSEQUENT REVIEW/APPROVAL BY LANCASTER COUNTY FIRE MARSHAL AND LCWSD.
3. FIRE HYDRANTS SHALL BE LOCATED SO NO HOUSING UNIT OR OTHER STRUCTURE IS MORE THAN 500-FT FROM THE HYDRANT, AS THE LINE IS LAID.
4. DEVELOPMENT WILL LIKELY BE PHASED, EACH PHASE MUST BE STAND-ALONE AND MEET THE FIRE HYDRANT DISTANCE REQUIREMENT. IF A FIRE HYDRANT IN A SUBSEQUENT PHASE IS NECESSARY FOR ADEQUATE PROTECTION, IT MUST BE INSTALLED AS A PART OF THE CURRENT PHASE.
5. AT NO TIME CAN A ROADWAY GREATER THAN 150 FEET IN LENGTH NOT HAVE AN ADEQUATE TURNAROUND FOR EMERGENCY APPARATUS. IN THE PHASED CONSTRUCTION, TEMPORARY TURNAROUNDS MAY BE ACCEPTABLE AS LONG AS THEY ARE CONSTRUCTED TO PUBLIC WORKS DEPARTMENT'S STANDARDS AND APPROVED BY PUBLIC WORKS.
6. FIRE HYDRANTS MUST BE IN PLACE AND ACCESSIBLE PRIOR TO VERTICAL CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
7. ACCESS TO THE SITE DURING CONSTRUCTION MUST BE ESTABLISHED AND MAINTAINED THROUGHOUT THE PROJECT FOR EMERGENCY SERVICES.
8. ANY FIRE HYDRANTS THAT ARE NOT PLACED AT INTERSECTING ROADS (MID-BLOCK) WILL REQUIRE A 26' WIDE ROADWAY SECTION (EXCLUSIVE OF CURBING) FOR 20' PRIOR TO AND 20' AFTER EACH MID-BLOCK HYDRANT.
- UTILITIES: 1. WATER SYSTEMS TO BE PLANNED, DESIGNED AND PERMITTED IN ACCORDANCE WITH LANCASTER COUNTY WATER & SEWER DISTRICT POLICIES SPECIFIED IN THE MOST CURRENT VERSION OF THE DEVELOPER POLICY.
- FLOOD: 1. PORTIONS OF THE DEVELOPMENT SITE ARE LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD AREAS (SHFA).
2. ON PRELIMINARY PLANS AND FINAL PLATS, FLOOD PROTECTION ELEVATIONS (FPE) SHALL BE STATED FOR LOTS THAT ARE LOCATED WITHIN THE REGULATED SFHA'S.
3. NO FILL SHALL BE PLACED WITHIN THE REGULATED FLOODWAYS.

SCDOT TRAFFIC REQUIREMENTS

- Rock Hill Highway (SC 5) and Riverside Road/W rebound Road
- Install a traffic signal if/when warrants are met.
 - Construction of an eastbound left-turn lane with 150 feet of storage and appropriate taper.
 - Construction of a westbound left-turn lane with 150 feet of storage and appropriate taper.
- Riverside Road and Access 1
- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
 - Construction of a northbound left-turn lane along Riverside Road with 150 of storage.
 - Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.



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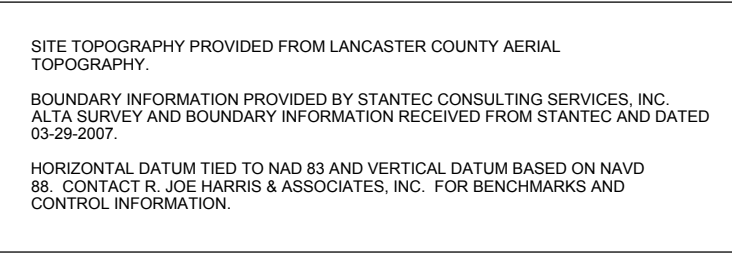
Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1166 Stonercrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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Project Manager	Drawn
Daniel Gates	Dylan Guffey
Department Manager	Checked
Brandon Pridemore	Daniel Gates
Print/Plot Date	9/15/2023
Asbuilt Drawn	-
Asbuilt Date	-
Client	LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060
Project:	Riverchase Section 3 Preliminary Plat
Drawing Title:	Site Plan - Details
Project No.	4967
DWG File Name:	RiverChase Section 3_Site Overall
Drawing No.	C1.15



VICINITY MAP - 1" = 1 Mile

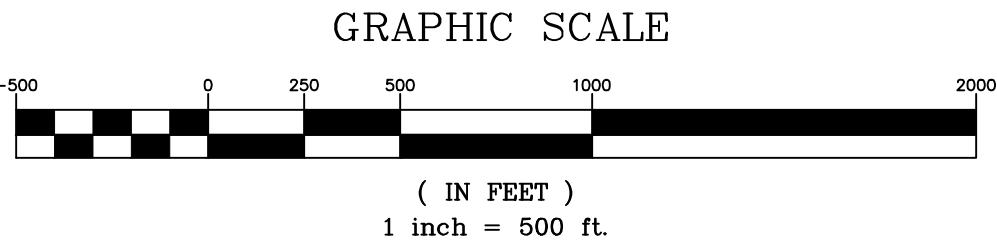
LEGEND

EXISTING CANOPY TREELINE	
EXISTING WETLAND AREA	
STEEP SLOPE AREAS (SLOPE $\geq 3:1$)	

Parcel Line Table		
Line #	Length	Direction
L1	219.37	N37° 15' 58.20"W
L2	18.65	N73° 59' 48.92"W
L3	135.97	N90° 00' 00.00"W
L4	203.14	S79° 19' 58.95"W
L5	294.33	N10° 14' 45.36"W
L6	430.41	N10° 39' 33.30"W
L7	109.04	N13° 50' 16.00"W
L8	129.50	N16° 28' 03.00"W
L9	112.42	N18° 51' 15.00"W
L10	147.00	N20° 27' 14.00"W
L11	137.60	N23° 33' 05.00"W
L12	183.50	N26° 31' 29.00"W
L13	211.51	N30° 05' 33.00"W
L14	198.76	N33° 52' 45.00"W
L15	125.90	N36° 58' 18.00"W
L16	170.09	N39° 51' 10.00"W

Parcel Line Table		
Line #	Length	Direction
L17	160.44	N42° 32' 08.11"W
L18	66.45	N44° 54' 28.06"W
L19	52.09	N46° 22' 29.75"W
L20	59.93	N47° 16' 11.82"W
L21	186.44	N49° 12' 27.12"W
L22	83.66	N52° 49' 31.00"W
L23	303.79	S49° 40' 20.85"W
L24	124.45	S38° 31' 27.24"W
L25	162.45	S38° 54' 19.30"W
L26	214.00	S27° 40' 10.68"E
L27	331.94	S35° 38' 33.11"W
L28	227.46	S44° 42' 32.97"W
L29	215.00	N39° 09' 32.07"W
L30	196.63	S65° 29' 20.26"W
L31	325.76	N76° 21' 24.42"W
L32	307.38	N34° 27' 19.44"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	285.99	3111.50	5.27	N43° 00' 39"W	285.89



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Engineer:

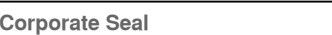


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Project Manager Daniel Gates	Drawn Dylan Guffey
Department Manager Brandon Pridemore	Checked Daniel Gates

Print/Plot Date

9/15/2023

Asbuilt Drawn

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

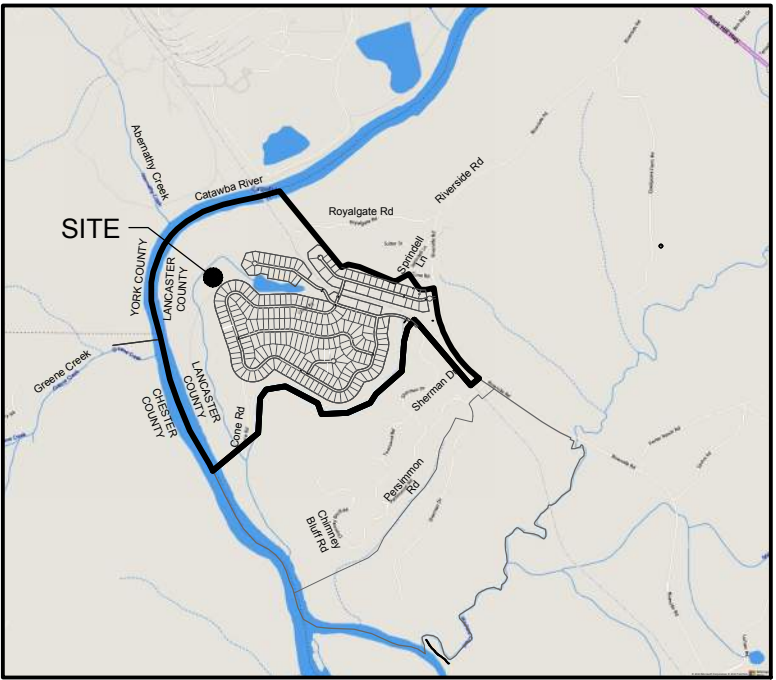
Project:

Riverchase Section 3 Preliminary Plat

Drawing Title:

Existing Conditions

Project No. 4967	Drawing No.
DWG File Name: RiverChase Section 3_Existing Conditions	C2.00



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This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Project Manager Daniel Gates Department Manager Brandon Pridemore Print/Plot Date 9/15/2023 Asbuilt Drawn - Client LGI Homes, LLC 3037 SHERMAN DRIVE LANCASTER, SOUTH CAROLINA 29720 P: (803) 286-0060	Drawn Dylan Guffey Checked Daniel Gates
Project: Riverchase Section 3 Preliminary Plat	
Drawing Title: Storm Plan	
Project No. 4967 DWG File Name: RiverChase Section 3_Storm Overall	Drawing No. C3.00



LANCASTER & CHESTER RAILROAD, LLC
c/o RAMS, Inc - Real Estate Department
1629 Race Track Road, Unit 206
Saint Johns, FL 32259
Tel: 904-448-6344 PropertyServices@RamsInc.com

September 14, 2023

Riverchase Estates Partners, LLC
% LGI Homes
Attn: Melissa Burklin, Land Development Manager
1429 Nia Rd
Charlotte, NC 28215

RE: Improvements/ Use of Railroad Property

Lancaster & Chester Railroad, LLC (LC) has had an Easement Agreement (No. 12507LC-B) in place with Riverchase Estates Partners, LLC - LGI Homes (LGI) since May of 2008. This Agreement concerns the growth of LGI into their second phase of development for a future access road.

By receipt of this letter, we inform any interested parties that LGI's is in good standing with the terms of their Agreement with LC, and we have no issues with LGI's expansion into their second phase of development.

If anyone has any questions or needs to discuss the matter further, please contact me directly.

Sincerely,

Jarrett K. Mankin
Director – Real Estate

cc: Matt Gedney, Chief Business Development Officer - Lancaster & Chester Railroad, LLC



MEMORANDUM

To: Stephen Blackwelder, Lancaster County Environmental Compliance Manager
Ashley Davis, Lancaster County Senior Planner
Allison Love, SCDOT Assistant District Permit Engineer – District 4

From: Amy Massey, PE
Kimley-Horn and Associates, Inc.

Date: December 2, 2022

Subject: Riverchase Estates Traffic Impact Analysis (TIA) Addendum

The purpose of this Addendum is to incorporate Lancaster County review comments and provide responses regarding the TIA prepared by Kimley-Horn and Associates, Inc. (9-07-2022) for the proposed Riverchase Estates project.

The County's Not Approved Letter (10-17-2022) and South Carolina Department of Transportation (SCDOT) concurrence letter (10-31-2022) are attached. The following responses are provided in *italics* to County and SCDOT comments in **bold** and regular print.

Review Comments (SCDOT):

SCDOT Comments on Specific Study Intersections:

- Rock Hill Highway (SC 5) and Riverside Road/W. Rebound Road
 - SCDOT is supportive of the developer working with Lancaster County Government to commit funding to the planned Catawba COG project. *Acknowledged.*
 - Installation of a signal cannot be considered until actual traffic meets the criteria set forth by the MUTCD. The developer or community may at their discretion choose to do a full warrant analysis which includes a 16-hour count in order to justify a signal at any point before full buildout or directly after to determine if a signal is actually warranted. *Acknowledged.*

SCDOT General Comments

- The proposed access location shall not be considered approved until required horizontal and vertical sight distances are verified by the developer's civil engineer and driveway and road separation requirements are met. *Acknowledged.*
- Construct appropriate tapers with all turn lanes. *Acknowledged.*

Review Comments (County Engineer):

Please see the attached documents from Infrastructure Consulting and Engineering (ICE) regarding the TIA submitted. If I need to coordinate a meeting with Eric Dillon from ICE, let me know. **Checklist comments:**

- Page 25 - Review need for roundabout vs. signal control. *Acknowledged. SIDRA 9 software was used to determine operating characteristics, level-of-service (LOS), and delay for the potential roundabout identified at the SC 5 and Riverside Road/W Rebound Road intersection. Based on this analysis, a single-lane roundabout intersection would be expected to operate with long delays along SC 5 during both peak hours; a multilane roundabout was also analyzed and produced acceptable LOS results under Lancaster County target guidelines. These results are shown in the attachments.*
- Page 26 - If signal control is preferred control for the intersection – most likely need SB left turn lane for operations and cross alignment. *As noted in the report, preliminary peak-hour signal warrants were satisfied for both peak hours under build-out conditions. Notably, a northbound left-turn lane is NOT recommended as developer mitigation but is shown as an option in the Target scenario required by Lancaster County. Should a northbound left-turn lane be constructed, a southbound left-turn lane may be useful for cross alignment, but, again, is not required to mitigate the site's impact on the intersection as the northbound and southbound approaches of Riverside/Rebound Road are already expected to operate with long delays under background conditions without the addition of site traffic. The addition of the signal with left-turn lanes along SC 5 is shown to provide the intersection with better results than background conditions. It should be noted that based on Lancaster County guidelines a target LOS is required where the existing/background LOS is below the following standards but is not recommended mitigation for the proposed development:*
 - *"For collector or local streets, Level-of-Service (LOS) C or better shall be maintained. On any arterial or higher order street, a LOS D or better shall be maintained. Where the existing LOS is below these standards, the traffic impact analysis shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service to the standards on the applicable street to the adopted LOS standard."*
- Page 27 - Check for SB left turn lane on Riverside Road at University (quick check shows need for safety). *Upon review of SCDOT turn-lane warrants, a southbound left-turn lane is warranted for consideration under build-out conditions. However, the southbound approach operates with short delays without a turn lane. Additionally, the proposed site adds only 5% of projected site trips to the southbound left-turn movement (19 vehicles in the AM peak-hour and 15 vehicles in the PM peak-hour), and the intersection in question is not related to site access being over 4.5 miles from the site.*
- Page 28 - Do not recommend the striping for a left turn lane for NB lefts on Riverside Road onto SC 9 WB ramp as SCDOT needs to restrict this movement. *Acknowledged.*
- Page 34 - Do not recommend the restriction to a right turn only for EB approach of SC 5 onto US 521 to a right turn only as the left turns are the heaviest movement. Check for restriction of Old Church Road throughs and lefts to a right turn only and build U-Turn north and build an acceleration lane for the EB lefts onto NB US 521. *Acknowledged. As noted in the report and based on Lancaster County guidelines, a target LOS is required where the existing/background LOS is below a designated roadway's classification standards. However, it should be noted that these improvements analyzed in the "Build IMP Target LOS" scenario are not recommended mitigation for the proposed development. As shown in the Attachments, the requested analysis was performed and did not provide significant improvement in delay experienced at this intersection. Additionally, the construction*

of the aforementioned u-turn bulb would not be recommended as the westbound approach has less than 20 vehicles in either peak hour, and this mitigation measure would be costly.

- Page 37 - If signal control is considered for SC 5 at Riverside/W. Rebound Rd – along with EB and WB left turn lanes on SC 5, need right turn lanes on SC 5 onto Riverside/NB and SB turn lanes. *As discussed above, the north and southbound approaches of Riverside/Rebound Road are already expected to operate with long delays under background conditions without the addition of site traffic. The addition of the signal with left-turn lanes along SC 5 is shown to provide the intersection with better results than background conditions. The improvements shown in the Target LOS rows of the TIA are provided based on Lancaster County guidance and are not developer mitigation recommendations. However, it should be noted that auxiliary turn lane warrants for left- and right- turn lanes are not applicable to signalized intersections.*
- Page 37 - Note for sight distance for Access 1 meets requirements or site engineer will verify. *The TIA states: 'All additions and attachments to the State and County road system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.' This statement covers sight distance, as this is a standard that must be met in order to get permitted plans. It is noted that the site engineer is responsible for verifying sight distance.*

Recommendations:

- Verify sight distance for all access points. *Sight distance to be verified by site engineer.*
- Determine left and right turn lane needs at Riverside Road at University Drive. *Upon review of SCDOT turn-lane warrants, a southbound left-turn lane is warranted for consideration in the PM peak hour, but the northbound and southbound right-turn lanes are not warranted. It should be noted that the posted speed limit along Riverside Road is 45 mph. However, the southbound approach operates with short delays without a turn lane. The proposed site adds only 5% of projected site trips to the southbound left-turn movement, and the intersection in question is over 4.5 miles from the site.*
- SC 5 at Riverside Road/W. Rebound Road – If SCDOT would consider – check for roundabout vs. signal control. If signal control is preferred method of control – left turn lanes in all 4 approaches and the right turn lane for EB SC 5 movement onto Riverside Road. *Acknowledged. Coordination with the Catawba COG project is recommended to determine final layout and appropriate developer contribution.*
- Check for restricting Old Church Road to a right only and construction a U-turn north of the interchange and an acceleration lane for SC 5 EB lefts. *Not recommended as noted in comments above.*

The sealed TIA is attached without modification in addition to the SCDOT and County letters received.

Cc:

- Allison C. Love, AICP, SCDOT
- Patrick Murphy, PE, R. Joe Harris & Associates, Inc.

Attachments:

- SCDOT letter
- County letter, including sealed TIA
- Additional analysis results summaries and reports

October 31, 2022

Amy B. Massey, P.E.
Kimley-Horn and Associates, Inc.
200 South Tryon Street, Suite 200
Charlotte, North Carolina 28202

RE: Riverchase Estates
Traffic Impact Analysis
Riverside Road (S-29-29)
Lancaster County

Dear Mrs. Massey,

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the site on Riverside Road (S-29-29). There are currently 122 single-family homes constructed and closed within the overall development. This TIA studies the impact of 814 additional single-family homes. The Department provides the following comments.

TIA Recommendations

Rock Hill Highway (SC 5) and Riverside Road/W. Rebound Road

- Cost sharing with the planned Catawba COG intersection and Nisbet development projects towards the following improvements:
 - Construction of an eastbound left-turn lane with 150 feet of storage.
 - Construction of a westbound left-turn lane with 150 feet of storage.
 - Installation of a traffic signal if/when warrants are met.

Riverside Road and Access 1

- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
- Construction of a northbound left-turn lane along Riverside Road with 150 feet of storage.
- Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.

SCDOT Comments on Specific Study Intersections

Rock Hill Highway (SC 5) and Riverside Road/W. Rebound Road

- SCDOT is supportive of the developer working with Lancaster County Government to commit funding to the planned Catawba COG project.
- Installation of a signal cannot be considered until actual traffic meets the criteria set forth by the MUTCD. The developer or community may at their discretion choose to do a full



warrant analysis which includes a 16 hour count in order to justify a signal at any point before full buildout or directly after to determine if a signal is actually warranted.

SCDOT General Comments

- The proposed access location shall not be considered approved until required horizontal and vertical sight distances are verified by the developer's civil engineer and driveway and road separation requirements are met.
- Construct appropriate tapers with all turn lanes.

Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at (803) 377-4155.

Sincerely,



C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/mrj

cc: Stephen Blackwelder, Lancaster County Engineering
Clint Beaver, Lancaster Resident Maintenance Engineer

File: D4/PO/ACL





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

October 17, 2022

Patrick Murphy
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20221205
Project Name	Riverchase Estates Section 3
Location	Riverside Road
Stage	Traffic Impact Analysis
Parcel(s)	0030-00-002.00
Status	Not Approved

Dear: Patrick Murphy

We have completed our review. The comments listed on the attached report must be addressed with a response letter.

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,

A handwritten signature in black ink that reads "Chanda Kirkland".

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

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

Not Approved

Review Comments:

Please see the attached documents from Infrastructure Consulting and Engineering (ICE) regarding the TIA submitted.
If i need to coordinate a meeting with Eric Dillon from ICE, let me know.

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

Not Approved

Review Comments:

Project Name:

Riverchase

TIA Checklist

N/A	Yes	No	
☐	☒	☐	South Carolina PE Stamp and Signature on TIA/Plans
☐	☒	☐	Introduction and Executive Summary
☐	☒	☐	Study Area Descriptions and Roadway Classifications
☐	☒	☐	Analysis Period Correct
☐	☒	☐	Existing Traffic Operations
☐	☒	☐	Other projected transportation improvements in the study area
☐	☒	☐	Trip Generation Summary
☐	☒	☐	Trip Distribution and traffic assignment
☐	☒	☐	LOS Analysis: Background traffic growth and site build out
☐	☐	☒	Analysis of Sight Distance at Access Points <i>sight distance not verified in report for access</i>
☐	☒	☐	Identify need for Turn Lanes, Capacity and Storage Length
☐	☒	☐	Identify need for Signalization
☐	☒	☐	Identify Measures to Mitigate LOS deficiencies
☐	☒	☐	Vicinity Map
☐	☒	☐	Site Plan and Proposed Land Use
☐	☒	☐	Existing Peak hour volumes (counts conducted within the last 12 months)
☐	☒	☐	Projected Background Peak Hour Volumes -
☐	☒	☐	Trip Distribution % Including Added Project Peak Hour Volumes
☐	☒	☐	Project Build-Out Volumes
☐	☒	☐	Existing and Recommended Lane Configurations
☐	☒	☒	Intersection LOS (existing, background, build, mitigated)
☐	☒	☐	Unified Development Ordinance Section 6.8

Comments:

Good Report – need additional checks for auxiliary turn lanes at 2 intersections and alternative mitigation strategies at two intersections.

1. Overview of Traffic Impact Analysis (TIA) Report

Kimley Horn submitted a traffic impact analysis report for single family housing development that will access Riverside Road south of SC 5. Amy Massey is the Engineer on Record (EOR) for producing the detailed traffic study. Nine intersections were analyzed for impacts – Riverside Road at Cobblestone Way, SC 5 at Riverside Road/W. Rebound Road, Riverside Road at University Drive/ Firetower Road, Riverside Road at South Lake Dr./ SC 9 WB on-ramp, Riverside Road at SC 9 WB off-ramp, Riverside Road at SC 9 EB off-ramp, SC 9 at SC 9 EB on-ramp, SC 5 at US 521, US 521 at SC 5/Old Church Road. Also, one new access point was reviewed on Riverside Road. The overall report contained a good breakdown of volumes and distribution among all study locations. The analysis period for build out included the proposed year of 2034 plus one year for a 2035 modeling period. There were some unacceptable levels of services for certain movements at intersections and the report showed mitigation for all mentioned in the report.

2. Items of Interest in the TIA Report

The TIA document was redlined with marks highlighting interest items below (pages noted below reflect pdf pages and not report pages):

- Page 25 – Review need for roundabout vs. signal control
- Page 26 – If signal control is preferred control for the intersection – most likely need SB left turn lane for operations and cross alignment.
- Page 27 – Check for SB left turn lane on Riverside Road at University (quick check shows need for safety)
- Page 28 – Do not recommend striping for a left turn lane for NB lefts on Riverside Road onto SC 9 WB ramp as SCDOT needs to restrict this movement.
- Page 34 – Do not recommend the restriction to a right turn only for EB approach of SC 5 onto US 521 to a right turn only as the left turns are the heaviest movement. Check for restriction of Old Church Road throughs and lefts to a right turn only and build U-Turn north and build an acceleration lane for the EB lefts onto NB US 521.
- Page 36 – Auxiliary turn lane checks for Riverside Road at University.
- Page 37 – Roundabout review for SC 5 at Riverside Road/W. Rebound Rd.
- Page 37 - If signal control is considered for SC 5 at Riverside/W. Rebound – along with EB and WB left turn lanes on SC 5, need right turn lanes on SC 5 onto Riverside/NB and SB turn lanes.
- Page 37 - Check turn lanes for Riverside at University.
- Page 37 - Check operations a US 521 with restricting Old Church to right t turn only and adding U-turn to the north on US 521 and adding acceleration lane NOB US 52 for SC 5 EB lefts.
- Page 37 - Note for sight distance for Access 1 meets requirements or site engineer will verify.

3. Checklist Comments

Attached is a TIA checklist that reviews all submitted information for proper TIA submittal. The analysis period did reflect UDO 6.8.2 D for analysis year after development which would be 2035 (Build plus 1 year). The TIA did not review driveway sight distance (usually covered under site plan permitting).

4. Recommendations

1. Verify sight distance for all access points.
2. Determine left and right turn lane needs at Riverside Road at University Drive.
3. SC 5 at Riverside Road/W. Rebound Road – If SCDOT would consider – check for roundabout versus signal control. If signal control is preferred method of control – left turn lanes in all 4 approaches and the right turn lane for EB SC 5 movement onto Riverside Road.
4. Check for restricting Old Church Road to a right only and construction a U-turn north of the interchange and an acceleration lane for SC 5 EB lefts.

1.0 Executive Summary

The purpose of this Traffic Impact Analysis (TIA) is to review vehicular traffic impacts as a result of the proposed Riverchase Estates development. The primary objectives of the study are:

- To estimate trip generation and distribution for the proposed development.
- To perform intersection capacity analyses for the identified study area.
- To determine the potential traffic impacts of the proposed development.
- To develop recommendations for needed roadway and operational improvements to accommodate the proposed development's traffic impacts.

The proposed site is located along the west side of Riverside Road, east of the Catawba River in Lancaster County, South Carolina. As currently envisioned, the overall development plan consists of a total of 936 single family homes, expected to be built-out in 2034. Based on information from the Client, 122 homes are currently constructed and closed, and are accounted for within existing traffic. Therefore, this TIA studies the impact of 814 additional single-family homes as an update to the prior *Traffic Impact Assessment for Lancaster River Front Subdivision* (3-29-2007).

Based on the current site plan, one additional access point along Riverside Road is proposed in addition to the existing Riverchase Estates access (Cobblestone Way).

Per the Lancaster County Unified Development Ordinance (UDO) Section 6.8, the impact of the development was analyzed for the year after the development is expected to be at full occupancy. Therefore, this TIA evaluates the traffic operations under 2022 existing conditions, 2035 background conditions (without the proposed development), and 2035 build-out conditions (with the proposed development) during the AM and PM peak hours. Through coordination with Lancaster County and South Carolina Department of Transportation (SCDOT) staff, the following study intersections are included:

1. Riverside Road (S-29) and Cobblestone Way
2. Riverside Road (S-29)/W Rebound Road (SC 75) and Rock Hill Highway (SC 5)
3. Riverside Road (S-29) and University Drive (S-56)/Firetower Road
4. Riverside Road (S-29) and South Lake Drive (S-206)/Chester Hwy (SC 9) WB On-Ramp
5. Riverside Road (S-29) and Chester Hwy (SC 9) WB Off-Ramp
6. Riverside Road (S-29)/W Meeting Street (SC 9) and Chester Hwy (SC 9) EB Off-Ramp
7. W Meeting Street (SC 9) and Chester Hwy (SC 9) EB On-Ramp
8. Rock Hill Highway (SC 5) and Charlotte Highway (US 521) Ramp
9. Charlotte Highway (US 521) and Rock Hill Highway (SC 5) Ramp/Old Church Road (S-378)
10. Riverside Road (S-29) and Access 1

For purposes of this study, US 521, Riverside Road, W Rebound Road, and W Meeting Street are referenced as north/south with the exception of Old Church Road at its intersection with SC 5; while all other roads are referenced as east/west.

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *SCDOT Access and Roadside Management Standards (ARMS) Manual* and the Lancaster County UDO Section 6.8), and to identify transportation improvements that may be required to accommodate these impacts. Based on the analyses contained herein, the following improvements are recommended as developer mitigation:

Rock Hill Highway (SC 5) and Riverside Road/W Rebound Road

Cost sharing with the planned Catawba COG intersection and Nisbet development projects towards the following improvements:

- Construction of an eastbound left-turn lane with 150 feet of storage.
- Construction of a westbound left-turn lane with 150 feet of storage.
- Installation of a traffic signal if/when warrants are met.

Riverside Road and Access 1

- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
- Construction of a northbound left-turn lane along Riverside Road with 150 feet of storage.
- Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.

The transportation improvements for the study intersections are subject to approval by SCDOT and Lancaster County. All additions and attachments to State and County roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.

2.0 Introduction

The proposed site is located along the west side of Riverside Road, east of the Catawba River in Lancaster County, South Carolina. As currently envisioned, the overall development plan consists of a total of 936 single family homes, expected to be built-out in 2034. Based on information from the Client, 122 homes are currently constructed and closed, and are accounted for within existing traffic. Therefore, this TIA studies the impact of 814 additional single-family homes as an update to the prior Traffic Impact Assessment for Lancaster River Front Subdivision (3-29-2007). **Figure 2.1** shows the site location and study area.

Based on the current site plan, one additional access point along Riverside Road is proposed in addition to the existing Riverchase Estates access (Cobblestone Way). **Figure 2.2** shows the proposed site plan for the development.

Per the Lancaster County Unified Development Ordinance (UDO) Section 6.8, the impact of the development was analyzed for the year after the development is expected to be at full occupancy. Therefore, this TIA evaluates the traffic operations under 2022 existing conditions, 2035 background conditions (without the proposed development), and 2035 build-out conditions (with the proposed development) during the AM and PM peak hours.

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the South Carolina Department of Transportation (SCDOT) *Access and Roadside Management Standards (ARMS) Manual* and the Lancaster County UDO Section 6.8), and to identify transportation improvements that may be required to accommodate these impacts.



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

October 10, 2023

Brandon Pridemore
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20221205
Project Name	Riverchase Estates Section 3
Location	Riverside Road
Stage	Preliminary Plat
Parcel(s)	0030-00-002.00
Status	Conditional

Dear: Brandon Pridemore

This letter is to confirm CONDITIONAL APPROVAL of your Preliminary Plat plans by the Lancaster County Technical Review Committee (TRC).

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

Conditional

Review Comments:

Please update the suffix on the roads. See attached UDO section 6-11-3 Road Name Standards. Antonella, Locust, and Sparano need to be changed. I am not sure of the length of Cedar Ridge Way, please ensure it meets the standard with the correct suffix.

At the Civil Phase, a CAD file in a 2010 version, of the lots and roads only, will need to be sent to addresser@lanc911.com so that addressing can be done.

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

Conditional

Review Comments:

1. Phasing plan creates 2 sections of fire apparatus access roads that are longer than 150 feet in length. Temporary turnarounds will be needed at these locations.
2. Fire hydrant at lot 195 is in phase 2 of plans. This hydrant will need to be active for phase 1 approval.
3. Gates providing access to the subdivision will require Click2Enter system and a Knox key override switch.

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

No Review Done

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

Please contact LCWSD to discuss onsite and offsite infrastructure requirements for this project.

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

Conditional

Review Comments:

Staff Approval subject to Planning Commission Approval

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

Conditional

Review Comments:

If a TIA is required it must be submitted to SCDOT for review.

Site access must meet minimum driveway spacing and sight distance requirements.

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details.

A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

6.11 STREET NAMES AND HOUSE NUMBERS

6.11.1 SYSTEM ESTABLISHED

There is hereby established an official system of road names in the County as shown on a map entitled "Lancaster County Official Streets and Highways Map," a copy of which is on file and available for reference at the Lancaster County Public Safety Communications Department and made a part hereof by reference. Names of roads shall remain as shown on said map unless officially changed as herein provided. The E-911 Database Coordinator shall maintain an up to date index listing the names of all known roads.

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

- A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.
- B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

- A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
 - 1. Any road in excess of 1,000 feet in length shall be designated as:
 - a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
 - d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.
 - f. Road (Rd): A thoroughfare that runs in any direction.
 - g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - 2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:
 - a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide

indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.

- b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.
 - d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
 - C.** Any continuous road shall have the same name over its entire length even though its direction may change.
 - D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
 - E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
 - F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
 - G.** Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
 - H.** The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
 - I.** Directional names (N, S, E, W or combination thereof) shall not be allowed.
 - J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

Agenda Item Summary

Ordinance # / Resolution #: NRN-2023-1542 Jade Terrace

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

Points to Consider:

Residents requested change from initial request "Jade Court" to "Jade Terrace."

Not a public hearing item; will be heard under "New Business" at regular meeting.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/9/2023	Exhibit
Application	8/25/2023	Exhibit
Review Comments by S. Burton	10/4/2023	Exhibit

PROPOSAL: Request to name private road (previously unnamed) Jade Terrace

PROPERTY LOCATION: Off Springdale Road south of Wayne Road.

APPLICANT: Vernon Baumrind/BVJ Properties

COUNCIL DISTRICT: District 2, Charlene McGriff

STATUTORY NOTICES: No sign postings required
Meeting notices published 9/30/2023 in The Lancaster News
Notices mailed 9/25/2023
Posted agenda in lobby 10/11/2023

OVERVIEW:

Project Summary & Proposal

Vernon J. Baumrind/BVJ Properties recently subdivided a property on the subject private road. The addition of new addresses prompts the need to name the road in County records and 911 Addressing, per UDO 6.11.4.G.

Mr. Baumrind initially requested the name Jade Court; upon consultation with other property owners of the road, the alternative Jade Terrace was suggested. 911 addressing has reviewed both names and both are acceptable. Seven notification letters were mailed out on 9/25/2023, to properties on the subject road and some adjacent properties, as well as the original applicant.

Staff has reviewed the request and has noted no problems with the new road name. No calls or written comments have been received in opposition to the name.



ANALYSIS & FINDINGS:

6.11.4PROCEDURE FOR NAMING A NEW ROAD

- A. Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/location information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.
- B. If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.
- C. If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.
- D. Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.
- E. A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.
- F. Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.
- G. Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

STAFF RECOMMENDATION:

Staff recommends **approval** of this road name change as all affected parties have been notified and no issues have been raised.

ATTACHMENTS:

1. Road Name Change Application
2. Location Map
3. Review Comments

STAFF CONTACT:

Jennifer Bryan, Clerk
Sandra Burton, 911 Addressing
sburton@lanc911.com | 803-416-9325



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

****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: 4/24/2023

Name: VERNON BAUMRIND Address: 8508 Ash Road #133

City, State, Zip Code: Charlotte NC 28210

Telephone (H): 704-643-6300 ^{Cell} Telephone (W) or (Cell): _____

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

Location of new road: currently private gravel off Springdale Road East
off of Springdale Road just south of Wayne Road Lancaster.

Road name as it exists now (if applicable): No name currently

Proposed new road name (1st choice): Jade Court

Proposed new road name (2nd choice): Idealy Lane

Will this be a private road? Yes ☒ 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: Vernon Baumrind



Planning Official
 Date Approved: 8/10/2023
 Must be recorded by: 8/10/2023

- LEGEND**
- ⊕ = POWER POLE
 - ⊙ = TEL. PED.
 - ⊙ = SANITARY SEWER MH
 - S = SANITARY SEWER LINE
 - W = WATER LINE
 - = #5 REBAR SET AT ALL LOT CORNERS

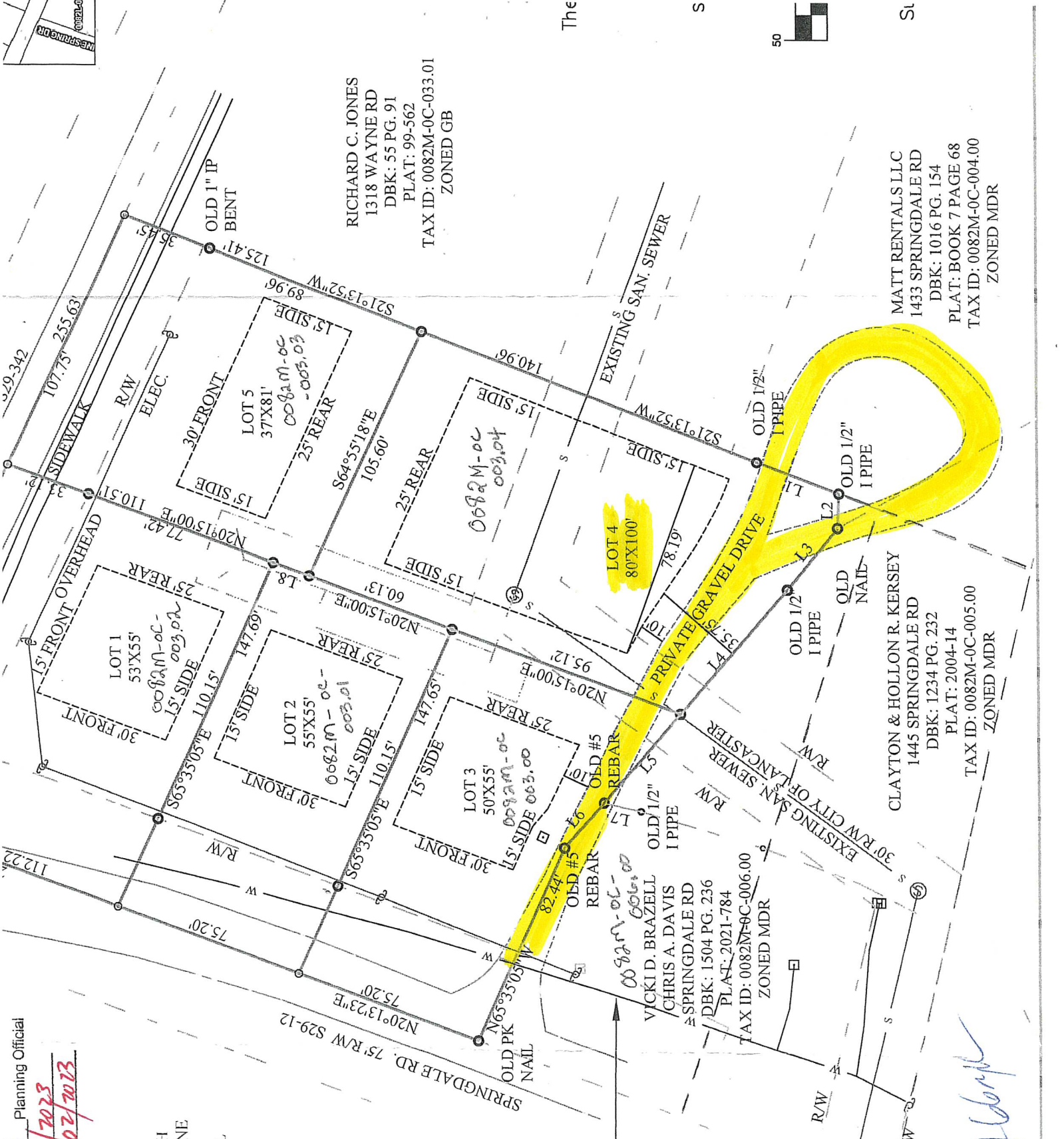
2023001820
 PLAT ANY SIZE
 RECORDING FEES
 PRESENTED & RECORDED:
 02-14-2023 11:13:06 AM
 PG: 64
BK: PLAT 2023
 BRITTANY GRANT
 REGISTER OF DEEDS
 LANCASTER COUNTY, SC
 BY: STEPHANIE KNIGHT



CITY OF LANCASTER
 WATER LINE

3 of the
 Land
 seeds the
 field therein."

2023	2023	1
2023	2023	1



113

Vernon Baumrind

From: Vernon Baumrind <vbaumrind@gmail.com>
Sent: Thursday, June 29, 2023 9:44 PM
To: 'E911 Addresser'
Subject: Private Gravel Drive Off Springdale Road Application for Road Name
Attachments: Road Name for Private Gravel Driveway Springdale Road.pdf

Sandra,

I've been trying, unsuccessfully, to get a response from the two owners of the properties currently accessed by the private gravel drive off Springdale Drive. I've written them twice and called numerous times to talk to them about agreeing to a name for this driveway, without a response. There are tenants in the two homes and, like the property owners, the tenants have not been cooperative.

My Builder is preparing to take title to the 5 lots which have been subdivided; one of which fronts on the private gravel driveway (Lot # 4) and we're needing to get an address for Lot # 4.

Would it be possible for you to initiate an action to assign a street name to this driveway and to assign us a street address as soon as possible.

Attached is the communication I've been sending to the property owners and the petition for Road Name Change and Application, along with the recorded subdivision plat for the property.

Let me know what I can do to help with this process.

Thank you.

Vernon Baumrind
704-643-6300
VBaumrind@gmail.com

6631 Bunker Hill Circle
Charlotte, NC 28210
April 24, 2023

Clayton Kersey
5824 East Lakeside Drive
Hanahan, South Carolina 29410
and
Matt Rentals, LLC
7298 Harcourt Crossing
Indian Land, South Carolina 29707

To: Two Owners of properties along private gravel drive off Springdale Road, Lancaster

RE: Naming of private gravel drive serving the two existing rental homes and a new proposed home (Lot 4) as indicated on the attached platted subdivision of property fronting Springdale Road, Wayne Road and the private gravel road now serving your two properties.

Owners,

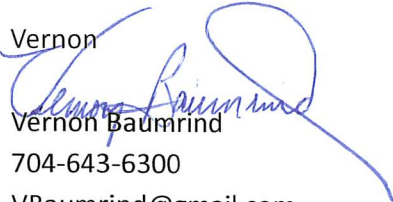
I am currently developing property fronting Springdale Road in front of properties you currently own which are accessed by a private gravel drive. My subdivision plat is attached for your convenience showing 3 new lots fronting Springdale Road, one lot fronting Wayne Road and a single lot (Lot 4) facing the private gravel drive you are currently using to access your properties (see appropriate plats attached showing these improvements).

Along with my application to Lancaster County for an address for my Lot # 4 which will also be accessed by the private gravel drive, the County is requiring that I name the private gravel driveway. My application to name the private gravel drive is attached, also requiring approval by 75% of the current owners, including myself. Along with developing the lots I'm proposing, I will be freshly graveling the private gravel roadway to serve Lot 4 in the new minor subdivision.

Hope you'll approve of the application with your signatures and forward the enclosed applications back to me in the enclosed self-addressed, stamped envelope. Will greatly appreciate your approvals.

If you have questions, please call me at 704-643-6300. Thank you.

Vernon



Vernon Baumrind

704-643-6300

VBaumrind@gmail.com



PETITION FOR ROAD NAME CHANGE

Date: 4/24/2023

I, VERNON BAUMZIND, hereby request to rename the following road, PRIVATE GRAVEL Drive off
The subject road is located east off of Springdale Rd just south of Wayne Rd. Springdale Road
Lancaster
The proposed new road name is Jade Court. Please find below the required percentage
(75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Vernon Baumzind

Signature of Property Owner Tax Map Number or Existing Address Phone Number ✓

1) Matt Rentals LLC 0082M-OC-004.00

2) Clayton Kersey, Hollon R. Kersey 0082M-OC-005.00 ✓

3) Matt Rentals ✓

4) Clayton Kersey ✓

5) Hollon R. Kersey ✓

6) _____

7) _____

8) _____

9) _____

10) _____

11) _____

12) _____

All signatures will be verified



Overview



Legend

- Parcels
- Roads

Parcel ID	0082M-0C-004.00	Owner	MATT RENTALS LLC	Last 2 Sales			
Class Code	Non Qualified Residential		7298 HARCOURT CROSSING	Date	Price	Reason	Qual
Taxing	County		INDIAN LAND, SC 29707	11/21/2016	\$1700	TAX SALE	Q
District	LANCASTER	Physical Address	1433 SPRINGDALE ROAD	7/14/1993	0	WILL	Q
Land Size	90	Assessed Value					

FRONT
FEET

(Note: Not to be used on legal documents)

Date created: 4/22/2023

Last Data Uploaded: 4/22/2023 4:30:56 AM

Developed by  **Schneider**
GEOSPATIAL

Parcel Summary

Parcel ID 0082M-0C-004.00
Account # 15206
Millage Group 01 - County - County
Land Size 90 AC
Location Address 1433 SPRINGDALE ROAD
Lancaster 29720
Zoning MDR : Medium Density Residential
Neighborhood 49
Property Use Code Non Qualified Residential (NRN)
Plat Book 0007
Plat Page 0068
Block# A
Lot# 1

Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

[MATT RENTALS LLC](#)
7298 HARCOURT CROSSING
INDIAN LAND SC 29707

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
NQRes (NRN)	90.00	FRONT FEET	SITE	0	0	\$0

Building Information

Building ID 15058
Style Single Family Dwelling / 37
Gross Sq Ft 1,160
Finished Sq Ft 992
Stories 1 Story
Condition Fair
Interior Walls
Exterior Walls Asbestos
Year Built 1935
Garage
Porch
Effective Year Built 1950
Foundation Perm Footing
Roof Type Gable
Roof Coverage Composition
Flooring Type Softwood
Heating Type None
Bedrooms
Full Bathrooms 1
Half Bathrooms 0
3/4 Bathrooms 0
Grade D
Grade Description
Number of Fire Pl 0

Unit Description		Rooms	Bedrooms	
Code	Description	Sketch Area	Finished Area	Perimeter
06	COVERED PRCH	168	0	68
50	ONE STORY	992	992	126
TOTAL		1,160	992	194

Accessory Information

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
GAR	0	FRAME	0 x 0	1	1 SF	

Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/21/2016	\$1,700	DEED	1016	154	Unqualified - TAX SALE	Improved	BARBER KATHRYN A	MATT RENTALS LLC
7/14/1993	\$0		0011	0082	Unqualified - WILL	Improved	ALDRIDGE GEORGE V	BARBER KATHRYN A

Assessed Values

	2022	2021	2020	2019
Market Land Value	\$5,400	\$5,400	\$5,400	\$5,400
+ Market Improvement Value	\$23,800	\$23,800	\$20,200	\$20,200
+ Market Misc Value	\$1,500	\$1,500	\$1,500	\$1,500
				118



Overview



Legend

- Parcels
- Roads

Parcel ID	0082M-0C-005.00	Owner	KERSEY CLAYTON	Last 2 Sales			
Class	Non Qualified		KERSEY HOLLON R	Date	Price	Reason	Qual
Code	Residential		5824 EAST	5/17/2019	\$13000	SOLD DOES NOT MATCH	Q
Taxing	County		LAKESIDE DR			APPRAISAL RECORD	
District	LANCASTER		HANAHAN, SC	1/12/2004	\$11500	TRUE SALE	Q
Land Size	1.09	ACRES	29410				
		Physical Address	1445 SPRINGDALE RD				
		Assessed Value					

(Note: Not to be used on legal documents)

Date created: 4/22/2023

Last Data Uploaded: 4/22/2023 4:30:56 AM

Developed by  **Schneider**
GEOSPATIAL

Parcel Summary

Parcel ID 0082M-0C-005.00
 Account # 15207
 Millage Group 01 - County - County
 Land Size 1.09 AC
 Location Address 1445 SPRINGDALE RD
 Lancaster 29720
 Zoning MDR : Medium Density Residential
 Neighborhood 14
 Property Use Code Non Qualified Residential (NRN)
 Plat Book 2004
 Plat Page 0014
 Block# A
 Lot# 2



Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

[KERSEY CLAYTON](#)
 5824 EAST LAKESIDE DR
 HANAHAN SC 29410

[KERSEY HOLLON R](#)
 5824 EAST LAKESIDE DR
 HANAHAN SC 29410

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
NQRes (NRN)	1.09	ACRES	SITE	0	0	\$0

Building Information

Building ID 15059
 Style Single Family Dwelling / 37
 Gross Sq Ft 1,279
 Finished Sq Ft 1,077
 Stories 1 Story
 Condition Fair
 Interior Walls
 Exterior Walls Wood Siding
 Year Built 1930
 Garage
 Porch
 Effective Year Built 1950
 Foundation Perm Footing
 Roof Type Gable
 Roof Coverage Composition
 Flooring Type Softwood
 Heating Type None
 Bedrooms
 Full Bathrooms 1
 Half Bathrooms 0
 3/4 Bathrooms 0
 Grade D-10
 Grade Description
 Number of Fire Pl 1
 Unit Description

Rooms

Bedrooms

Code	Description	Sketch Area	Finished Area	Perimeter
06	COVERED PRCH	132	0	56
08	ENCL MT PRCH	70	0	38
50	ONE STORY	1,077	1,077	162
TOTAL		1,279	1,077	256

Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/17/2019	\$13,000	DEED	1234	232	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	KERSEY M WAYNE	KERSEY CLAYTON
1/12/2004	\$11,500		0222	0344	Qualified	Improved	LUCAS GENEVA R	KERSEY M WAYNE

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and/or electronic media, and must
weigh less than 8 oz. will be billed by weight.

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PLANNING COMMISSION
101 N MAIN ST
LANCASTER SC 29720

P: MECH

THE UPS STORE
(704) 643-6300
THE UPS STORE #2178
8508 PARK RD
CHARLOTTE NC 28210-5803

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DATE: 17 AUG 2023

SHIP PLANNING COMMISSION
TO: 101 N MAIN ST

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LANCASTER SC 29720-2409

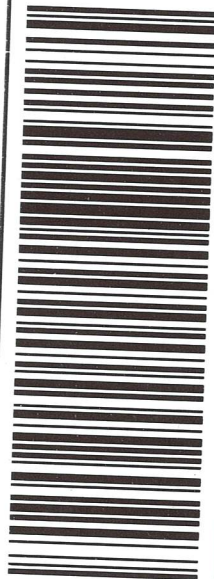
SC 297 1-01



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1

TRACKING #: 1Z X5W 910 01 2331 9802



BILLING: P/P



ISH 13.00F ZP 450 25.5U 07/2023

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Reviewer Comment Listing

20231542

Project: New Road Name: Jade Court
Off Springdale Road south of Wayne Road
New Road Name

Review of: New Road Name/ Change

Status: Open

Review Comments

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

E911 Address - Sandra Burton - sburton@lanc911.com

Review Comments:

Jade Ct has been vetted and is an approved road name. Road will only go to the "V" split in the driveway.

Per the Fire Marshall, Mike Magette, "I pulled it up on Qpublic and did measurements on it. It looks like if we have a fire apparatus access road that extends 150 feet from Springdale Road, that will get us as far in as we need to go for the new residence on the private drive. So, the new residence will not require a turnaround. If the lots in the back are later subdivided, they will need to improve the private drive to include a turnaround."

I have spoken with Mrs. Faye Kersey, who oversees adjoining property for her son, Clayton Kersey. She is requesting the suffix to be changed to Terrace so that there is no confusion with Caroline Ct. I have spoken with Scott Sokoloski, owner and developer of the property, and Matt McManus owner of the other property, both are fine with the change.

Request the road name be approved as Jade Terrace.

Advisory Comments:

Planning - Matthew Blaszyk - mblaszyk@lancastersc.net

Review Comments:

Advisory Comments:

Public Works - Bill Allen - ballen@lancastersc.net

Review Comments:

We will go with the recommendation of 911 addressing .

Advisory Comments:

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2137 The Pinery at Edgewater (Vested Rights Renewal)

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 10/17/2023

Issue for Consideration:

Points to Consider:

Not a public hearing item; will be heard under "New Business" at regular meeting.

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/10/2023	Planning Staff Report
Application	10/4/2023	Exhibit
Location Map	10/4/2023	Exhibit

PROPOSAL: Vested Rights Extension Request: Major Subdivision Civil Plan for 181 Single-family homes on 77.99 acres. This project is part of the Edgewater PDD.

PROPERTY LOCATION: Located on the east side of Catawba Ridge Boulevard. (TM# 0106-00-003.02)

CURRENT ZONING DISTRICT: PDD 2, Edgewater Development

APPLICANT: True Homes

COUNTY COUNCIL DISTRICT: District 5, Steve Harper

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	77.99
Proposed Lots	181
Project Overview	Bridlewood West is a segment of the larger Edgewater PDD. This area was not included in the original improvement bonds for the Edgewater development.
Open Space	Approximately 22.69 acres will be preserved as open space.
Streets	Will be privately maintained.

Compliance Summary

Master Plan: The only variation in this area from the Edgewater Master Plan is the addition of a second means of ingress/egress as required by the 1998 UDO.

Ordinance #356: The lot sizes, setbacks, and overall design are consistent with the regulations laid out in Ordinance #356 which guides development in the Edgewater PDD.

1998 UDO: With the information we have currently this plan is consistent with requirements in the 1998 UDO. Staff has requested a road detail to confirm it is consistent with the standards required.

Extension of Catawba Ridge Blvd: As noted in the latest Master Plan amendment Craft Homes shall submit complete civil construction plans for the extension of the existing Catawba Ridge Boulevard to Lancaster County and other applicable agencies. The plans shall be submitted prior to issuance of the Bridlewood West Civil Construction Plan approval by Lancaster County unless an alternative timeline is mutually agreed to in writing by Lancaster County and Craft Homes. The road extension, as generally represented in the master plan exhibit, shall extend from the current terminus of Catawba Ridge Boulevard to the Craft Homes Phase 2 boundary/Duke Power ROW.

VESTING EXTENSION PROCESS:

In 2004, the South Carolina General Assembly adopted the South Carolina Vested Rights Act (SC Code §6-29-1510). Pursuant to the Vested Rights Act, Local Governments shall enact land development ordinances or regulations in conformance with the Act on or before July 1, 2005 which provide for:

- (a) the establishment of a two-year vested right of an approved site specific development plan; and*
- (b) a process by which the landowner of real property with a vested right may apply at the end of the vesting period to the local governing body for an annual extension of the vested right. The local governing body must approve applications for at least five annual extensions of the vested right unless an amendment to the land development ordinances or regulations has been adopted that prohibits approval (SC Code § 6-29-1530).*

The Edgewater Planned Development District (including the Pinery), while bound to the 1998 ordinance (pre-dating the vested rights act) via a Development Agreement with Lancaster County, is still subject to the prevailing SC Code.

Given that a local ordinance (Ord.356 in this case) cannot override state law nor could the county issue a development agreement in conflict with state law, the 2-year entitlement and annual extension process shall apply.

Secondarily, A vested right is established for two years upon the approval of a site specific development plan. A Site Specific Development Plan is defined as:

...a development plan submitted to a local governing body by a landowner describing with reasonable certainty the types and density or intensity of uses for a specific property or properties. The plan may be in the form of, but is not limited to, the following plans or approvals: planned unit development; subdivision plat; preliminary or general development plan; variance; conditional use or special use permit plan; conditional or special use district zoning plan; or other land-use approval designations as are used by a county or municipality (SC Code § 6-29-1520).

In this case, the site specific development plan tied to this extension request is the Civil Plan for The Pinery-West (formerly known as Bridlewood West).

PROJECT BACKGROUND:

- **12/14/2020:** Sketch Plan Submitted
- **1/19/2021:** TRC Comments Issued
- **2/1/2021:** Preliminary Plat Submitted
- **2/26/2021:** TRC Comments Issued
- **3/16/2021:** Planning Commission Conditional Approval- Subject to resolution of TRC Comments
- **3/19/2021:** Preliminary Plat Resubmitted
- **4/7/2021:** Preliminary Plat Approval (1st Formal Vesting Date)

- **4/30/2021:** Civil Plans Submitted
- **6/8/2021:** TRC comments Issued (Not Approved)
- **6/28/2021:** Civil Plans Resubmitted
- **7/23/2021:** TRC Comments Issued (Not Approved)
- **8/10/2021:** Civil Plans Resubmitted
- **8/31/2021:** Civil Plans Approved (2nd Formal Vesting Date)
- **11/18/2021:** RTAP: Revisions to Approved Plan Submitted to reflect plan changes as an outcome of TIA
- **12/14/2021:** TRC Comments Issued (Not Approved)
- **2/8/2022:** Plan Revisions Submitted
- **3/25/2022:** TRC Comments Issued (Not Approved)
- **11/23/2022:** Plan Revisions Submitted
- **12/22/2022:** Conditional Approval Issued noting: "The revisions to this civil plan do not result in an extension of your vesting. Your vesting is tied to your original approval date of 8-31-2021."
- **8/31/2023:** Planning Staff visited the site and no notable progress had been made on site since the Civil Plan approval in August 2021, despite a grading permit being issued by SC DHEC in April 2023.

ANALYSIS:

What changes have occurred which would preclude the approval of an extension? Both S.C. Code § 6-29-1530 and UDO § 9.2.17 reference that the governing body (Planning Commission) must approve applications for five annual extensions unless changes to relevant codes have been made which prohibit the approval.

Since the original approval of this project no changes have occurred to the relevant codes which would prohibit the approval of this extension.

What caused the need for this extension?

As stated by True Homes in their vesting extension request, when originally approved, this development was envisioned to include a pump station which would serve only the Pinery. True Homes has also been concurrently developing plans to revive other areas within the Edgewater development (bond lots). Working together, LCWSD and True Homes determined that in keeping with sound land use planning principles and responsible development practices the construction of a regional pump station supporting both areas would better serve the interests of the community.

STAFF RECOMMENDATION:

Staff recommends **approval** of this vesting extension request.

ATTACHMENTS:

1. Vesting Extension Request- True Homes

STAFF CONTACT:

Ashley Davis, AICP
Deputy Planning Director
adavis@lancastersc.net
803-416-9433

September 20, 2023

RE: The Pinery West in Edgewater; Vested Rights Extension Request

To: Lancaster County Planning Commission Members

As most members are aware, Edgewater is a 1900+-acre master planned community. True Homes has been developing and building in the community for over 15 years. In recent years, Lancaster County and Edgewater has become a desired destination for many families to call home. To meet this demand, True Homes plans that future neighborhoods within Edgewater will offer a wider range of home types, price points, and location desirability, such as maintenance free living, golf or lake frontage.

On August 31, 2021, we received approval for The Pinery West from Lancaster County. Originally, a pump station was designed and permitted for this section. However, working hand in hand with Lancaster County Water and Sewer District, we realized that a regional pump station would better serve the interests of LCWSD and Edgewater. Thus, The Pinery West will not need a pump station, as originally approved.

Due to this change, the Pinery West was delayed so that a regional pump station could be designed for The Pinery West and other sections of Edgewater. We understood that our vesting rights to The Pinery West, which expired 8/31/23 would've been jeopardized therefore we intentionally began development in August.

True Homes began erosion control installation in The Pinery in August 2023 with a pre-construction meeting being held with SCDHEC, True Homes, and our contractor on 8/04/23. It was our understanding that land development in The Pinery would've granted us vesting by default and that the expiration would not come into play. It is Planning Staff's opinion that this activity didn't create the extension of the vested right that we had intended. We have since continued with our tree clearing and erosion control measures and continue with our grading per our active SCDHEC permit.

As allowed under Chapter 9 of the Unified Development Ordinance and more specifically under Section 9.2.10.B.10 (Permit Extension for Major Subdivisions), we are seeking the Commission's approval for a 1-year extension of the previously approved preliminary plat for The Pinery West.

While not specifically addressed within the County's Unified Development Ordinance, the South Carolina Code of Laws under Title 6, Chapter 29 – South Carolina Local Government

Comprehensive Planning Enabling Act of 1994 allows for the Planning Commission to grant up to five (5) one-year (1 year) extensions of a vested right related to preliminary plats.

With these facts and considerations in mind and both local code and State Law permitting, please consider this request to grant a one-year (1-year extension) of the previously approved preliminary plat.

Should you have any questions regarding this project, feel free to email me at kfenn@truehomesusa.com or call me on my cell 980-269-6609.

Sincerely,

Keith Fenn

Keith Fenn
Market Partner

Cc:

Ashley Davis – Deputy Planning Director

Allison Hardin, CFM – Director of Development Services

Dennis Marstall – County Administrator

Tim Kiser, PE – LCWSD Professional Engineer

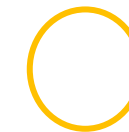
Brad Bucy, PE – LCWSD District Manager

Proposal:
181 Single Family Homes

Legend:



Subject Property



The Cottages



Bethel Boat Landing



Edgewater Golf Club

