

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: (Vacant)
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

October 7, 2021

5:00 PM

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

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

Planning Commission Workshop AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. New Business**
 - a.** UDO-TA-2021-2121, His Perfect Love Ministries
Application by His Perfect Love Ministries to amend Unified Development Ordinance Section 5.2.5, Halfway Homes; to increase the maximum number of residents.
 - b.** UDO-TA-2021-2251, Highway Corridor Overlay
Application by Lancaster County to amend Unified Development Ordinance Section 4.3.2, Highway Corridor Overlay District (HCO); to amend the building placement requirement relative to front setback.
 - c.** UDO-TA-2021-2261, Adam Thomas
Application by Adam Thomas to amend Unified Development Ordinance Section 2.5.3, Use Table; Section 5.6, Civic Uses; and Section 10.3, Definitions, Use Type; to create, define, and establish an appropriate process and use regulations for a Retreat use.
 - d.** SD-2019-0803 Taylor Morrison
Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), reducing acreage for pending sale of parcel to McCarthy Development. (See DA-2019-0803 and RZ-2021-1321 from September 21, 2021 agenda)
 - e.** RZ-2021-1951 Andrade
Application by Noel Andrade to rezone 1535 Jordan Street, Lancaster SC (TM 0082M-0N-003.00) from INS (Institutional) to MDR (Medium Density Residential). The house was formerly owned by a church; current owner wishes to market it as a residence.
 - f.** RZ-2021-2015 Granados
Application by Edgar Granados to rezone a 1.5-acre lot located at 9923 Southwinds Drive, Indian Land (TM# 0006N-0B-035.00) from Medium Density Residential (MDR) to Mobile Home (MH) district, in order to locate a mobile home on the site.
 - g.** Other

4. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-2121, His Perfect Love Ministries

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 10/7/2021

Points to Consider:

Applicant (Lawrence J. Shaheen, Jr.) is proposing to amend Chapter 5 of the Unified Development Ordinance (UDO) to increase the maximum number of residents per use from six to ten, and increase the maximum number of residents per bedroom from one to two.

ATTACHMENTS:

Description	Upload Date	Type
Ex 1: Text Amendment	10/6/2021	Exhibit

5.2.5 HALFWAY HOMES [GB, INS]

- A. **Separation Requirement:** No such use may be located within 2,640 feet (or ½ mile) of a Family Care Home, Residential Care Facility, Boarding or Rooming House, or another such use measured as a straight line on a map.
- B. **Maximum Number of Residents:** Halfway Homes shall accommodate a maximum of ~~6~~ 10 residents per use and a maximum of ~~1 resident~~ 2 residents per bedroom.

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-2251, Highway Corridor Overlay

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 10/7/2021

Points to Consider:

The County is proposing to amend Chapter 4 of the Unified Development Ordinance (UDO) to remove language within the Highway Corridor Overlay (HCO) District allowing the front setback of buildings fronting on the corridor, and within a commercial district, to be reduced to 25'.

ATTACHMENTS:

Description	Upload Date	Type
Ex 1: Text Amendment	10/6/2021	Exhibit

4.3.2 HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO)

The Highway Corridor Overlay District is hereby established and is subject to the following general provisions:

F. GENERAL REQUIREMENTS AND DEVELOPMENT STANDARDS

1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:
 - a. In general, the setback requirements set forth in Chapter 2 and Chapter 3 of the UDO shall apply. ~~When fronting the corridor right-of-way, the front setback for buildings with a commercial district use may be reduced to a minimum of 25 feet;~~ however in no instance shall the front setback be less than 50 feet. For commercial developments that were platted prior to the establishment of the Highway Corridor Overlay District, common setback flexibility will be considered by the Technical Review Committee (TRC).

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-2261, Adam Thomas

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 10/7/2021

Points to Consider:

The applicant is proposing to amend Chapters 2, 5 and 10 of the Unified Development Ordinance (UDO) to provide for a new use, Retreats, as a *Permitted with Review* tier use within the Agricultural Residential (AR), Rural Residential (RR), and Rural Neighborhood (RN) Districts, as well as appropriate regulations and a definition for the use.

The applicant has identified the proposed use as including the following aspects: hunting/fishing; overnight stays in tents and/or cabins; and a conference center.

ATTACHMENTS:

Description

Upload Date

Type

Ex 1: Text Amendment

10/6/2021

Exhibit

Section 2.5.3, Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
<u>Retreats</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>5.6.7</u>
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-		-	-	-	CU	5.6.6

5.6 CIVIC USES

5.6.7 RETREAT (AR, RR, RN)

- A. Minimum lot size for use shall be 20 acres and no more than one structure shall be located on the lot, not including accessory uses for cabins and meeting spaces.
- B. The maximum square footage for all structures as used in connection with the Retreat shall be no greater than 10% of the total lot area.
- C. Outside sound systems shall only be allowed between the hours of 10 AM and 10 PM Sunday through Thursday, 10 AM and Midnight on Friday through Saturday, and shall be in compliance with Lancaster County applicable noise ordinances.
- D. All structures shall be located a minimum of 100 feet from the adjacent property lines.
- E. Accessory uses may include temporary lodging and recreational amenities not intended to be open to the general public.
 - 1. Temporary lodging shall be accessory to the primary use of the property proposed as a Retreat and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be fourteen (14) consecutive days per singular event. Temporary Lodging accommodations may include temporary or permanent structures that include tents or cabins.

10.3 DEFINITIONS, USE TYPE

RETREAT A facility owned and operated by a non-governmental entity for the purpose of providing a rural setting in which temporary lodging, camping, and/or conferences and meetings are provided with or without compensation.

Agenda Item Summary

Ordinance # / Resolution #: SD-2019-0803 Taylor Morrison

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 10/7/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Zoning Map	10/6/2021	Exhibit
Exhibit 3: Proposed Plat	10/6/2021	Exhibit

Proposal:
Request to amend the existing
Preliminary Plat.

Legend:



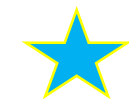
Subject Property



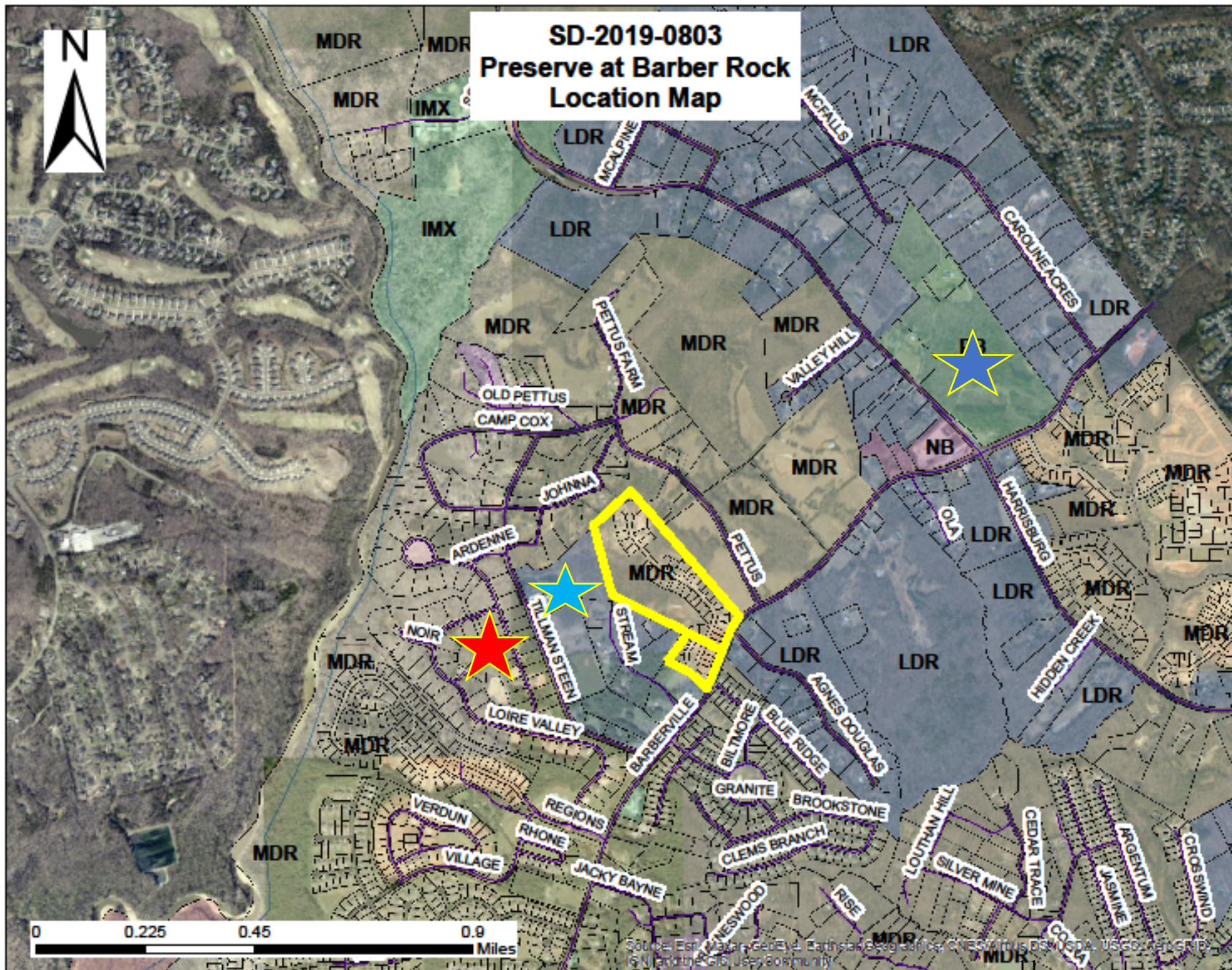
Redwoods



Bretagne

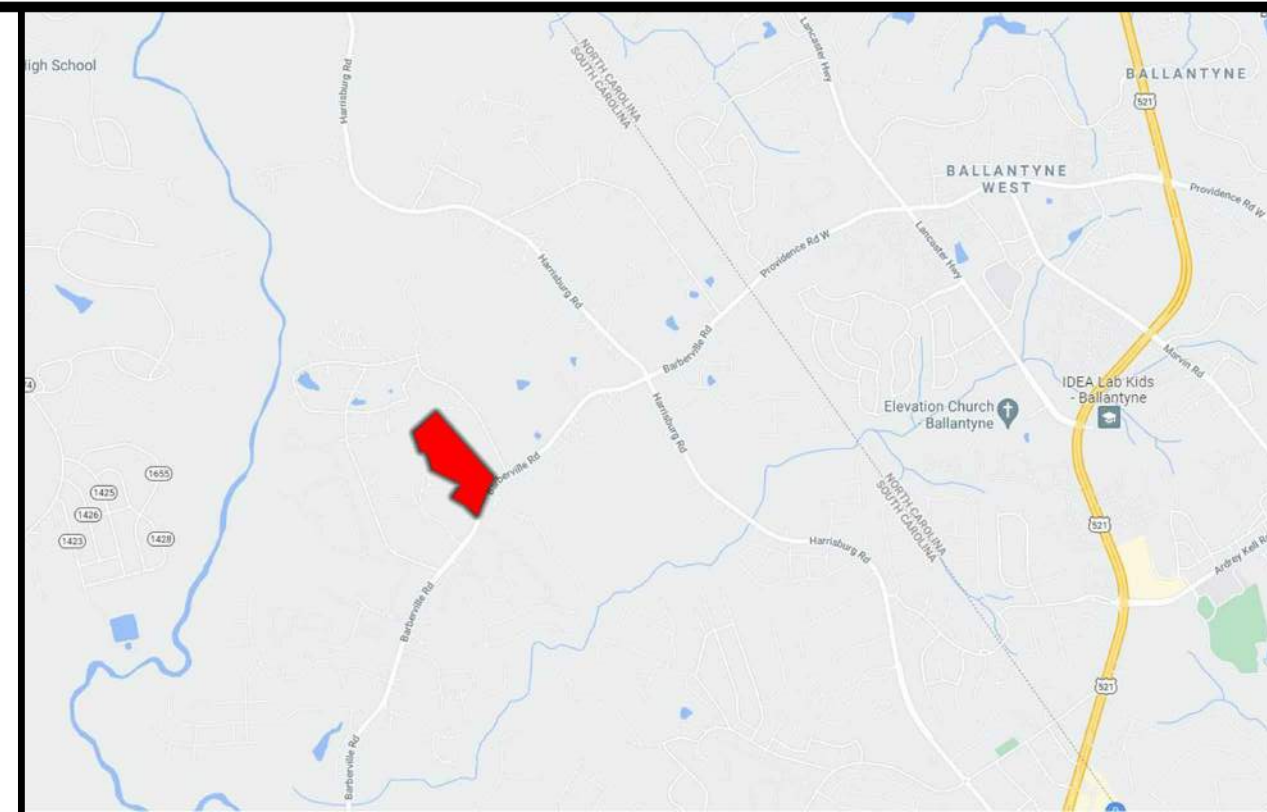


RZ-2021-1361:
McCarthy Development



THE PRESERVE AT BARBER ROCK

LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP
NOT TO SCALE

Development Data:

Tax Parcels: A portion of 0003-00-068.00
Site Area: 34.12 Acres
Location: Lancaster County, SC
Land Use: Vacant
Existing: Single-Family Detached Residential
Proposed: Single-Family Detached Residential
Zoning: R-15P CSOD (Ordinance #2014-1274)
(Cluster Subdivision Overlay District)

Total Lots: 52 Lots

61'x125' Lots: 18 Lots (34%)
71'x130' Lots: 17 Lots (33%)
81'x135' Lots: 17 Lots (33%)

Proposed Density: 1.52 DU/AC

Total Open Space Proposed: +/- 13.74 Acres

Primary Conservation Areas: +/- 3.83 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas.

TO = ((TP-PC)OSP)+PC
TO = Total Open Space Proposed (Acres)
TP = Total Parcel (Acres)
PC = Primary Conservation Area (Acres)
OSP = Open Space Percentage (% of Site Acreage excluding PC)
TO = ((34.12 - 3.83) .25) + 3.83
TO = 11.40 Acres of Total Open Space Required

Note: The Preserve at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants: 4 Hydrants

Connectivity Index (Links/Nodes):

Required: 1.0*

Provided: 1.4 (7 Links / 5 Nodes)

* Refer to Development Agreement, Ordinance No. 2014-1308, Article III, Section 3.01A

R-15P CSOD Lot Standards:

Minimum Lot Width: 50'

Minimum Lot Area: 5,000 sf

Smallest Lot Provided: 7,625.00 sf

Minimum Setbacks:

Front: 20'

Side: 5**

Rear: 30'

* If side yards are five feet (5') then the following conditions must be met:
- Dwelling units must have fire resistant siding as approved by the Lancaster County Building Official
- Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit or structure.
- Windows of dwelling units must be offset from windows of adjacent units.

** Where a lot fronts on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4.4b.

Boundary Information

Boundary information obtained from survey by ESP Associates, Inc. entitled "Boundary Survey of Tax Parcels 3-00-063.01 and 3-00-068.00 Being 35.134 Acres Total" dated 1/22/2014.

Topographic Information

Topographic information obtained from survey by ESP Associates, Inc. entitled "Topographic Survey of Parcels 3-00-063.01 and 3-00-068.00 Being 35.135 Acres Total" dated 1/22/2014.

Stream and Wetland Information

Stream and wetland information obtained from preliminary survey by ESP Associates, Inc. entitled "Wetland Survey of Tax Parcels 3-00-063.01 and 3-00-068.00" dated 4/13/2014.

Road Improvement

Road improvements are subject to available right of way and coordination with SCDOT during driveway permitting process.

Off Site Utility Improvements

Final alignment of all off site utility improvements to be determined during design phase in coordination with LCWSD.

Total Open Space Proposed

Total Open Space Proposed includes property buffers, pocket parks, natural areas, and water quality areas as well as Primary Conservation Areas.

Road Names & Lengths:

Chalet Lane +/- 747.9 LF
Garden Gate Drive +/- 2,142.8 LF
Juneberry Place +/- 215.0 LF

Total Length of Proposed Roads: +/- 3,105.7 LF

Notes:

- Preliminary Plan is subject to minor revisions during the design process as may be required.
- See Sheets 1-3 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install a central mail kiosk for this community. Location shown on Preliminary Plan is conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change.
- All roads within The Preserve at Barber Rock CSOD are to be privately maintained and have a minimum pavement width of 22' as per Lancaster County Ordinance No. 2014-1285.
- Developer agrees to grant easement over private street road ROW after construction to LCWSD for access to water and sewer infrastructure.
- Although streets will be private, water, sewer, and hydrants will be public and maintained by LCWSD.
- Proposed locations of water and sewer lines shown on Preliminary Plan are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Location and size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT.
- Construction plans for water, storm and sewer systems to be provided during construction document phase.
- Road grading and profile is to be determined during the construction document phase.
- Site grading, cut, and fill to be determined during the construction document phase.
- Detailed landscape planning plans, outlining landscaping and buffer plantings, to be provided during the construction document phase.
- Site distance plan and profile to be provided during construction documentation phase as requested by SCDOT.
- Fire hydrants to be spaced and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction documentation phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- As requested by LCWSD, proposed pump station to be graded to ensure proper drainage.
- Based on meeting with Lancaster County on 1/29/15 applicant agrees to install street trees outside of 3' planting strip behind sidewalk. Street trees to be located 3-4' behind back of sidewalk either in the front yard of each lot, side yard of each lot or in a common open space area. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
- Applicant agrees to provide an increased curb radius located at the entrance from Barberville Road (in lieu of deceleration lane). Exact curb radius size to be provided as specified by SCDOT. Size to be coordinated during construction document phase.

ENGINEERING FIRM:

ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(803) 802-2515
MATTHEW W. MANDLE, P.L.A.

DEVELOPER:

TAYLOR MORRISON
11405 NORTH COMMUNITY HOUSE ROAD, SUITE 150
CHARLOTTE, NC, 28277
(704) 251-8137
MR. THOMAS JOHNSON

REVIEW AGENCY:

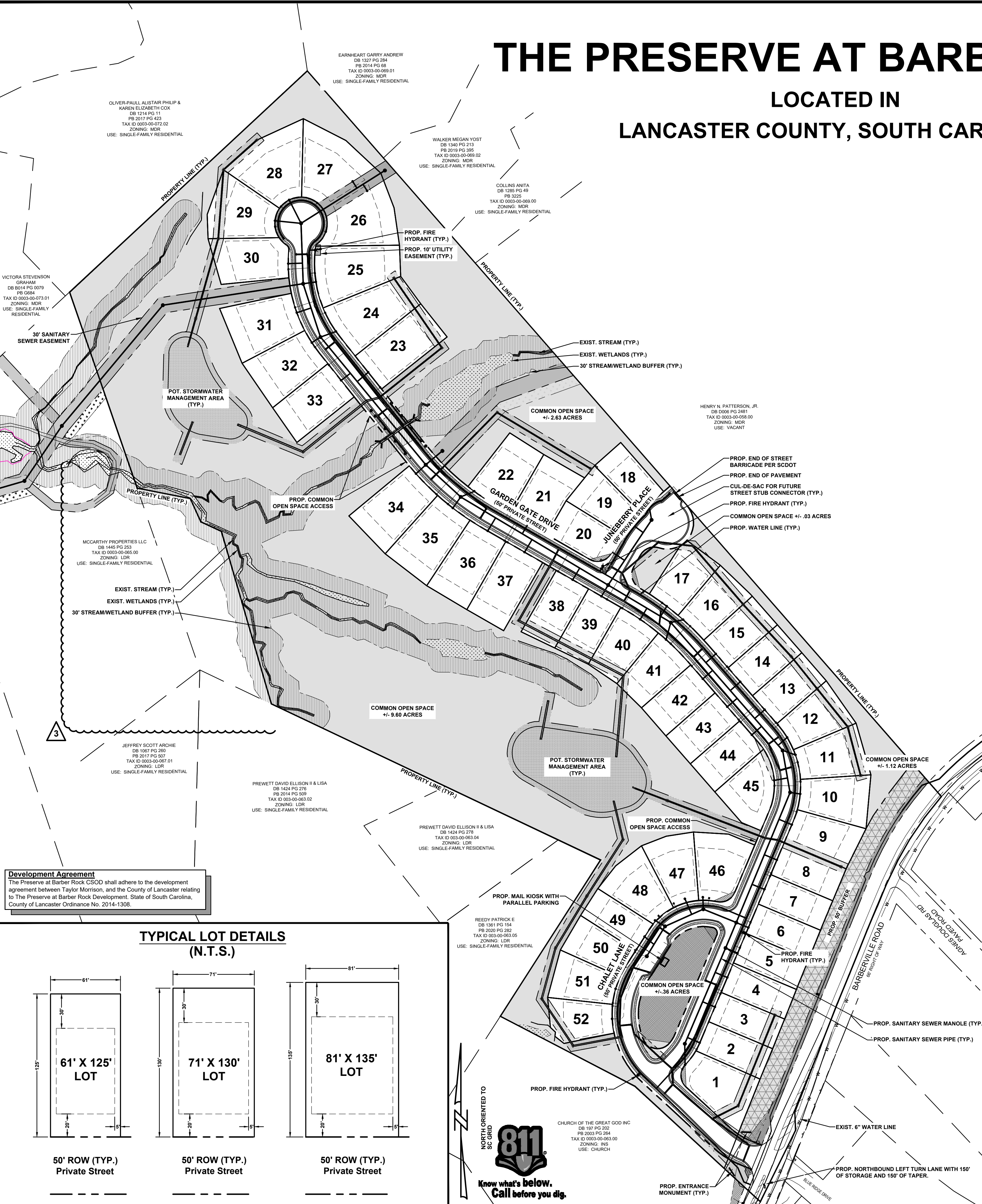
LANCASTER COUNTY
101 NORTH MAIN STREET
LANCASTER, SC, 29720
(803) 285-6005

GRAPHIC SCALE

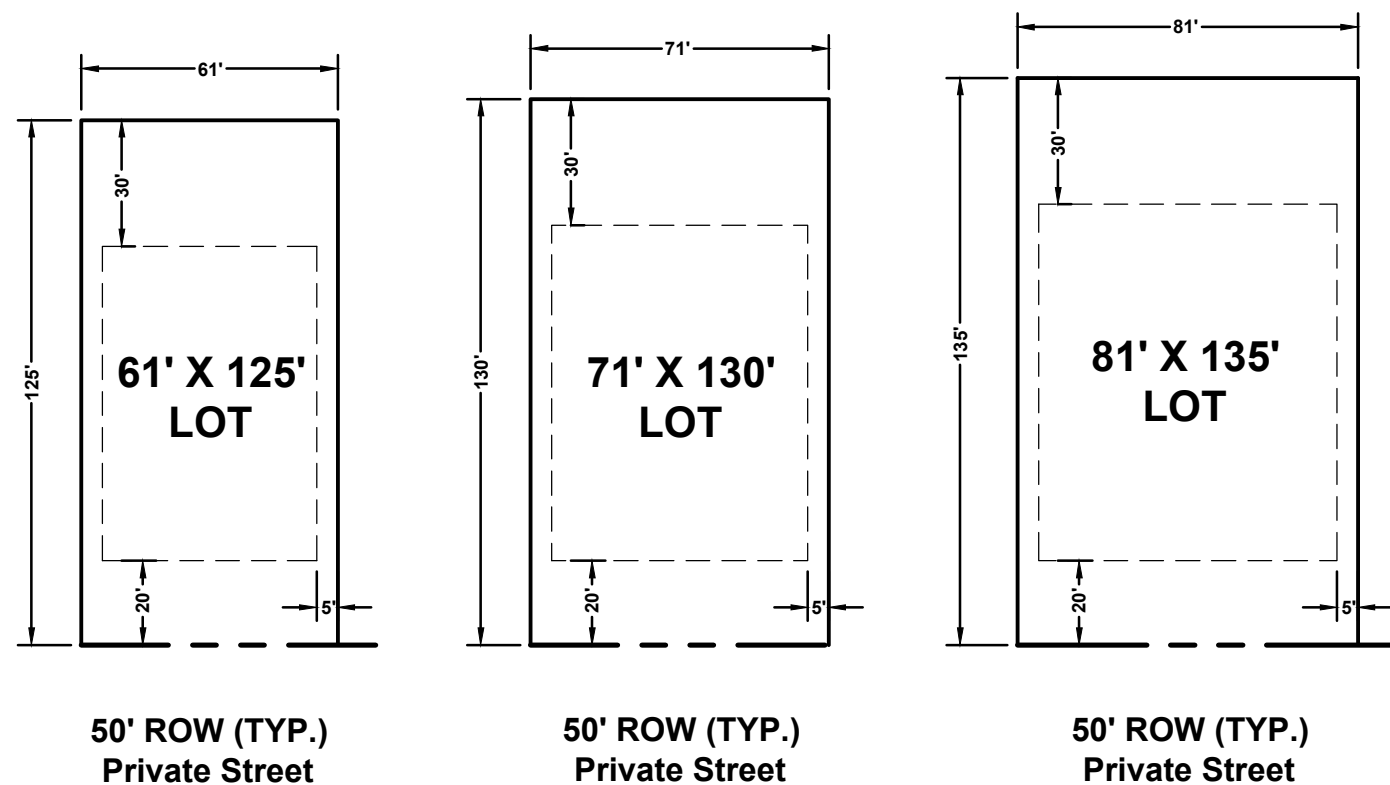


(IN FEET)

1 inch = 100 ft.



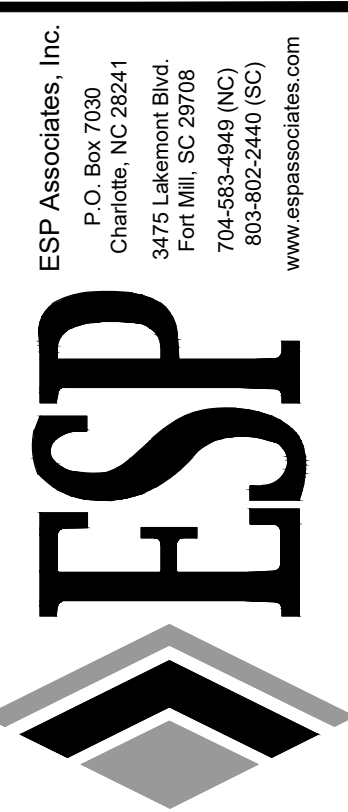
TYPICAL LOT DETAILS (N.T.S.)



NORTH ORIENTED TO
SC GRID



CHURCH OF THE GREAT GOD INC
DB 197 PG 202
PB 2003 PG 384
TAX ID 0003-00-063.00
ZONING: MDR
USE: CHURCH



NO.	DATE	REVISION	BY
1	01/14/2015	REVISED PER STAFF REVIEW COMMENTS DATED 12/17/2014	AC
2	02/03/2015	REVISED TO ADD NOTES BASED ON 1201/15 PLANNING COMMISSION MEETING	AC
3	06/03/2021	REVISED TO UPDATE BOUNDARY	SW

PRELIMINARY PLAN (OVERALL)
THE PRESERVE AT BARBER ROCK
LANCASTER COUNTY, SC
TAYLOR MORRISON

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MM
DRAWN BY:	SW
PROJECT NUMBER:	JUT75.100
ORIGINAL DATE:	09.03.2021
SHEET:	
OVERALL	

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1951 Andrade

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 10/7/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Zoning Map	10/6/2021	Exhibit

Proposal:
Request to rezone from
INS to MDR

Legend:



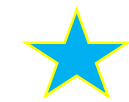
Subject Property



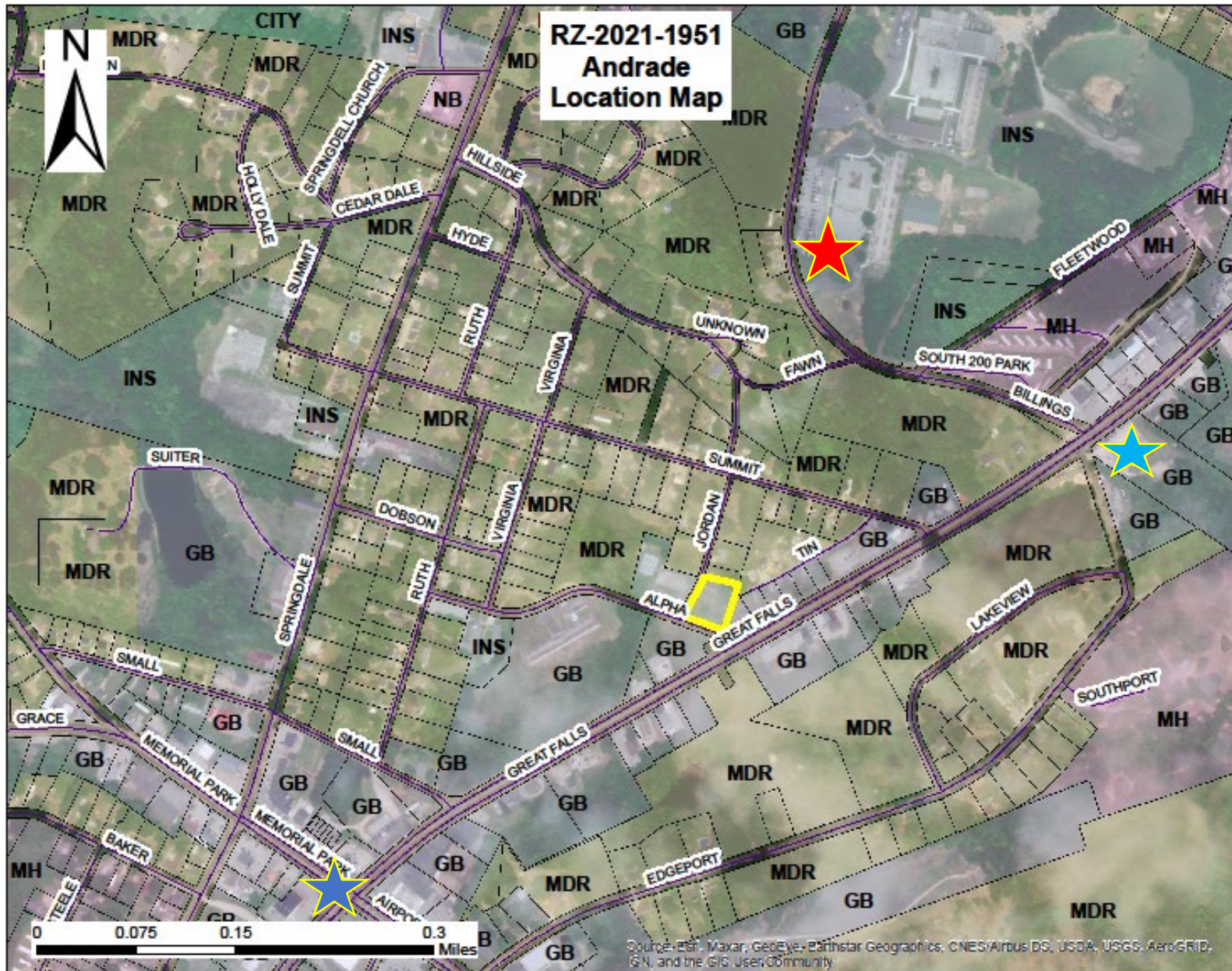
Intersection of Airport
Road and Hwy 200



Brooklyn Springs
Elementary



Chandler's Collision
Center



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2015 Granados

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 10/7/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Zoning Map	10/6/2021	Exhibit

Proposal:
Request to rezone from
MDR to MH

Legend:

 Subject Property

 Rosemont
Neighborhood

 Kohut Road and
Fort Mill Hwy

 Unique Loom

