Board of Zoning Appeals Members
District 1: Beverly Williams
District 2: Kemesha Lowery
District 3: Keye Jones
District 4:
District 5: Sheresa Ingram
District 6: Mike Couch
District 7: Frances Liu, Chair

County Attorney
John K. DuBose III

Clerk to Board of Zoning Appeals
Jennifer Bryan

Development Services Director
Rox Burhans

October 4, 2022	**6:00 PM**	**101 North Main Street Lancaster, SC 29720**

LANCASTER COUNTY BOARD OF ZONING APPEALS
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

Board of Zoning Appeals monthly meeting AGENDA

1. **Call to Order Regular Meeting - Chair**
2. **Roll Call**
3. **Approval of the Agenda - Board of Zoning Appeals**
4. **Approval of Minutes**
   - **a.** July 5, 2022 Minutes
5. **Public Hearing Items**
   - **a.** SE-2022-1556 Scharpenberg Campground

     Application by Jeremy Scharpenberg, requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of land located on Cedar Creek Road, approximately 2 miles south of intersection with Great Falls Hwy (TM# 0147-00-001.00) in the Agricultural Residential (AR) District.
6. **New Business**
7. **Adjourn**

Please note that the Board of Zoning Appeals makes the final decision on all items.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Board of Zoning Appeals 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://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 10/4/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
July 5, 2022 Minutes	7/26/2022	Exhibit

MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS
BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
KEYE JONES, DISTRICT 3
, DISTRICT 4
SHERESA INGRAM, DISTRICT 5
MIKE COUCH, DISTRICT 6
FRANCES LIU, DISTRICT 7

MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS REGULAR MEETING

July 5, 2022 at 6:00 PM

1. Call to Order

Chair Liu called the meeting to order at 6:00 p.m.

2. Roll Call

Board Members present:

Frances Liu Mike Couch
Keye Jones Kemesha Lowery Beverly Williams
Sheresa Ingram
District 4 Board Member Miller Devenny resigned as of January 11, 2022.

Absent:

Staff: Ashley Davis, Senior Planner
Jennifer Bryan, Administrative Assistant and Clerk to Board of Zoning Appeals

Press was notified via email of the time, date and location; notice was posted on the County website and in the lobby of the County Administration Building. No public hearing items were submitted for this agenda.

3. Election of Officers for 2022-23

In the absence of County Attorney DuBose, officer elections were moderated by Senior Planner Ashley Davis.

Nomination for Board Chair: Frances Liu nominated by Kemesha Lowery; 2nd by Sheresa Ingram. No other nominations.
Called vote: 6:0. Motion approved unanimously.

Nomination for Vice Chair: Beverly Williams nominated by Frances Liu; 2nd by Keye Jones. No other nominations.
Called vote: 6:0. Motion approved unanimously

4. **Approval of Agenda**

Kemesha Lowery moved to Approve the Agenda; 2nd by Beverly Williams.
The motion was approved by unanimous consent.

5. **Citizen's Comments: [See attachment Sign- In Sheet]** none signed in**.**

6. **Approval of Minutes from November 2, 2021**

Chair Frances Liu asked if there were any comments, changes or corrections to the Minutes of the November 2, 2021 meeting. Sheresa Ingram moved to approve minutes as written, seconded by Keye Jones.
The motion was approved by unanimous consent.

7. **New Business**:

[see attachments]

- Powerpoint "Resources for Continuing Education"
- Handout: "Statutory Requirements for Planning and Zoning Officials
- Handout: "Approved Sponsors of CE Programs"

a. **Administrative Review**
b. **Resources for Continuing Education**
c. **Other:**

- August Agenda: one Special Exception application
- Future meetings with Public Hearing items will be livestreamed.
- Discussion of new Council Districts: new districts and Board appointees will go into effect in January, (after fall elections).

8. **Adjournment:**

With there being no further business, Beverly Williams moved to adjourn; motion seconded by Kemesha Lowery. The motion was approved by unanimous consent.
Meeting adjourned at 7:30 p.m.

Lancaster County
South Carolina

Board of Zoning Appeals
Sign In Sheet

None Signed in

Item 4: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 5, 2022

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

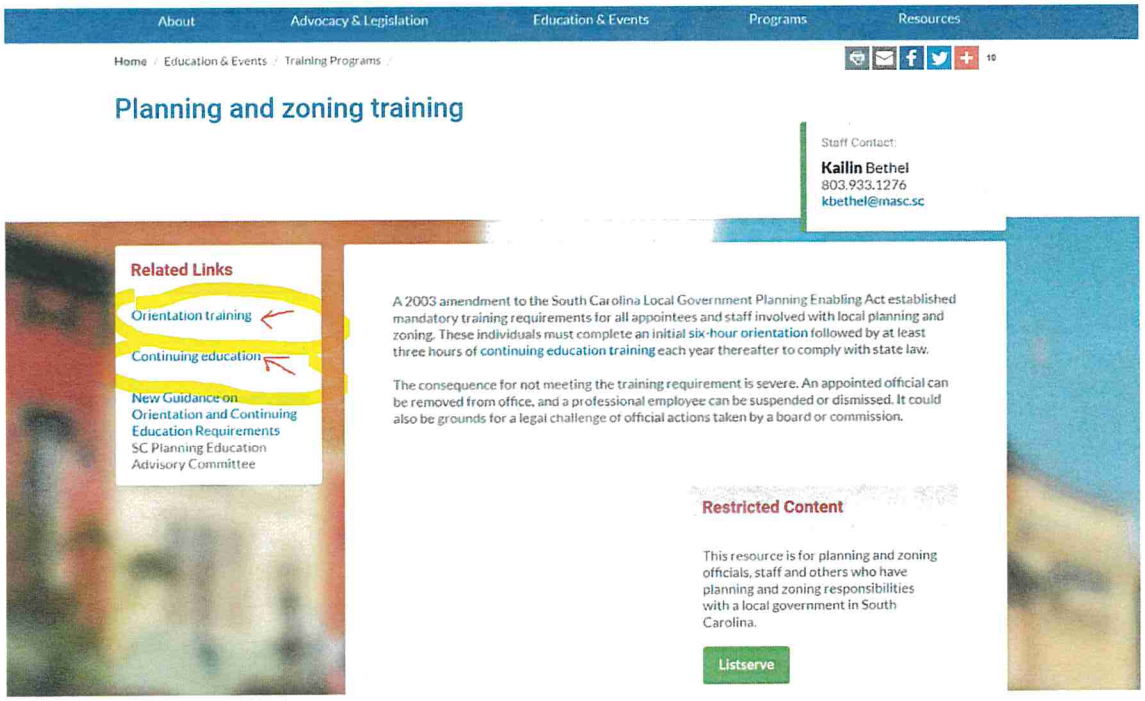
PLEASE PRINT

1.
2.
3.
4.

Resources for Continuing Education

Planning and Zoning Officials

"...It could also be grounds for a legal challenge of official actions taken by a board or commission..."



SCAC Planning and Zoning Education

www.sccounties.org/planning-zoning-education

Once you have registered an account, you can log in to the Learning Portal to select courses.



Planning and Zoning Training Videos

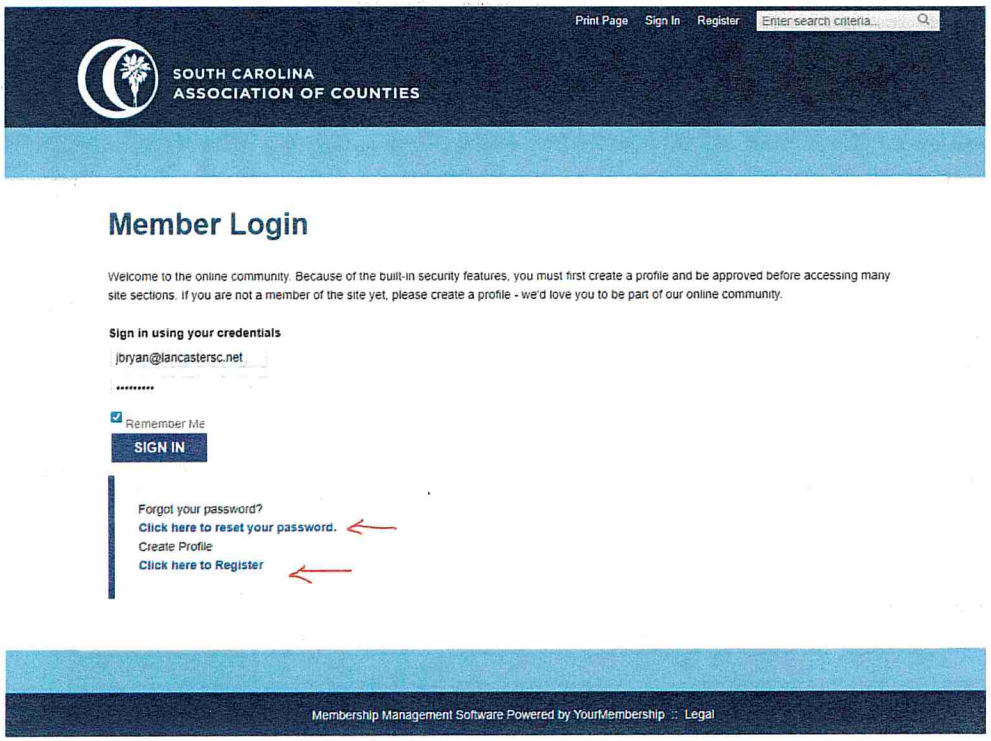
Recorded planning and zoning training requirements are governed by the South Carolina Planning Education Advisory Committee (SCPEAC). There are two methods for viewing recorded training that will meet the requirements set forth by SCPEAC:

DVD - Planning and zoning webcast videos are available from SCAC's lending library. To request a DVD loan of a recorded session, please contact Ryan Tooley or call 1-800-922-6081, ext. 335.

Learning Portal – Recorded planning and zoning training is available through the SCAC Learning Portal. SCPEAC has approved this method since the Learning Portal tracks participant completion. To access the Learning Portal, **Planning and Zoning officials will first need an account with us if they do not have one yet. This is to ensure they are a local government official and can earn a certificate.** To create an account or retrieve a password, use the following link: https://sccounties.site-vm.com/page/custom-registration

Once an account has been created, proceed to the Learning Portal to log in using the credentials. The planning and zoning courses vary by length, so please read the course descriptions. Upon completion of a course, a certificate will be emailed to the participant which must be filed with the appropriate department for retention.

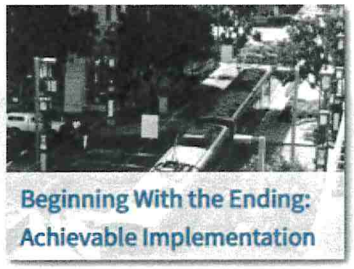
This is the login screen at the Learning Portal. Note the options resetting your password, or creating an account if you do not already have one.



Many courses may not appear to be directly related to Zoning appeal issues. Think BIG: How do your decisions affect larger issues in the community?





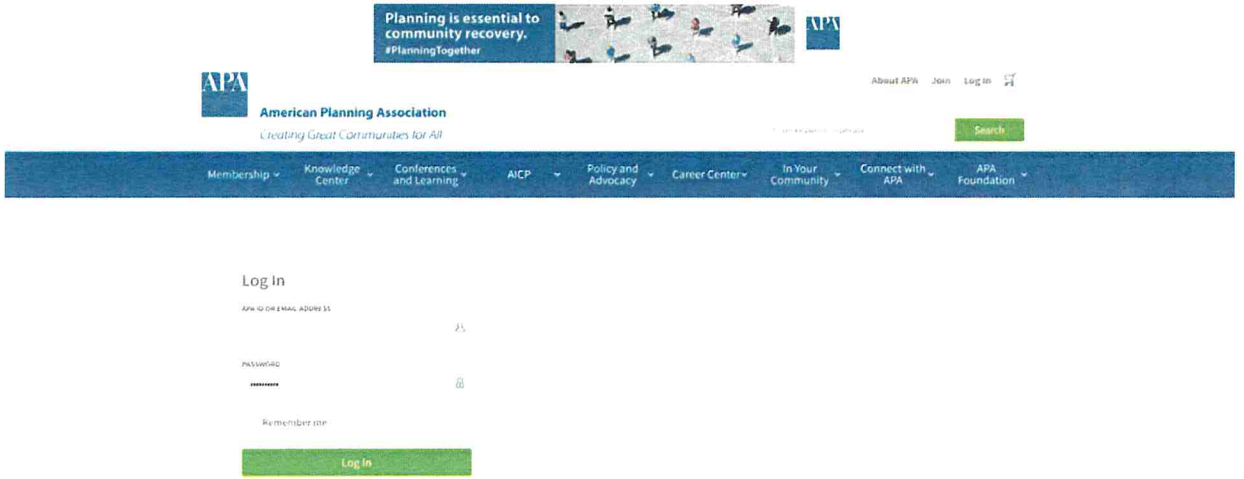








The login page has links for assistance





Lancaster County
South Carolina

Special Exception:

- Special exceptions are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses.
- **Special exceptions ensure the appropriateness of the use at a particular location within a given zoning district.**

Findings :

Lancaster County
South Carolina

Findings of Fact: In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted), the Board of Zoning Appeals must find the following:

- That the proposed special exception conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site;
- That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- That adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use;
- That the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;

Regulation Example :

Lancaster County
South Carolina

5.3.3 CAMPGROUND [AR, RR, OSP]

A. Campground Use: Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.

B. Access: No campsite shall be located so as to allow direct vehicular access to a road. A 25-foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.

C. Registration of Occupants and Guests: Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:

1. Names of all campsite or trailer occupants (guests).
2. Make and license number of the travel trailer.
3. Dates of arrival and departure of travel trailer or occupants of a campsite.

Special Exception:

- Site Analysis
- Preliminary Plat
- Building Elevations (if needed)

STATUTORY REQUIREMENTS:

PLANNING AND ZONING OFFICIALS

Frequently Asked Questions

EDUCATIONAL REQUIREMENTS FOR LOCAL GOVERNMENT PLANNING OR ZONING OFFICIALS OR EMPLOYEES S.C. Code §§ 6-29-1310 – 6-29-1380

The South Carolina Planning Education Advisory Committee (SCPEAC) is charged with approving education programs and determining categories of persons who are eligible for exemption from the educational requirements.

Who is required to receive educational training?

- Appointed officials who serve on a planning commission, board of zoning appeals, or board of architectural review
- Professional employees who are employed as a planning professional, zoning administrator, zoning official, or as a deputy or assistant to these positions

What training is required?

- Officials and employees must attend a minimum of six hours of **orientation**
- Thereafter, there is an annual requirement to attend at least three hours of **continuing education**.
- New officials and/or employees must attend orientation training within 180 days prior to and no later than 365 days after initial appointment or employment.

Are there limits or restrictions on the types of training or methods of delivery for the orientation or continuing education offerings?

Yes, SCPEAC guidelines restrict the type of training and method of delivery. SCAC's course offerings comply with SCPEAC guidelines.

- Orientation Training – SCAC offers planning and zoning orientation training that meets the SCPEAC requirements online at no cost. This is accomplished through SCAC's Learning Portal which tracks progress and completion. The orientation course is composed of four different modules that are each 1.5 hours long; totaling 6 hours of training. completing each module, individuals will receive a certificate of completion. Access the SCAC Learning Portal.
- Continuing Education – SCAC offers live continuing education webinars annually at no cost. Additionally, online recorded training can be viewed so long as it meets the requirement that participation or attendance can be confirmed. This is accomplished through SCAC's Learning Portal which tracks progress and completion. Certificates of completion are emailed upon completion.

Who is exempt from the educational requirements?

An appointed official or professional employee who has one or more of the following qualifications is exempt:

- Certification by the American Institute of Certified Planners
- Holds a master's or doctorate degree in planning from an accredited college or university
- Holds a master's or doctorate degree or specialized training or experience in a field related to planning as determined by the advisory committee
- Licensed to practice law in South Carolina
- A certification form and documentation of exemption must be filed with the clerk to council by the first anniversary date of appointment or employment. This documentation only needs to be filed once and must be retained while the official/employee is performing relevant duties.

What are the requirements of the local governing body?

- To identify their appointed officials and professional employees who are required to receive training no later than Dec. 31 of each year and provide a list to the clerk to council and to each planning or zoning entity in the jurisdiction
- To annually inform each planning or zoning entity of the educational requirements
- To sponsor and provide approved education programs or to fund approved education programs provided by another sponsor

What is the clerk to council's responsibilities?

The clerk must keep in the official public records originals of:

- All filed forms and documentation that certify compliance with educational requirements for three years after the calendar year in which each form is filed
- All filed forms and documentation that certify an exemption for the tenure of the appointed official or professional employee
- SCAC does not maintain records on behalf of the local governing body.

What are the consequences for failure to comply?

An appointed official is subject to removal from office and a professional employee is subject to suspension or dismissal from employment if he/she:

- Fails to complete the requisite number of hours of orientation training and continuing education within the allotted time or
- Fails to file the required certification form and documentation with the clerk.

Failure to comply may also call into question any decision or recommendations made by officials or employees and open the county up to liability.

A local governing body is prohibited from appointing or employing a person who has falsified the certification form or documentation.

ARTICLE 9.

EDUCATIONAL REQUIREMENTS FOR LOCAL GOVERNMENT PLANNING OR ZONING OFFICIALS OR EMPLOYEES

SECTION 6-29-1310. Definitions.

As used in this article:
(1) "Advisory committee" means the State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Officials and Employees;
(2) "Appointed official" means a planning commissioner, board of zoning appeals member, or board of architectural review member;
(3) "Clerk" means the clerk of the local governing body;
(4) "Local governing body" means the legislative governing body of a county or municipality;
(5) "Planning or zoning entity" means a planning commission, board of zoning appeals, or board of architectural review;
(6) "Professional employee" means a planning professional, zoning administrator, zoning official, or a deputy or assistant of a planning professional, zoning administrator, or zoning official.

SECTION 6-29-1320. Identification of persons covered by act; compliance schedule.

(A) The local governing body must:
(1) by no later than December 31st of each year, identify the appointed officials and professional employees for the jurisdiction and provide a list of those appointed officials and professional employees to the clerk and each planning or zoning entity in the jurisdiction; and
(2) annually inform each planning or zoning entity in the jurisdiction of the requirements of this article.
(B) Appointed officials and professional employees must comply with the provisions of this article according to the following dates and populations based on the population figures of the latest official United States Census:
(1) municipalities and counties with a population of 35,000 and greater: by January 1, 2006; and
(2) municipalities and counties with a population under 35,000: by January 1, 2007.

SECTION 6-29-1330. State Advisory Committee; creation; members; terms; duties; compensation; meetings; fees charged.

(A) There is created the State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Officials and Employees.
(B) The advisory committee consists of five members appointed by the Governor with the advice and consent of the Senate. The advisory committee consists of:
(1) a planner recommended by the South Carolina Chapter of the American Planning Association;
(2) a municipal official or employee recommended by the Municipal Association of South Carolina;
(3) a county official or employee recommended by the South Carolina Association of Counties;
(4) a representative recommended by the University of South Carolina's Institute for Public Service and Policy Research; and
(5) a representative recommended by Clemson University's Department of Planning and Landscape Architecture. Recommendations must be submitted to the Governor not later than the thirty-first day of December of the year preceding the year in which appointments expire. If the Governor rejects any person recommended for appointment or the Governor's appointment is not confirmed by the Senate, the group or association who recommended the person must submit additional names to the Governor for consideration.
(C) The members of the advisory committee must serve a term of four years and until their successors are appointed and qualify; except that for the members first appointed to the advisory committee, the planner must serve a term of three years; the municipal official or employee and the county official or employee must each serve a term of two years; and the university representatives must each serve a term of one year. A vacancy on the advisory committee must be filled in the manner of the original appointment for the remainder of the unexpired term. The Governor may remove a member of the advisory committee in accordance with Section 1-3-240(B).
(D) The advisory committee's duties are to:
(1) compile and distribute a list of approved orientation and continuing education programs that satisfy the educational requirements in Section 6-29-1340;
(2) determine categories of persons with advanced degrees, training, or experience, that are eligible for exemption from the educational requirements in Section 6-29-1340; and

I certify that I have satisfied or am exempt from the educational requirements for local planning or zoning officials or employees.

Signature: _____

(C) Each appointed official and professional employee is responsible for obtaining written documentation that either:
(1) is signed by a representative of the sponsor of any approved orientation or continuing education program for which credit is claimed and acknowledges that the filer attended the program for which credit is claimed; or
(2) establishes the filer's exemption.
The documentation must be filed with the clerk as required by this section.

SECTION 6-29-1370. Sponsorship and funding of programs; compliance and exemption; certification as public records.

(A) The local governing body is responsible for:
(1) sponsoring and providing approved education programs; or
(2) funding approved education programs provided by a sponsor other than the local governing body for the appointed officials and professional employees in the jurisdiction.
(B) The clerk must keep in the official public records originals of:
(1) all filed forms and documentation that certify compliance with educational requirements for three years after the calendar year in which each form is filed; and
(2) all filed forms and documentation that certify an exemption for the tenure of the appointed official or professional employee.

SECTION 6-29-1380. Failure to complete training requirements; false documentation.

(A) An appointed official is subject to removal from office for cause as provided in Section 6-29-350, 6-29-780, or 6-29-870 if he:
(1) fails to complete the requisite number of hours of orientation training and continuing education within the time allotted under Section 6-29-1340; or
(2) fails to file the certification form and documentation required by Section 6-29-1360.
(B) A professional employee is subject to suspension or dismissal from employment relating to planning or zoning by the local governing body or planning or zoning entity if he:
(1) fails to complete the requisite number of hours of orientation training and continuing education within the time allotted under Section 6-29-1340; or
(2) fails to file the certification form and documentation required by Section 6-29-1360.
(C) A local governing body must not appoint a person who has falsified the certification form or documentation required by Section 6-29-1360 to serve in the capacity of an appointed official.
(D) A local governing body or planning or zoning entity must not employ a person who has falsified the certification form or documentation required by Section 6-29-1360 to serve in the capacity of a professional employee.

SECTION 6-29-1350. Exemption from educational requirements.

(A) An appointed official or professional employee who has one or more of the following qualifications is exempt from the educational requirements of Section 6-29-1340:
(1) certification by the American Institute of Certified Planners;
(2) a masters or doctorate degree in planning from an accredited college or university;
(3) a masters or doctorate degree or specialized training or experience in a field related to planning as determined by the advisory committee;
(4) a license to practice law in South Carolina.
(B) An appointed official or professional employee who is exempt from the educational requirements of Section 6-29-1340 must file a certification form and documentation of his exemption as required in Section 6-29-1360 by no later than the first anniversary date of his appointment or employment. An exemption is established by a single filing for the tenure of the appointed official or professional employee and does not require the filing of annual certification forms and conforming documentation.

SECTION 6-29-1360. Certification.

(A) An appointed official or professional employee must certify that he has satisfied the educational requirements in Section 6-29-1340 by filing a certification form and documentation with the clerk no later than the anniversary date of the appointed official's appointment or professional employee's employment each year.
(B) Each certification form must substantially conform to the following form and all applicable portions of the form must be completed:

EDUCATIONAL REQUIREMENTS CERTIFICATION FORM
FOR LOCAL GOVERNMENT PLANNING OR ZONING OFFICIALS OR EMPLOYEES

To report compliance with the educational requirements, please complete and file this form each year with the clerk of the local governing body no later than the anniversary date of your appointment or employment. To report an exemption from the educational requirements, please complete and file this form with the clerk of the local governing body by no later than the first anniversary of your current appointment or employment. Failure to timely file this form may subject an appointed official to removal for cause and an employee to dismissal.

Name of Appointed Official or Employee: _____
Position: _____
Initial Date of Appointment or Employment: _____
Filing Date: _____

I have attended the following orientation or continuing education program(s) within the last three hundred and sixty-five days. (Please note that a program completed more than one hundred and eighty days prior to the date of your initial appointment or employment may not be used to satisfy this requirement.):

Program Name	Sponsor	Location	Date Held	Hours of Instruction

Also attached with this form is documentation that I attended the program(s).

OR

I am exempt from the orientation and continuing education requirements because (Please initial the applicable response on the line provided):
____ I am certified by the American Institute of Certified Planners.
____ I hold a masters or doctorate degree in planning from an accredited college or university.
____ I hold a masters or doctorate degree or have specialized training or experience in a field related to planning as determined by the State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Officials and Employees. (Please describe your advanced degree or specialty on the line provided.)
_____

____ I am licensed to practice law in South Carolina.

Also attached with this form is documentation to confirm my exemption.

(3) make an annual report to the President Pro Tempore of the Senate and Speaker of the House of Representatives, no later than April fifteenth of each year, providing a detailed account of the advisory committee's:
(a) activities;
(b) expenses;
(c) fees collected; and
(d) determinations concerning approved education programs and categories of exemption.
(E) A list of approved education programs and categories of exemption by the advisory committee must be available for public distribution through notice in the State Register and posting on the General Assembly's Internet website. This list must be updated by the advisory committee at least annually.
(F) The members of the advisory committee must serve without compensation and must meet at a set location to which members must travel no more frequently than quarterly, at the call of the chairman selected by majority vote of at least a quorum of the members. Nothing in this subsection prohibits the chairman from using discretionary authority to conduct additional meetings by telephone conference if necessary. These telephone conference meetings may be conducted more frequently than quarterly. Three members of the advisory committee constitute a quorum. Decisions concerning the approval of education programs and categories of exemption must be made by majority vote with at least a quorum of members participating.
(G) The advisory committee may assess by majority vote of at least a quorum of the members a nominal fee to each entity applying for approval of an orientation or continuing education program; however, any fees charged must be applied to the operating expenses of the advisory committee and must not result in a net profit to the groups or associations that recommend the members of the advisory committee. An accounting of any fees collected by the advisory committee must be made in the advisory committee's annual report to the President Pro Tempore of the Senate and Speaker of the House of Representatives.

SECTION 6-29-1340. Educational requirements; time-frame for completion; subjects.

(A) Unless expressly exempted as provided in Section 6-29-1350, each appointed official and professional employee must:
(1) no earlier than one hundred and eighty days prior to and no later than three hundred and sixty-five days after the initial date of appointment or employment, attend a minimum of six hours of orientation training in one or more of the subjects listed in subsection (C); and
(2) annually, after the first year of service or employment, but no later than three hundred and sixty-five days after each anniversary of the initial date of appointment or employment, attend no fewer than three hours of continuing education in any of the subjects listed in subsection (C).
(B) An appointed official or professional employee who attended six hours of orientation training for a prior appointment or employment is not required to comply with the orientation requirement for a subsequent appointment or employment after a break in service. However, unless expressly exempted as provided in Section 6-29-1350, upon a subsequent appointment or employment, the appointed official or professional employee must comply with an annual requirement of attending no fewer than three hours of continuing education as provided in this section.
(C) The subjects for the education required by subsection (A) may include, but not be limited to, the following:
(1) land use planning;
(2) zoning;
(3) floodplains;
(4) transportation;
(5) community facilities;
(6) ethics;
(7) public utilities;
(8) wireless telecommunications facilities;
(9) parliamentary procedure;
(10) public hearing procedure;
(11) administrative law;
(12) economic development;
(13) housing;
(14) public buildings;
(15) building construction;
(16) land subdivision; and
(17) powers and duties of the planning commission, board of zoning appeals, or board of architectural review.
(D) In order to meet the educational requirements of subsection (A), an educational program must be approved by the advisory committee.

APPROVED SPONSORS OF CE PROGRAMS

South Carolina Planning Education Advisory Committee

Approved Sponsors of Continuing Education Programs

The following agencies, departments and organizations have been approved by the Committee as Continuing Education Program Sponsors:

Note to Local Governments Using Sponsor Provided Continuing Education Program.

It is required that attendance and participation in any sponsor-provided continuing education program be tracked and a certificate of attendance generated. This can be accomplished through the use of technology or via a designated individual who is in attendance for that purpose.

Approved Agencies, Departments and Organizations

- Any Department or Agency of the United States Government
- Any Department or Agency of the State of South Carolina
- Any of the 10 Regional Councils of Government in the State of South Carolina
- ACE Basin NERR Coastal Training Program – Contact CTP
- AIA/South Carolina (South Carolina American Institute of Architects) – Contact AIA/South Carolina
- American Institute of Architects – Contact AIA
- American Institute of Certified Planners Certification Maintenance (CM) approved programs – Contact AICP-CM program
- American Planning Association – Contact APA
- American Society of Landscape Architects – Contact ASLA
- Coastal Carolina University/Division of Academic Outreach. - Contact Coastal Carolina University/Division of Academic Outreach
- Coastal Waccamaw Stormwater Education Consortium – Contact CWSEC
- College of Charleston North Campus – Contact College of Charleston North Campus
- International City/County Management Association – Contact ICMA
- Municipal Association of South Carolina – Contact MASC
- National Association of Counties – Contact NACo
- National Trust for Historic Preservation – Contact NTHP
- North Inlet Winyah Bay NERR Coastal Training Program – Contact CTP
- Planning Accreditation Board (PAB) Accredited Planning Schools
  In the region, these include Clemson University, Georgia Tech, University of North Carolina-Chapel Hill, University of Florida and Florida State, among approximately 65 other accredited schools. See the list of PAB approved planning schools at http://www.planningaccreditationboard.org (go to Accredited Planning Programs).
- SCASLA (South Carolina American Society of Landscape Architects) - Contact SCASLA
- South Carolina Association of Counties – Contact SCAC
- South Carolina Chapter of the American Planning Association – Contact SCAPA
- South Carolina Community Loan Fund – South Carolina Community Loan Fund
- Trees SC – Contact Trees SC

- Urban Land Institute – Contact ULI

Model for a Uniform Certificate of Attendance

Note: State law requires certification of attendance.

We have provided a model for A Uniform Certificate of Attendance for use in the Continuing Education training. This is a suggested model to document attendance at the activities. See SC Code Sec. 6-29-1360. This is not a requirement but a suggested model.

A model Uniform Certificate of Attendance

Contact Us | Home

WEB LINKS

Municipal Association of South Carolina (MASC) Planning and Zoning education:

https://www.masc.sc/education-events/training-programs/planning-and-zoning

South Carolina Association of Counties (SCAC)

www.sccounties.org/

www.sccounties.org/planning-zoning-education

American Planning Association (APA) courses:

https://learn.planning.org/catalog/

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 10/4/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	9/27/2022	Planning Staff Report
Application	9/27/2022	Exhibit
Location Map	9/27/2022	Exhibit
Revised Site Plan	9/7/2022	Exhibit
Additional attachments	9/27/2022	Backup Material

REQUEST:	Special Exception pursuant to Unified Development Ordinance Section 9.2.13, to allow a Campground
PROPERTY LOCATION:	Off of Cedar Creek Road across from Dry Branch Lane.
TAX MAP NUMBER:	0147-00-001.00
ZONING DISTRICT:	Agricultural Residential (AR) District
OWNER:	Mary Hellen Ghent
APPLICANT:	Jeremy Scharpenburg

OVERVIEW:

The subject property is approximately 78 acres in size and is located on the south side of Cedar Creek Road across from Dry Branch Lane. The property is currently undeveloped.

The applicant is proposing a 166-site campground where each of the sites would be 40' x 70' (2,800 square feet). All of the sites would be accessed via either a 16' wide one-way paved drive aisle, or 25' wide, two-way paved drive aisle, and would have water, electric and septic hookups. The development will also include a hammock area, pier, a dog park, playground, sport court, amphitheater, pool, clubhouse, arcade, and bath house. There are three septic fields depicted (9.6 acres) and an estimated nine wells to serve the site with water and septic.



Summary of Adjacent Zoning and Uses

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	AR	Single-Family Dwellings
South	Lancaster County	AR	Vacant
East	Lancaster County	AR	Vacant
West	Lancaster County	AR	Vacant

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

SECTION 2.4, DISTRICT DEVELOPMENT STANDARDS

STANDARD	Agricultural Residential (AR)
1. DEVELOPMENT STANDARDS	
A. District/Development Area (min)	n/a
B. Development/District Exterior Setback/Buffer	n/a
C. Density (max)	1 unit/acre
D. Open Space (min)	Exempt
E. Park Space (min)	Exempt
F. Building Floor Area (max)	n/a
G. Development Floor Area (max)	n/a
2. LOT STANDARDS	
A. Lot Area (min)	1.0 acre
B. Lot Width at Front Setback (min)	130 lf
C. Pervious Surface (min)	65%
3. PRINCIPAL BUILDING	
A. Principal Front Setback (min)	40 ft
B. Street Side/Secondary Front Setback (min) Corner	20 ft
C. Side (from adjacent lot) Setback (min)	20 ft
D. Rear Setback (min)	25 ft
E. Other Standards	n/a
4. ACCESSORY STRUCTURE	
A. Side Setback	5 ft
B. Rear Setback	5 ft
C. Other Standards	See Below (1, 2)
5. PARKING CONFIGURATION	
A. Parking Location per Section 7.2	See Chart 7.2.3
B. Parking in Exterior Setback	n/a
6. BUILDING HEIGHT	
A. Principal Building (max)	35 ft
B. Accessory Structure (max)	35 ft
C. Additional Height Permitted with Additional Setback	n/a

SECTION 2.5.3, USE TABLE

B. LODGING	AR	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	5.3.1
Boarding or Rooming House	-	5.3.2
Campground	SE	5.3.3
Dormitory	-	
Fraternity/Sorority House	-	
Hotel/Motel	-	

1. *Accessory structures over 600 sf must comply with principal setback requirement.*
2. *No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.*
3. *Manufactured/Mobile Home Parks have additional standards that apply to each designated manufactured/mobile home space as required in Chapter 5.*
4. *For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.*

SECTION 5.3.3, CAMPGROUND [AR, RR, OSP]

A. Campground Use*: Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.*

B. Access*: No campsite shall be located so as to allow direct vehicular access to a road. A 25-foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.*

C. Registration of Occupants and Guests*: Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:*

1. *Names of all campsite or trailer occupants (guests).*
2. *Make and license number of the travel trailer.*
3. *Dates of arrival and departure of travel trailer or occupants of a campsite.*

D. Dimensional Standards*:*

Minimum Size	20 acres
Minimum Open Space[1]	40% of total property
Minimum Street Frontage	350 feet
Maximum Density	15 campsites/acre
Minimum Campsite Size	900 square feet/travel trailer; 500 square feet/tent
Minimum Campsite Setback	50 feet from property lines
Minimum Separation between Travel Trailers or Tents	20 feet
Maximum Primitive Campsites[2]	25% of the total number of tent campsites
Minimum Water Facilities	1 per 15 campsites
Minimum Sewer Hook Ups	1 per 15 trailer campsites
Minimum Garbage Containers	1 per 15 campsites
Minimum Service Buildings[3]	1 per 15 campsites without individual hook-ups. At least 1 per campground use.

1. *Open space areas shall be maintained in a natural state, including trees and open grassed areas. Site amenities, including streams, ponds, other natural areas, and open play areas are encouraged and may be included in the required percentage. Outdoor play facilities may also be counted in required percentage.*
2. *Primitive tent campsites are those campsites without electrical, water, or sewer hook-ups.*
3. *Service buildings must include lighted public restrooms and shower facilities. Such buildings shall be located no more than 350 feet to any primitive tent campsite. Such service buildings shall be maintained in a clean and sanitary condition and in good repair at all times.*

SECTION 7.1.5.A.1, REQUIRED YARDS BY DISTRICT:

1. Required Yards by District*: Buffer yards shall be required in accordance with the table below, and the buffer yard types defined Section 7.1.5.B.*

		Adjacent Zoning District					
		AR, RR, RM, OSP, MH, LDR, MDR, HDR	UR, RMX, INS	NC, GB	MX, IMX, PB, NB, GB	RB	LI, HI, M
District of Proposed Development	AR, RR, RN, OSP, MH, LDR, MDR, HDR	X	X	X	X	C*	C*
	UR, RMX, INS**	A	X	X	X	X	X
	NB, GB**	B	A	X	X	X	X
	MX, IMX, PB, NB, GB	A	A	X	X	X	X
	RB	C	C	B	A	X	X
	LI, HI, M	C	C	C	C	B	X
	* Only required where adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property ** Only multifamily and non-residential uses shall provide buffers between adjacent single family uses in detached homes						X = No Buffer Required

SECTION 7.2.4, OFF-STREET PARKING AND LOADING REQUIREMENTS

A. Parking Requirements By Use Table

The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator.

Use Category	Minimum Required Auto Spaces
Lodging – All Uses	1 per room

SECTION 9.2.13.B.5, FINDINGS OF FACT

1. ***Findings of Fact****: In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted), the Board of Zoning Appeals must find the following:*
   - ***a.*** *That the proposed special exception conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site;*
   - ***b.*** *That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;*
   - ***c.*** *That adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use;*
   - ***d.*** *That the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;*
   - ***e.*** *That the establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district;*
   - ***f.*** *That the establishment, maintenance and/or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare; and*
   - ***g.*** *That the establishment will be operated in compliance with all local, state and federal laws and will not become a nuisance by creating criminal activity or public disturbance.*

SECTION 10.3, DEFINITIONS, USE TYPE

CAMPGROUND *A lot, tract, or parcel of land upon which campsites for trailers, tents, or RV's are permitted for the purpose of temporary habitation for the travelling or vacationing public.*

STAFF ANALYSIS:

Pursuant to UDO Section 2.5.3, within the AR District, a Campground is a permissible use subject to approval of a Special Exception permit by the Board of Zoning Appeals (BZA), and the proposal meets the applicable criteria for a Campground as set forth in UDO Section 5.3.3.

Pursuant to UDO Section 10.3, the definition of Campground states that the use is for "temporary habitation for the travelling or vacationing public." Currently no formal rules or covenants have been submitted detailing the maximum length of stay allowed at this facility. Staff would recommend that, if the BZA chooses to approve this application, the reservation increments overall maximum length of stay be reduced so as to be consistent with the County's established definition to an overall maximum length of stay of 30 days and a minimum of 60 days be required between stays.

Pursuant to UDO Section 7.2.4, all lodging uses (which includes Campgrounds) require the provision of one off-street parking space per room/unit/site. The proposed typical camper site layout indicates the provision of one space in addition to the camper pad. Accordingly, the proposal would meet this requirement.

The BZA has seven specific Findings of Fact, as set forth in UDO Section 9.2.13.B.5, that they must determine the development proposal meets. It is the opinion of staff that the proposed campground does to the character of the neighborhood, which along this stretch of Cedar Creek Road is predominantly vacant. That said, the board should take in to consideration the following comments received from members of the Technical Review Committee.

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS:

County Engineer

We realize this is for the Special Exception for the Board of Zoning Appeals. We have prepared preliminary comments as we would on a Sketch Plan to make the owner aware of any general concerns we have. The one-page Conceptual Site Plan does not provide adequate detail to formally comment, but the following are general items of note from the information given.

- There are 166 camper sites in this proposed project with one way in and one way out. This does not seem safe or efficient.
- A Traffic Impact Analysis (TIA) may be required for this project. If more than 50 peak hour trips are generated a TIA will be required. Off-site road and or intersection improvements may be required.
- The plan given has no parcel(s) identified, no inset location map, or any cross-street locations, so the reviewer has no idea where exactly this is located based on the plan alone.
- The "pond" is that existing? Proposed? It appears by the contours provided it is not in place, but we are assuming.
- This is a challenging site from a Stormwater perceptive. The Stormwater management basins seem too small for the proposed development. We are unclear as to if the camping sites will have impervious surface, pervious surface, or a mix?
- 40' separation of campsite? The inset detail shows a 40' campsite width not separation.
- The roads seem narrow and have tight radii for a RVs to travel and maneuver on them.
- The one-way road system could be laid out in a better way to keep vehicles from traveling around long loops to access. For example- a camper checks in at the office and must circle the entire loop on plan east to get back to the areas plans west or south of the amenity.
- There doesn't appear to be an area for RV parking at check in office. How will traffic work when someone in an RV is checking in?
- The septic fields – does the location of the fields pass a perk test? SC DHEC will need to assess this and approve the proposed locations, design, and installation of these systems.
- Please include the flood line, if there is one, on future plan submittals.
- SCDHEC will regulate the Stormwater in this area.

Fire Marshal

This is a preliminary review, a more detailed review will be done at civil submission.

- All roads serving a fire apparatus access roads must be 22 feet in width.
- If no public water supply is available for firefighting and alternate means of water supply must be provided.
- An approved fire apparatus access road must extend to within 150 feet of all sides of all buildings.
- More than one entrance/ egress point will be required for more than 100 units.
- Provide an auto-turn movement model showing a firetruck is able to negotiate turns.

RECOMMENDED CONDITIONS OF APPROVAL:

1. That a revised conceptual plan be prepared and submitted to the Planning Department which addresses all of the outstanding Technical Review Committee comments;
2. That the overall maximum length of stay be 30 days; with a 60 day period required between stays;
3. That the Domestic Water calculations provided be updated to reflect the Fire Marshal's requirement for an alternate water supply.
4. That more information regarding the 11 "Rental RV sites" be provided for staff review.

ATTACHMENTS:

1. Variance Application
2. Location / Zoning Map
3. Proposed Plan
4. Additional information from the applicant

STAFF CONTACT:

Ashley Davis, Senior Planner
adavis@lancastersc.net | 803-416-9433

Lancaster County
South Carolina

Lancaster County Zoning Department

101 N. Main Street
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Telephone (803) 416-9777

Fax (803) 416-9797

BOARD OF ZONING APPEALS APPLICATION

IF YOU NEED ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT OUR OFFICE AT 803-416-9777.
PLEASE SUBMIT THE COMPLETED APPLICATION, ALL ADDITIONAL MATERIAL ALONG WITH THE REQUIRED FEE $325.00

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

PROPERTY INFORMATION:

TAX MAP NUMBER: 0147-00-001.00

STREET ADDRESS: No street address established - located near 5100 Cedar Creek Rd.

CITY/ STATE/ ZIP CODE: Lancaster, SC

LOT DIMENSIONS/ LOT AREA: 78 acres PLAT BOOK/PAGE: 1098 pg 0000

CURRENT ZONING CLASSIFICATION: AR

PROPERTY OWNER OF RECORD:

NAME: Mary Helen Ghent

ADDRESS: 2784 Major Evans Rd.

CITY/STATE/ZIP CODE: Lancaster, SC 29720 TELEPHONE/FAX NUMBER: 803-804-0049

EMAIL ADDRESS: ghent.mary@yahoo.com

SIGNATURE OF OWNER/ DATE: Mary Helen Ghent

I HAVE APPOINTED THE INDIVIDUAL OR FIRM LISTED BELOW AS MY REPRESENTATIVE IN CONJUNCTION WITH THIS MATTER RELATED TO THE BOARD OF ZONING APPEALS.

AGENT OF OWNER:

NAME: Jeremy Scharpenberg

ADDRESS: 820 Clawson Place, #1208

CITY/STATE/ZIP CODE: Fort Mill, SC 29715 TELEPHONE/FAX NUMBER: 803-687-7784

EMAIL ADDRESS: jscharpenberg@yahoo.com

SIGNATURE OF AGENT/ DATE: 6/21/22

NATURE OF OWNER/ DATE: Mary Helen Ghent

SPECIAL EXCEPTION APPLICATION

DATE FILED:_____ APPLICATION NO._____

1. APPLICANT HEREBY APPEALS TO THE BOARD OF ZONING APPEALS FOR A SPECIAL EXCEPTION FOR USE OF THE PROPERTY DESCRIBED IN THE NOTICE OF APPEALS (FORM 1) AS:
   Campground (as further described in the attached documents)

   WHICH IS A PERMITTED SPECIAL EXCEPTION UNDER THE DISTRICT REGULATION IN SECTION 2.5.3 and 5.3.3 OF THE UNIFIED DEVELOPMENT ORDINANCE.

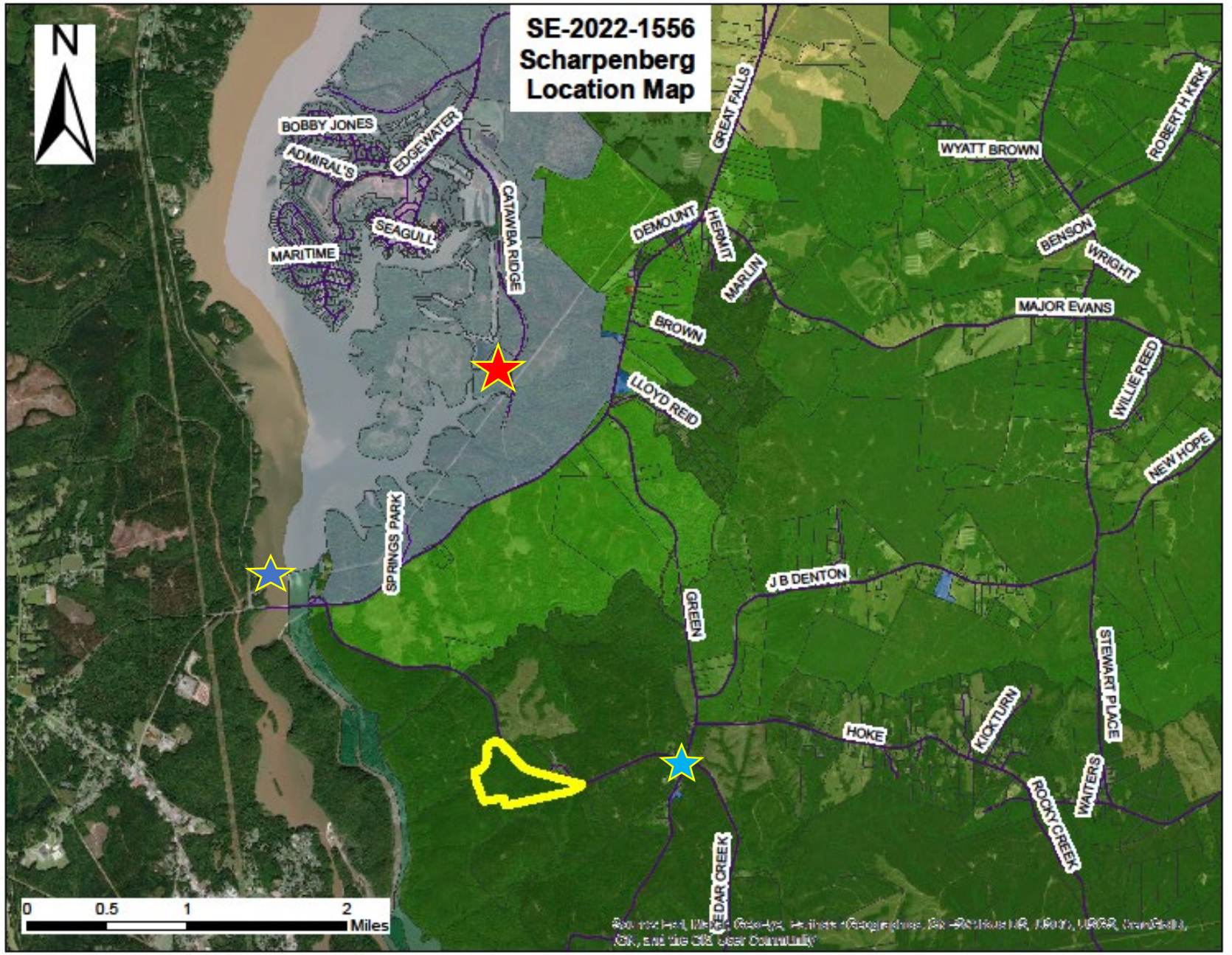
2. APPLICANT WILL MEET THE STANDARDS IN SECTION 5.3.3 OF THE ZONING ORDINANCE WHICH ARE APPLICALE TO THE PROPOSED SPECIAL EXCEPTION IN THE FOLLOWING MANNER:
   See the attached Compliance Matrix that shows how the project complies with the Ordinance.

3. APPLICANT SUGGEST THAT THE FOLLOWING CONDITIONS BE IMPOSED TO MEET THE STANDARDS IN THE ZONING ORDINANCE
   No conditions recommended in addition to the requirements listed in the Zoning Ordinance.

4. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION:
   1) Project Description
   2) Lancaster County Zoning Ordinance Section 2.5.3 Use Table and Section 5.3.3 Campground
   3) Plot Plan (Preliminary Design Layout)
   4) Tax Boundary Parcel Map (a survey is not currently available, but is scheduled to be completed in July 2022)

5. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A PLOT PLAN MUST BE SUBMITTED)
   See list in Item 4 above.

Date: 6/21/22 Applicant Signature: _____



Lancaster County
South Carolina

Proposal:
Special Exception Request

Legend:

Subject Property

Fishing Creek Hydroelectric Dam

Edgewater Development

The Pit Stop on 97

% OPEN SPACE AREAS = ((A + B) / C) * 100

A = NATURAL AREAS (SF)
B = OUTDOOR PLAY FACILITIES (SF)
C = TOTAL PROPERTY (SF)

% OPEN SPACE AREAS = ((2,286981 SF + 107,934 SF) / 3,532,716 SF) *100
= 68%

CAMPGROUND DENSITY = (155 CAMPSITES + 11 RENTAL RV CAMPSITES) / 78 ACRES
= 2.13 CAMPSITES / ACRE

CAMPSITE NOTES:
1. ALL CAMPSITES HAVE FULL HOOKUP - ELECTRIC / WATER/ SEWER.
2. TYPICAL CAMPSITES ARE APPROXIMATELY 2,800 SF.
3. SEPARATION DISTANCE IS 40'.

TYPICAL SITE LAYOUT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LOCATION	DATE	BY	APP.

REVISIONS

APPROVALS
PRINCIPAL-IN-CHARGE
RESCH
PROJECT ARCHITECT/ENGINEER
HARRISON
ARCHITECT OF RECORD
SITE ENGINEERING
HARRISON
STRUCTURAL ENGINEERING
MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING
DRAWN:
DESIGNED:
CHECKED:

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CARLISLE ASSOCIATES
ARCHITECTS
ENGINEERS
1015 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA
29201 803-252-3232

CEDAR CREEK ROAD CAMP
LANCASTER COUNTY
PROJECT TITLE

SHEET TITLE
SITE LAYOUT PLAN

FILE NAME: Lancaster Camp_CPlanSet
DATE: 8/22/22

SHEET NUMBER
C200
R3
OF SHEETS

OUR NEXT ADVENTURE:

My name is Jeremy Scharpenberg, and my extraordinary 16-year-old daughter, Heidi, has autism. Her whole life I have wondered what her adult years will look like, who will care for her when I'm gone, and if she will be able to provide for herself. So instead of leaving that up to chance, Heidi and I are developing a business that will ensure that she (and 10-15 other individuals with special needs) will have employment and an independent living environment. Heidi and I love camping and so our plan is to develop an RV resort & campground that employs adults with autism and other special needs.

We are under contract to purchase 78 acres on Cedar Creek Road (Highway 97). While the RV resort & campground will be a vacation destination itself (additional project description attached), the location puts the us in the center of all the incredible current and future activities/amenities the piedmont of South Carolina has to offer including state parks, clay shooting, golf courses, the future rapids project, micro-breweries, and the future Gallo project, to name a few. Note that this project is intended for the vacationing public, not long-term residents.

This parcel is remote enough that we can minimize any impacts to the few neighboring homes. The preliminary layout (attached) shows how we intend to minimize impact to the neighbors across the street by using more than the minimum required setback as well as a sound wall.

While our primary mission is to employ adults with special needs, we also intend to be a long-time citizen and contributor to the Lancaster County community by 1) attracting tourists who will support other local businesses, 2) reinforcing Lancaster County as a destination for outdoor recreation, 3) providing construction jobs to local workers, 4) adding to the County's tax base, and 5) adding to the natural beauty of the area's landscape.

A commercial campground in Lancaster County requires a Special Exception to the current AR zoning (in fact, there are no zoning districts in Lancaster County that would not require a Special Exception for a campground). The Application for the Special Exception is attached.

Heidi and I respectfully request approval of the Special Exception Application so we can start this exciting and meaningful project. We appreciate your consideration and hope to someday welcome you as a guest to our RV resort & campground.

Jeremy & Heidi Scharpenberg



Mission:

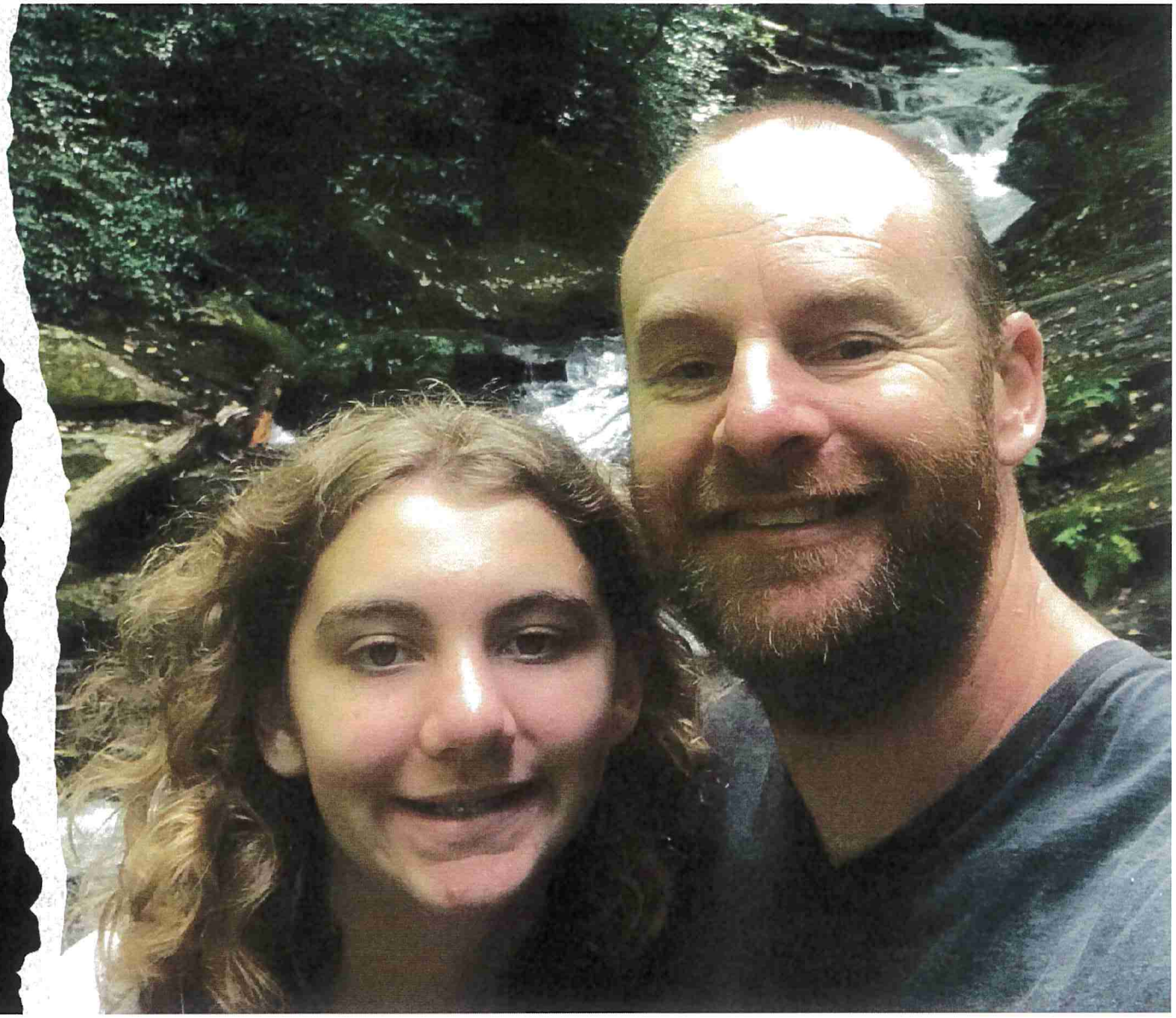
Develop a campground that offers a high quality of life to adults with autism by providing opportunities & coaching for rewarding long-term employment and an independent living environment. Once the first campground is successfully implemented, repeat as many times as the market will bear.

Values:

God gives each of us (whether neuro-typical or autistic) unique gifts that are to be used to fulfill His will for our lives. God will bless our efforts when we align our daily tasks and life-long pursuits with His will and our unique God-given gifts.

Secondary Goals:

1) Promote RV camping to parents of children with autism as an alternative vacation type that can be more successful than other vacation types, 2) offer unique experiences that lead to positive life-long memories for families, and 3) give customers a destination where they feel compelled to disconnect from the pressures of everyday life.

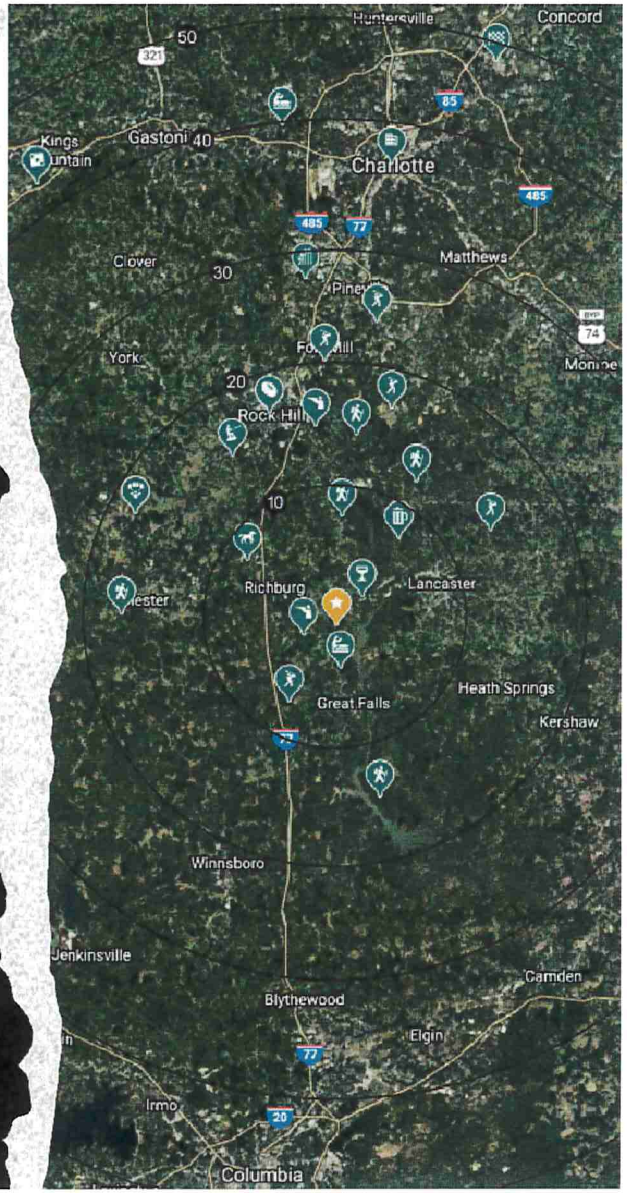


RV RESORT SITE:

- ✓ 78 ACRES
- ✓ ISOLATED FROM DENSE POPULATIONS
- ✓ PROXIMITY TO I-77
- ✓ NEARBY RECREATION
- ✓ EXTENSIVE AMENITIES



EASY ACCESS TO LOCAL ATTRACTIONS:



- Downtown Charlotte
- South Town Wake Park
- Skydive Carolina
- Carowinds
- Benford Brewing Company
- Rocky Creek Sporting Clays
- Andrew Jackson State Park
- Chester State Park
- Landsford Canal State Park
- Lake Wateree State Park
- Edgewater Golf Club
- Carolina Lakes Golf Club
- Fort Mill Golf Club
- Springfield Golf Club
- Lancaster Golf Club
- Palmetto Hills Paintball
- Fishing Creek Reservoir Rapids (future)
- U.S. National Whitewater Center
- Ernest & Gallo Winery (future)
- Riverbend Park (future)
- Carolina Panthers Practice Facility (future)
- Catawba Two Kings Casino (future)
- Charlotte Motor Speedway
- Gaston Farm Equestrian Center
- Proposed Site

EXTENSIVE AMENITIES:

- ✓ FULL-SERVICE RV SITES
- ✓ RESORT-STYLE POOL
- ✓ ADA ACCESSIBLE PLAYGROUND
- ✓ GIANT LEGO PLAY AREA
- ✓ HIKING/BIKING TRAILS
- ✓ AMPITHEATER
- ✓ DOG PARK & DOG WASH
- ✓ HAMMOCK AREA
- ✓ CAMP STORE & ARCADE
- ✓ ACTIVITY PAVILION
- ✓ DISC GOLF
- ✓ SPORTS COURTS
- ✓ POND FOR FISHING, KAYAKING & PADDLEBOARDING











COMMUNITY BENEFITS:

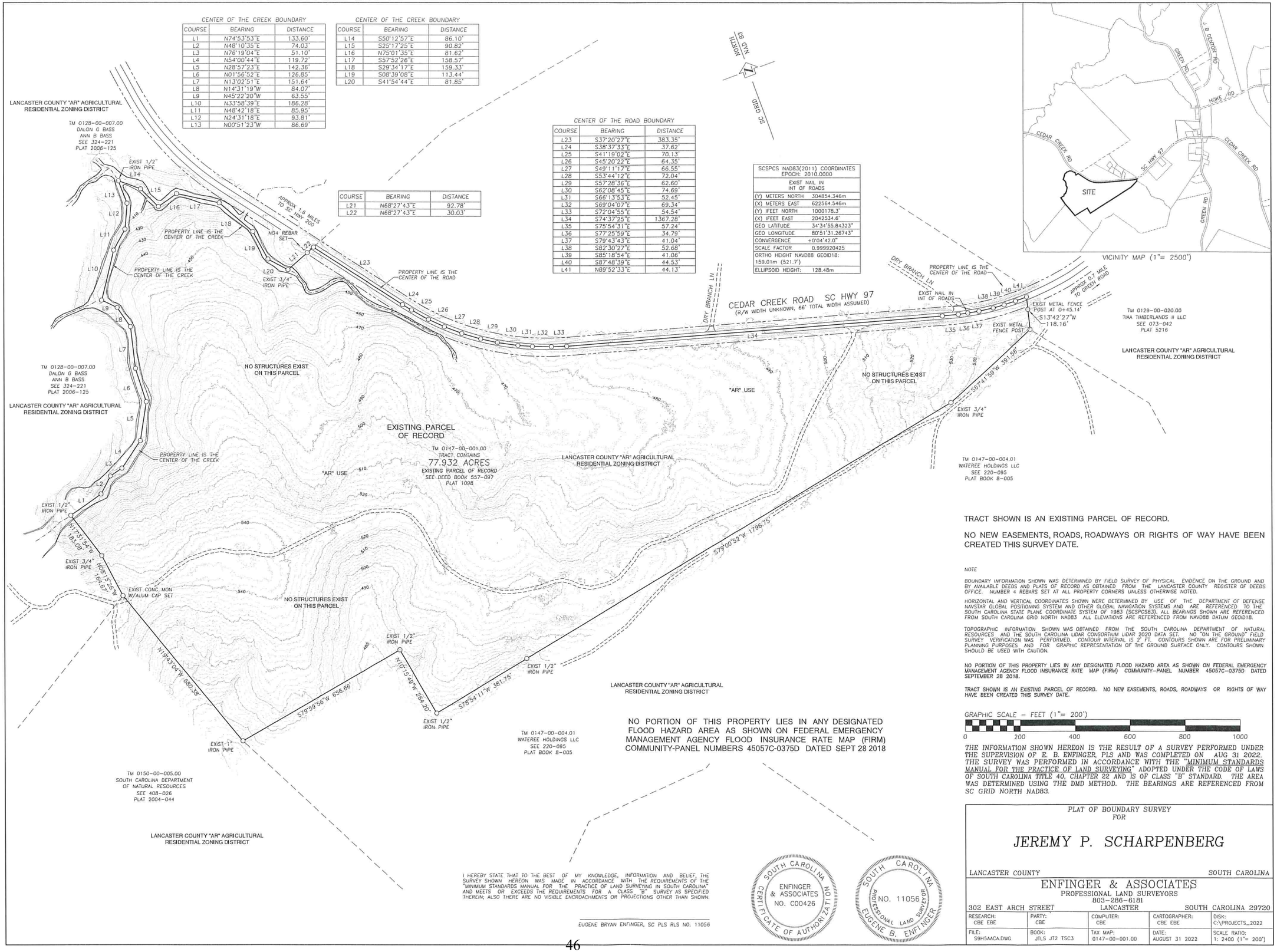
- ✓ EMPLOYMENT FOR LOCAL SPECIAL NEEDS INDIVIDUALS
- ✓ DRAWS TOURISM TO LOCAL BUSINESSES
- ✓ REINFORCES LANCASTER COUNTY AS AN OUTDOOR RECREATION DESTINATION
- ✓ INCREASED TAX BASE
- ✓ CONSTRUCTION JOBS
- ✓ ENHANCEMENTS TO THE NATURAL LANDSCAPE





CONTACT INFO:

- ✓ JEREMY & HEIDI SCHARPENBERG
- ✓ JSCHARPENBERG@YAHOO.COM
- ✓ 803-687-7784



TRACT SHOWN IS AN EXISTING PARCEL OF RECORD.

NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND OTHER GLOBAL NAVIGATION SYSTEMS AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83. ALL ELEVATIONS ARE REFERENCED FROM NAVD88 DATUM GEOID18.

TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES AND THE SOUTH CAROLINA LIDAR CONSORTIUM LIDAR 2020 DATA SET. NO "ON THE GROUND" FIELD SURVEY VERIFICATION WAS PERFORMED. CONTOUR INTERVAL IS 2' FT. CONTOURS SHOWN ARE FOR PRELIMINARY PLANNING PURPOSES AND FOR GRAPHIC REPRESENTATION OF THE GROUND SURFACE ONLY. CONTOURS SHOWN SHOULD BE USED WITH CAUTION.

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 45057C-0375D DATED SEPTEMBER 28 2018.

TRACT SHOWN IS AN EXISTING PARCEL OF RECORD. NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

GRAPHIC SCALE – FEET (1"= 200')

0 200 400 600 800 1000

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON AUG 31 2022. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EUGENE BRYAN ENFINGER, SC PLS RLS NO. 11056

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NO. 11056 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER

PLAT OF BOUNDARY SURVEY
FOR

JEREMY P. SCHARPENBERG

LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH:	PARTY:	COMPUTER:	CARTOGRAPHER:	DISK:
CBE EBE	CBE	CBE	CBE EBE	C:\PROJECTS_2022
FILE:	BOOK:	TAX MAP:	DATE:	SCALE RATIO:
S9H5AACA.DWG	JTLS JT2 TSC3	0147-00-001.00	AUGUST 31 2022	1: 2400 (1"= 200')

TAX BOUNDARY MAP

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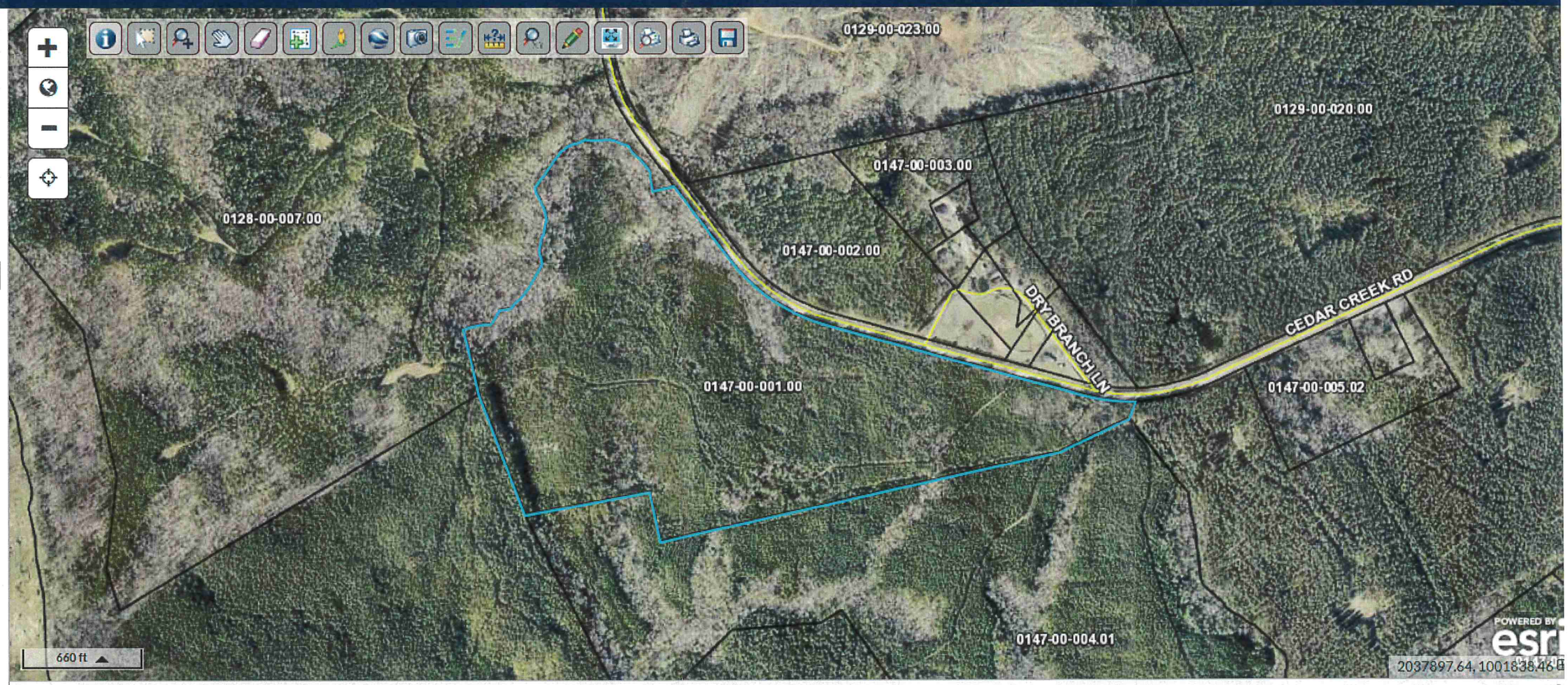
Layers | Map | Search | Results | Sales Search | Sales Results | Sales List | Comp Results | Report | Home | Pictometry Imagery

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- 2010 Aerial Photos

Restore Layer Defaults



Parcel ID	0147-00-001.00		**Owner**	GHENT MARY HELEN	**Last 2 Sales**		
Class Code	Qualified Agricultural			CONNER JANET MARGARET	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County			2784 MAJOR EVANS RD	2/26/2010	$5	LOVE AND AFFECTION	Q
	LANCASTER			LANCASTER, SC 29720	2/24/2010	$5	FAMILY SALE	Q
Land Size	78.04	CROP/TIMBER	**Physical Address**	HWY 97				
			Assessed Value	Value $381				

CAMPGROUND ON CEDAR CREEK ROAD - SPECIAL EXCEPTION COMPLIANCE MATRIX

ORDINANCE REQUIREMENT	COMPLIANT	DESCRIPTION
Campgrounds are limited to temporary use by travel trailers, tents, and RVs used by campers, vacationers, tourists, visitors, or the traveling public.	Yes	The campground will not include permanent residences or organizational youth overnight camps (like YMCA summer camps or Boy Scout camps). The campground is not focused on specific groups - it is focused on individual vacationing families. The campground is not an "event center" like the Catawba Event Center. Note that most families will bring their own RV's, there are plans to include some rentable RV's on site so families without an RV can visit.
Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.	Yes	These auxiliary facilities are anticipated for the campground - see the attached Plot Plan (Preliminary Design Layout) for locations.
No campsite shall be located so as to allow direct vehicular access to a road.	Yes	There are no campsites directly accessed on Cedar Creek Road.
Two-way roads to campsites are to be 25' wide.	Yes	Two-way roads are included as 25' wide - see the attached Plot Plan (Preliminary Design Layout).
One-way roads to campsites are to be 12' wide minimum.	Yes	One-way roads are included as 16' wide - see the attached Plot Plan (Preliminary Design Layout).
Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90'.	Yes	Site layout complies - see the attached Plot Plan (Preliminary Design Layout). There are no cul-de-sacs included in the design.
Owner/manager of the campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests).	Yes	The owner/manager of the campground will maintain the required register.
Minimum Size: 20 acres	Yes	The parcel is a total of 78 acres.
Minimum Open Space: 40% of total property (open space areas include trees and open grassed areas and may include oudoor play facilities).	Yes	See the attached Plot Plan (Preliminary Design Layout) showing the open space. **% OPEN SPACE AREAS** = ((A + B) / C) * 100 A = NATURAL AREAS (SF) B = OUTDOOR PLAY FACILITIES (SF) C = TOTAL PROPERTY (SF) **% OPEN SPACE AREAS** = ((2,286981 SF + 107,934 SF) / 3,532,716 SF) *100 = 68%
Minimu Street Frontage: 350'	Yes	Street Frontage is 2,800'.
Maximum Density: 15 campsites/acre	Yes	See the attached Plot Plan (Preliminary Design Layout) showing the Density. **CAMPGROUND DENSITY** = (155 CAMPSITES + 11 RENTAL RV CAMPSITES) / 78 ACRES = 2.13 CAMPSITES / ACRE
Minimum Campsite Size: 900 sf / travel trailer campsite; 500 sf / tent campsite	Yes	RV campsites are typically 40' x 70' = 2,800 sf. Separate dedicated tent sites are not anticipated at this time. Campsites may vary slightly, but will not be less than 900 sf.
Minimum Campsite Setback: 50 feet from property lines	Yes	See the attached Plot Plan (Preliminary Design Layout) showing the campsites located outside of the 50' setback from the property lines.
Minimum Separation between Travel Trailers or Tents: 20'	Yes	RV campsites typically have a separation of 40' between RV's (travel trailers) or tents. Campsites may vary slightly but will not have a separation of less than 20'.
Maximum Primitive Campsites (campsites without electrical, water, sewer hookups): 25% of total number of tent campsites	Yes	Dedicated primitive campsites are not planned for this campground. If added, the tent sites that are primitive will not be more than 25% of the total tent campsites.
Minimum Water Facilities: 1 per 15 campsites	Yes	All campsites are anticipated to have water service.
Minimum Sewer Hookups: 1 per 15 trailer campsites	Yes	All RV (trailer) campsites are anticipated to have sewer hookups.
Minimum Garbage Containers: 1 per 15 campsites	Yes	Trash containers are indicated on the attached Plot Plan (Preliminary Design Layout) - a minimum of 1 per 15 campsites will be included.
Minimun Service Buildings: 1 per 15 campsites without individual hookups. At least 1 per campground use.	Yes	All campsites are anticipated to have individual hook-ups. So the minimum of 1 service building is included. As indicated on the Plot Plan (Preliminary Design Layout), there is a Bathhouse (Service Building) in addition to the Bathhouse (Service Building) at the Amenity Area.
Conforms to the character of the neighborhood	Yes	A campground fits well in the area which is fairly remote and a natural setting.
Adequate measures will be take to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffice congestion on the public roads.	Yes	See analysis below from Carlisle Associates. Less than 50 peak hour trips per analysis - Transportation Impact Analysis not anticipated to be required. 155 Campground/RV Sites (ITE Land Use 416, Trip Generation Manual 11th Edition) Time Period / Trip Generation: Enter / Exit / Total AM Peak Hour of Adjacent Street: 12 / 21 / 33 PM Peak Hour of Adjacent Street: 27 / 15 / 42
Adequate utilities (water, sewer, drainage, electric, etc.)	Yes	The campground will be fed by new commecial wells, a new septic system, a new on-site stormwater drainage system, and a tie-in to existing overhead electrical service. See the attached Utility Capacity Report from Carlisle Associates.

CAMPGROUND ON CEDAR CREEK ROAD - SPECIAL EXCEPTION COMPLIANCE MATRIX		
ORDINANCE REQUIREMENT	COMPLIANT	DESCRIPTION
Proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.	Yes	Vibration; no vibration sources in the campground. Noise; see the sound wall indicated in addition to the required setback, also quiet hours will be enforced. Odor; no noxious/offensive odor sources in the campground. Dust; the internal roads will be paved with asphalt to minimize any dust issues. Smoke; minor amounts of campfire smoke will be present, but the setback will ensure that the smoke will not be noxious or offensive to neighboring properties. Gas; no gas sources in the campground.
The establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.	Yes	The campground use will not impact the orderly development and improvement of surrounding properties.
The establishment , maintenance, and/or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare.	Yes	The campground will be managed as a safe vacation destination that enhances public health and general welfare.
The establishment will be operated in compliance with all local, state, and federal laws and will not become a neuisance by creating criminal activity or public disturbance.	Yes	The campground management will follow all applicable laws and establish campground rules and regulations for guests that will comply with all applicable laws.

E. **Development Standards:** To the extent practical, the facility shall provide access connectivity (vehicular and pedestrian) to adjacent neighborhoods.

F. **Separation Requirement:** Residential care facilities shall be located at least 1,000 feet away from any other residential care facilities, fraternity/sorority houses, and/or boarding or rooming houses.

G. **Accessory Uses:** The following accessory uses are permitted: congregate dining facilities, recreational and social facilities, health care facilities and similar service, gift shops, snack shops, banks, and barber/beauty shops for residents.

5.3 LODGING USES

5.3.1 BED AND BREAKFAST HOMES [AR, RR, RN, RUB, LDR, PB, NB, INS, UR, HDR, MX, IMX] AND INNS [NB, INS, UR, MX, IMX]

A. The bed and breakfast shall be operated in a principal structure constructed before the effective date of this ordinance and not in any accessory structure.

B. No exterior additions or alterations shall be made for the express purpose of creating or maintaining a bed and breakfast.

C. The use of the dwelling unit for the bed and breakfast shall be clearly incidental and subordinate to its use as a principal residence.

D. The guest rooms shall be offered primarily to transient persons for rental or lease by the day or week. Maximum length of stay is limited to 14 days in any 30-day period of time. The property owner or full time manager shall keep a current guest register including names, address, and dates of occupancy of all guests. These records shall be available for inspection by the building official and zoning official.

E. For bed and breakfast establishments, one off-street parking space for the owner/manager and one space per guest shall be required. The required off-site parking may be located on the lot containing the bed and breakfast provided that it is not located in the front yard.

F. Not more than one sign advertising the existence of a bed and breakfast operation may be erected on the lot where such use is located. No side of the sign may exceed 4 square feet in surface area. The sign may not be internally illuminated.

5.3.2 BOARDING OR ROOMING HOUSE [INS]

A. **Separation Requirement:** All boarding or rooming houses shall be located a minimum of 1,000 feet from any Family Care Home, Residential Care Facility, Fraternity or Sorority House, Halfway Home, and other Boarding or Rooming House.

B. **Development Standards**

1. A Type B buffer is required along the side and rear property lines.
2. Parking areas shall not be permitted within the front yard.
3. All of the lot area which is not used for parking, sidewalks, buildings, utility structures, or site access must be landscaped and maintained.

5.3.3 CAMPGROUND [AR, RR, OSP]

A. **Campground Use:** Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	**AR**	**RR**	**RN**	**RUB**	**MH**	**LDR**	**MDR**	**PB**	**NB**	**GB**	**RB**	**INS**	**OSP**	**LI**	**HI**	**M**	**UR**	**HDR**	**RMX**	**MX**	**IMX**	**REF**
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling – Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8

B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	

C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right **PR** – Permitted with Review **CU** – Conditional Use Required **SE** – Special Exception Required

built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.

B. Access: No campsite shall be located so as to allow direct vehicular access to a road. A 25-foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.

C. Registration of Occupants and Guests: Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:

1. Names of all campsite or trailer occupants (guests).
2. Make and license number of the travel trailer.
3. Dates of arrival and departure of travel trailer or occupants of a campsite.

D. Dimensional Standards:

Minimum Size	20 acres
Minimum Open Space[1]	40% of total property
Minimum Street Frontage	350 feet
Maximum Density	15 campsites/acre
Minimum Campsite Size	900 square feet/travel trailer; 500 square feet/tent
Minimum Campsite Setback	50 feet from property lines
Minimum Separation between Travel Trailers or Tents	20 feet
Maximum Primitive Campsites[2]	25% of the total number of tent campsites
Minimum Water Facilities	1 per 15 campsites
Minimum Sewer Hook Ups	1 per 15 trailer campsites
Minimum Garbage Containers	1 per 15 campsites
Minimum Service Buildings[3]	1 per 15 campsites without individual hook-ups. At least 1 per campground use.

1. *Open space areas shall be maintained in a natural state, including trees and open grassed areas. Site amenities, including streams, ponds, other natural areas, and open play areas are encouraged and may be included in the required percentage. Outdoor play facilities may also be counted in required percentage.*
2. *Primitive tent campsites are those campsites without electrical, water, or sewer hook-ups.*
3. *Service buildings must include lighted public restrooms and shower facilities. Such buildings shall be located no more than 350 feet to any primitive tent campsite. Such service buildings shall be maintained in a clean and sanitary condition and in good repair at all times.*

5.4 OFFICE/SERVICE USES

5.4.1 CREMATORIA [RUB, RB, LI]

A. General Standards

1. The use shall comply with all applicable public health and environmental laws and rules, and the use shall obtain and maintain all applicable licenses and permits.
2. Prior to the operation of the use, the owner/operator shall submit to the Administrator a

CARLISLE ASSOCIATES

ARCHITECTS ENGINEERS

August 31, 2022

Mr. Jeremy Scharpenberg

Re: C396 – Utility Capacity Report - Lancaster RV Campground
Lancaster County, South Carolina

Dear Mr. Scharpenberg:

Upon your request we have performed preliminary capacity investigations for the proposed utility use at the proposed RV campground. The utilities investigated include domestic water, domestic wastewater, stormwater, and electric. Below is a report highlighting ours and other consultant findings.

A. Domestic Water:
    a. The site has sufficient domestic water capacity by utilizing groundwater wells or County water.
    b. Estimated peak instantaneous use equal to 150 gpm (see enclosed calculation table)
        i. Well requirements:
            1. Minimum Yield Case: Assuming a minimum of 5 gpm per well, a maximum of 9 wells would be required with a 10,000 gallon storage tank
            2. Average Yield Case: Assuming an average well yield equal to 20 gpm, a maximum of 9 wells would be required. No storage tank required. Not that a nearby site recently yielded 28 gmp.
            3. Best Yield Case: Assuming an average well yield equal to 50 gpm, a maximum of 4 wells would be required. No storage tank required.
    c. As an alternative to using wells, the Lancaster County Water & Sewer District has been contacted and they have a 4" water line at the intersection of Cedar Creek Road and Green Road (approximately 0.8 miles from the site) and a 6" water line at the intersection of Green Road and Hoke Road (approximately 1.1 miles from the site). A cost analysis will be performed between the water service options of wells verses County water during the design and permitting process.
B. Domestic Wastewater:

a. The site has sufficient domestic wastewater capacity by utilizing alternative "drip irrigation" septic system. See the "Conclusions" in the attached Soils Testing Report provided by Alternative Septic Services, LLC.
b. Daily sewer demand equal to 23,946 GPD (see enclosed calculation table)
c. Alternative "Drip Irrigation" Septic System: required drain field size approximately 5 acres plus an additional 3 acres for repair (area is not cleared but no structures built).

C. Stormwater:
   a. The site has sufficient capacity to address stormwater management on site.
   b. Stormwater to be managed by diversion berms/swales, roadway culverts, and minimal stormwater networks.
   c. Detention facilities to manage water quality and quantity – see attached Site Plan.
      i. One facility at northwest corner of property.
      ii. One facility on southern portion of property.
      iii. May also utilize a portion of recreation pond and/or feed to recreation pond.

D. Electric:
   a. The site has sufficient electrical capacity via existing Lynches River Cooperative infrastructure of single-phase 200 KW and the addition of another conductor from Green Road to improve the service to 350 KW. Lynches River Cooperative is aware of and able to accommodate the this improvement to 350 KW service and the cost is included in the project budget. See the attached email from Lynches River Cooperative.
   b. Single phase power is appropriate for RV lots. The proposed RV lots require 196 KW with a single phase 50 or 30 amp supply.
   c. Proposed single phase building and site lighting require 125Kw
   d. Total estimated electric service need is 321Kw and can be balanced between the service phases as requested by Lynches River Cooperative.

E. Natural Gas
   a. Natural Gas service is not anticipated for the campground.

Yours very truly,

Wesley Harrison, PE
Civil Engineer

Enclosure

Cc: EJR, Client

PRELIMINARY

Domestic Water Supply Demand

Consists of RV sites, a central store and pool.
Using the enclosed charts and fixture count tables, the supply demand is determined as:

FIXTURES	UNIT COUNT	TOTAL
RV SPACES		
166 RV space (includes rental RV spaces)	**5**	**830**
MEN'S BATH HOUSE		
3 Tank toilets	**5.0**	**0***
2 Urinals	**5.0**	**0***
3 Sinks	**2.0**	**0***
2 Showers	**4.0**	**0***
WOMAN'S BATH HOUSE		
3 Tank toilets	**5.0**	**0***
3 Sinks	**2.0**	**0***
2 Showers	**4.0**	**0***
STORE		
1 Kitchen sink	**4.0**	**4**
1 Mop sink	**3.0**	**3**
2 Tank toilets	**5.0**	**10**
1 Urinal	**5.0**	**5**
2 Sinks	**2.0**	**4**
1 Spigot	**2.25**	**2.25**
POOL AREA		
1 Pool	**10**	**10**
3 Spigots	**2.25**	**6.75**
6 - 15# Washing machines	**4.0**	**24**
TOTAL		**899**
*** Bath Houses are redundant with RV counts as campers use either RV toilets/showers or bath houses**		

1. **899 units** equates to approximately a maximum instantaneous flow of **150 GPM** for distribution. Assumes reduction of 25% of units for distribution (674 units) allowed by Code.

PRELIMINARY

Domestic Wastewater Demand

Consists of RV sites, a central store and pool.
Using the enclosed charts, the wastewater demand is determined as:

FIXTURES	Quantity	Unit	Unit Loading (GPD)	TOTAL (GPD)
RV SPACES	166	Per Lot	131	21,746
Bath (no shower)	50	Per Person	4	0*
Bath (with shower)	50	Per Person	8	0*
Store	1	Per Store	100	100
Laundry	6	Per Machine	300	1,800
Pool	1	Per Pool	300	300
TOTAL				23,946
* Bath Houses are redundant with RV counts as campers use either RV toilets/showers or bath houses				

Alternative Septic Services, LLC

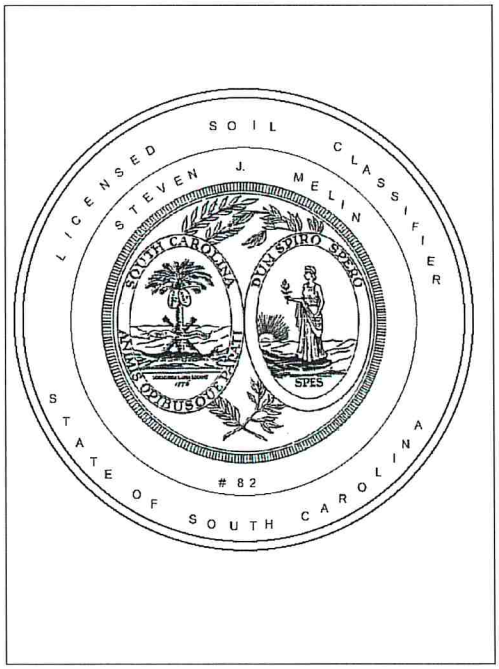
15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

ON-SITE SOIL AND SITE EVALUATION

Cedar Creek Road Tract
(No address is currently assigned)
TMS# 0147-00-001.00
78.04 Total Acres
Lancaster County, South Carolina

Prepared for:

Prepared by:
Steve Melin, LSS
15 Lone Coyote Ridge
Fletcher, North Carolina 28732



Steven J. Melin, LSS

August 22, 2022

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

INTRODUCTION

Alternative Septic Services conducted an onsite wastewater feasibility study on portions of the 78.04-acre tract off of Cedar Creek Road in Heath Springs (Lancaster County), South Carolina. The evaluation was performed to determine soil conditions and to see if areas are able to be accommodated with "non-engineered" onsite wastewater systems.

The soil/site evaluation was performed evaluating excavated pits to investigate the soils in specific landscapes and areas where a drainfield is likely to be proposed. The soils were described under moist soil conditions. In this evaluation, GPS (capable of sub-meter accuracy), Lancaster County (GIS) data, and aerial photography were used to determine locations of excavated pits / auger borings, property lines, areas to evaluate, and other noteworthy features (please note that all locations are approximate). The property was evaluated in accordance with South Carolina statutes for waste disposal ("61-56 Regulation", (amended June 2016)) as part of the planning process to evaluate areas of soil with potential for subsurface wastewater disposal.

In order to determine the potential of a site to accommodate onsite wastewater systems, a thorough analysis and understanding about the characteristics of the site, especially the soil, are necessary to determine how the system will perform. The soil functions as a biological, chemical and physical treatment medium for the wastewater, as well as a porous medium to disperse the wastewater in the receiving environment as it percolates to the groundwater. Therefore, a careful and thorough site evaluation with emphasis on soil characteristics is necessary to assess the capacity of the site to hydraulically accept wastewater.

PRIMARY INVESTIGATOR'S CREDENTIALS

Steven J. Melin:	S.C. Licensed Soil Classifier (Certification #82) N.C. Licensed Soil Scientist (Certification # 1254; AOWE #10010E)
Education:	M.S. Natural Resource Administration - Soil Science Emphasis, North Carolina State University; Raleigh, NC
	B.S. Watershed Management, Soil Science Minor, University of Wisconsin-Stevens Point, Stevens Point, WI

SITE FEATURES (+Noteworthy features which can restrict onsite wastewater)

The site was investigated during August (2022) by making observations of the landscape (slope, drainage patterns, past use, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) with auger borings to depths $\geq$ 42 inches when possible. Soil color was determined with a Munsell Soil Color Chart. These borings (11+ total) were advanced in

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specific landscape positions on the parcel. Each boring was GPS'ed in the field. A description of each boring is attached and the attached maps display the locations of noteworthy features.

No jurisdictional streams were located on the tract. No wells were located, however, the entire tract was not extensively searched for wells (or adjacent properties). It is assumed that municipal water is not available. Please note that wells require a setback distance of 75' to drainfields and tanks (septic/pump) (shared or community wells require 100' setbacks).

SOIL CHARACTERISTICS

Eleven (11) auger borings were logged on the property and their locations were recorded using a global positioning system (GPS). Auger borings were advanced to depths >42" when possible. Soil properties including depth(s) of horizons, texture, structure, consistency, seasonal wetness, restrictive horizons, etc. were done at each test site in addition to making observations of the landscape (slope, drainage patterns, past use, etc. (when possible)). From these observations, potential areas for wastewater disposal were identified. Please note that a description of each soil profile is attached. (Appendix).

These soils, have mixed potential for onsite wastewater. DHEC requires soil profiles to have at least 36-inches of suitable material in order to be utilized for "large systems" or septic drainfields which exceed 1,500 gallons per day. Of the 11 auger borings advanced, four contained restrictions (seasonal high water table and unsuitable structure) within this 36" window. These borings include A1, A6 A8 and A10. These soils are consistent with the soil mapped by the NRCS (Helena soil series or Helena Series Gullied)

Seven auger borings advanced (A2, A3, A4, A5, A7, A9 and A11) did not have restrictions within the top 36-inches of the soil profile. These soils are similar to the Appling soil series.

CONCLUSIONS

Overall, the soils data gathered at the site at seven borings are consistent with soil material approved for "large systems". However four of the borings are too shallow to utilize for conventional septic but could be utilized for drip.

In order to progress with determining locations for the septic drainfield, the site will need to be underbrushed and pits will need to be excavated to determine and maximize the usable area. However, the testing does indicate that the site will support an engineered drip system.

The anticipated drain field size for an engineered septic system(23946 GPD) is five acres plus an additional three acres for repair.

The findings presented herein represent Alternative Septic Service's professional opinion based on our site and soils evaluation and knowledge of the current laws and regulations governing on-site

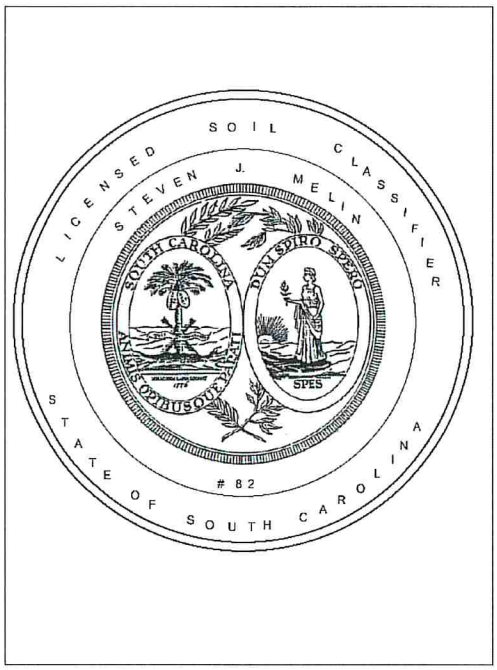
Alternative Septic Services, LLC

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wastewater systems in South Carolina ("61-56 Regulations" off the South Carolina Administrative Code). This report is provided for preliminary planning purposes. Individual Improvement / Authorization to Construct Permits must be issued by the Lancaster County Health Department.

We appreciate the opportunity to provide you with our services. If you have any questions please do not hesitate to contact us.

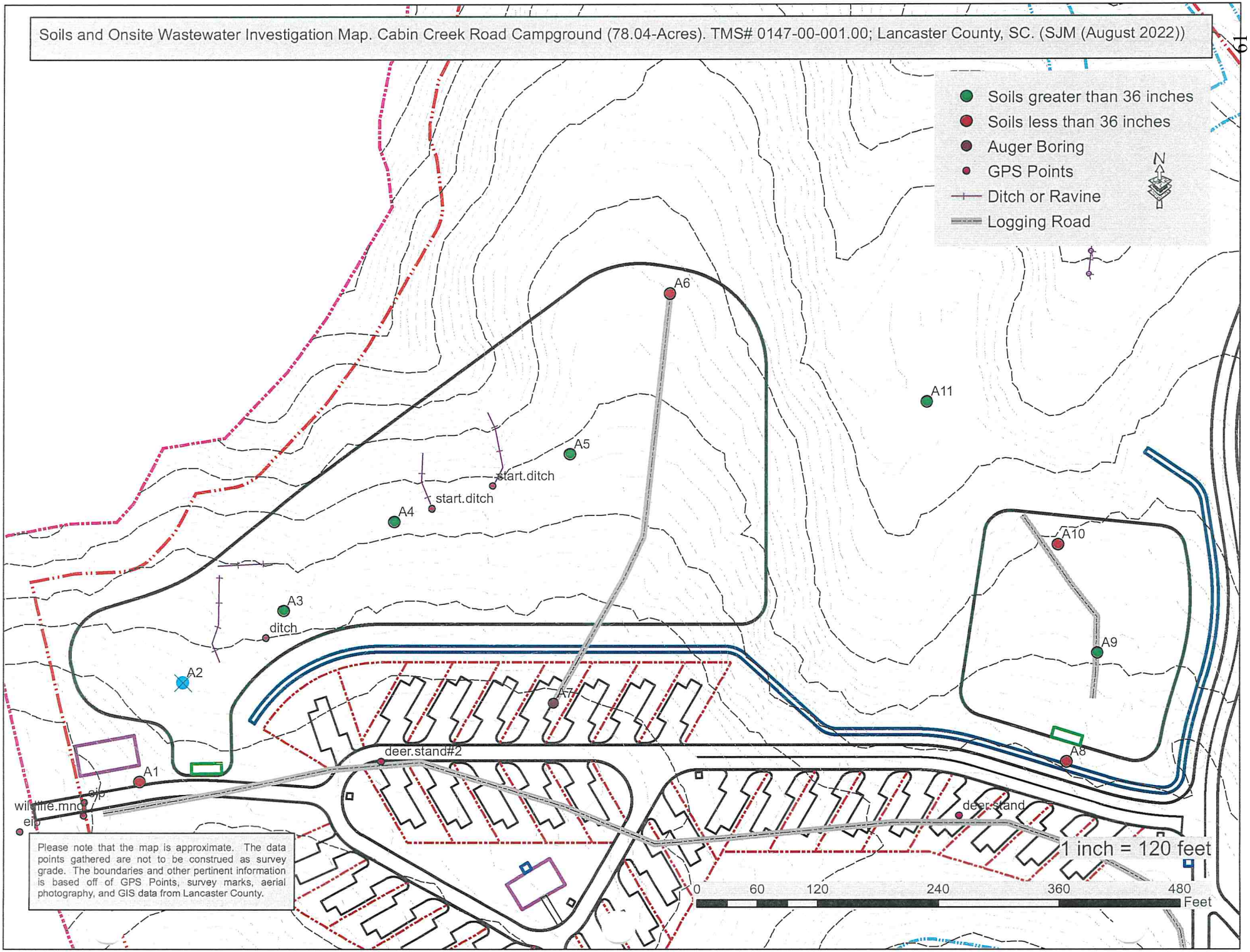
Sincerely,



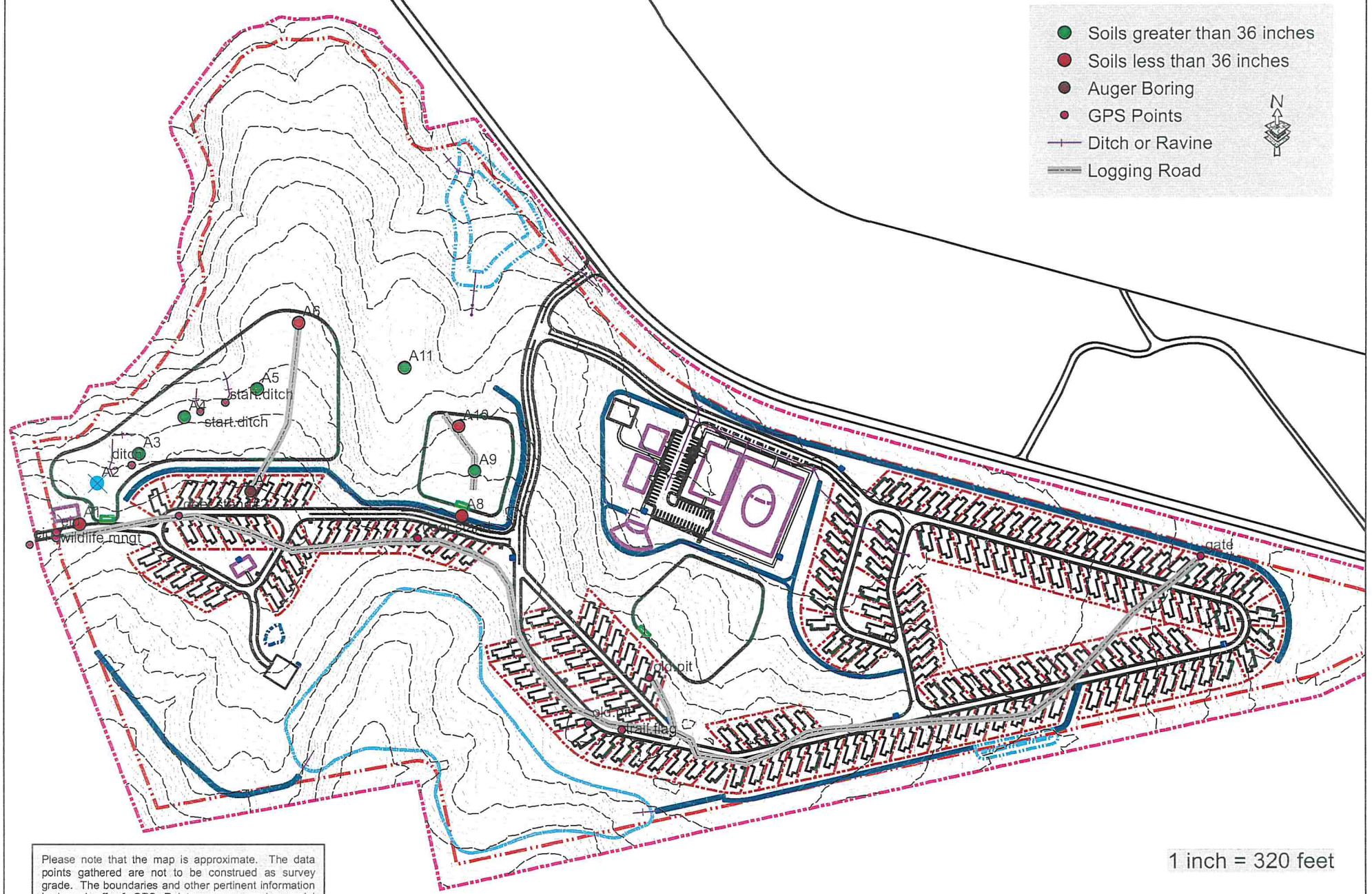
Steven J. Melin, LSS

Steven J. Melin, LSS

Soils and Onsite Wastewater Investigation Map. Cabin Creek Road Campground (78.04-Acres). TMS# 0147-00-001.00; Lancaster County, SC. (SJM (August 2022))



Soils and Onsite Wastewater Investigation Map. Cabin Creek Road Campground (78.04-Acres). TMS# 0147-00-001.00; Lancaster County, SC. (SJM (August 2022))



Please note that the map is approximate. The data points gathered are not to be construed as survey grade. The boundaries and other pertinent information is based off of GPS Points, survey marks, aerial photography, and GIS data from Lancaster County.

8-1-22. Cedar Creek Lancaster Co

Test Hole # A1 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Molides: Concentrations	Redoximorphic Features/Molides: Depletions	LTAR Class	USDA Class	Sand Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
Ap	0-5	7.5YR 3/3			2	sL	SS	SP	1m	GR	FR	
BA	5-9	5YR 4/4			3	scl	SS	SP	1f	sbk	FR	
Bt1	9-23	10R 5/4			4	C	ST	VP	2m	sbk	FR	
Bt2	23-36+	2.5YR 5/6		10YR 6/2	3	CL	ST	VP	1/2m	Abk	FI	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	23" RxD-M	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/d/ft2	0.25	Free Water	–	Overburden/Fill Material	–	

Test Hole # A2 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Molides: Concentrations	Redoximorphic Features/Molides: Depletions	LTAR Class	USDA Class	Sand Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
Ap	0-4	10YR 3/2			2	sL	SS	SP	1m	GR	FR	
AB	4-15	7.5YR 4/4			2/3	SL/scL	SS	SP	1f	sbk	Fr	
Bt	15-28	5YR 5/4			3	scL	SS	SP	1/2m	sbk	FR	
Bt2	28-40+	5YR 4/6			3	SCL	SS	SP	2m	sbk	Fr	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	–	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/d/ft2	0.30	Free Water	–	Overburden/Fill Material	–	

LICENSED SOIL CLASSIFIER STEVEN J. MELIN #62 STATE OF SOUTH CAROLINA

#36 A1, A6, A8, A10

#36 A2, A3, A4, A5, A7, A9, A11

Test Hole # A3 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sand Class	Plastic Class	Grade	Type (shape)	Consistence (Moist)	
AB	0-9	7.5 YR 4/4			2	SL	SS	SP	1m	GR	FR	
Bt	9-26	5 YR 5/4			3	SCL	SS	SP	2m	sbk	FR	
Bt2	26-40	2.5 YR 5/4			3	SCL	SS	SP	1/2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate ga/da/ft2	0.35	Free Water	-	Overburden/Fill Material	-	

Test Hole # A4 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sand Class	Plastic Class	Grade	Type (shape)	Consistence (Moist)	
Ap	0-5	5 YR 3/3			2	SL	SS	SP	1m	GR	FR	
Bt	5-18	2.5 YR 5/4	10R 5/4	10 YR 6/4	4	C	SH	pl	2m	sbk	FI	
2Bt	18-40	2.5 YR 4/6			3	SL	SS	SP	1/2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate ga/da/ft2	0.30	Free Water	-	Overburden/Fill Material	-	

LICENSED SOIL CLASSIFIER
STEVEN J. MELIN
#62
STATE OF SOUTH CAROLINA

08-[illegible]-22 Cedar Creek

Test Hole # A5 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class	USDA Class	Sand Class	Plastic Class	Grade	Type (shape)	Consistence (Moist)	
Ap	0-6	10 YR 3/3			2	sl	ss	sp	1m	GR	FR	
BA	6-15	7.5 YR 10 YR 4/4			2	sL	ss	sp	1f	sbk	FR	
Bt1	15-24	10R 5/4			4	c	s2	pl	2m	abk	Fi	
Bt2	24-38	10R 5/6			4	sc	st	pl	1/2m	abk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite		Restrictive Horizon	-	
Loading Rate gal/d/ft2	0.25	Free Water	-	Overburden/Fill Material		

Test Hole # A6 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class	USDA Class	Sand Class	Plastic Class	Grade	Type (shape)	Consistence (Moist)	
Ap	0-15	7.5 YR 4/4			2	sL	ss	sp	1m	GR	FR	
Bt1	15-18	5 YR 5/4			3	cL	ss	sp	2m	sbk	FR	
Bt2	18-36+	2.5 YR 5/4	10R 5/4	10 YR 4/2	4	C/sc	st	pl	2m	sbk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	18" Redox	Clean Saprolite		Restrictive Horizon	-	
Loading Rate gal/d/ft2	0.25	Free Water	-	Overburden/Fill Material		

LICENSED SOIL CLASSIFIER STEVEN J. MELIN #62 STATE OF SOUTH CAROLINA 8-22

Test Hole # A7 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
AB	0-9	7.5 YR 4/4			2	L	SS	SP	1m	GR	FR	
Bt	9-28	10 R 5/4			4	C	ST	pl	2m	Abk	FI	tight clay
BC/Bt2	28-40	2.5 YR 4/6			4	C	SS	SP	½m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate gal/da/ft2	0.25	Free Water	-	Overburden/Fill Material	-	

Test Hole # A8 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
A1	0-6	7.5 YR 3/3			2	SL	SS	SP	1m	GR	FR	
Bt1	6-13	5YR 4/4			3	CL	SS	SP	1m	sbk	FR	
Bt2	13-22	7.5 YR 4/6		10 YR 6/4	4	C	SS	SP	½m	sbk	FI	
Bt3	22-32+	10 R 5/4		10 YR 6/2	4	C	ST	pl	-	Abk	FI	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	22" Redox	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate gal/da/ft2	0.25	Free Water	-	Overburden/Fill Material		

LICENSED SOIL CLASSIFIER STEVEN J. MERLIN #82 STATE OF SOUTH CAROLINA

08-16- Cedar Creek

Test Hole # A9 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sand Class	Plastic Class	Grade	Type (shape)	Consistence (Moist)	
A1	0-6	10 YR 3/3			2	sL	SS	SP	1m	GR	FR	
BA	6-14	7.5 YR 4/4			3	scl	SS	SP	1c	sbk	FR	
Bt	14-27	2.5 YR 5/4			4	cL	Sf	pl	2m	sbk	FR/Fi	
Bt	27-38+	2.5 YR 5/6			3	scl	SS	SP	1/2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate gal/sf/d	0.30	Free Water	-	Overburden/Fill Material		

Test Hole # A10 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sand Class	Plastic Class	Grade	Type (shape)	Consistence (Moist)	
A8	0-9	7.5 YR 4/4			2	L	SS	SP	1m	GR	FR	
BT1	9-21	2.5 YR 5/4			4	C	SS	SP	2m	sbk	Fi	
BT2	21-40	10R 5/4		10 YR 6/2 S,F C,D	4	C	Sf	pl	2m	Abk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	21"-40"+	Clean Saprolite	-	Restrictive Horizon	/	
Loading Rate gal/sf/d	0.25	Free Water	/	Overburden/Fill Material	/	

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Test Hole # A11 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
			Redoximorphic Features/Moities									
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
AB	0-8	10YR 4/4			2	SL	SS	SP	1M	GR	FR	
BA	8-18	7.5YR 5/4			3	scl	SS	SP	1f	sbk	FR	
Bt1	18-26	2.5YR 5/4		10YR 6/4	4	sc	SS	SP	2M	Abk	FI	
Bt2	26-40+	2.5YR 5/6			4	C	ST	pl	2M	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite		Restrictive Horizon		
Loading Rate ga/da/ft2	0.25-0.30	Free Water	-	Overburden/Fill Material	-	

Test Hole # _____ Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
			Redoximorphic Features/Moities									
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite		Restrictive Horizon		
Loading Rate ga/da/ft2		Free Water		Overburden/Fill Material		

LICENSED SOIL CLASSIFIER STEVEN J. MELIN #82 STATE OF SOUTH CAROLINA

RE: Project in Lancaster County

Yahoo/Inbox

John Hendrix <john.hendrix@lynchesriver.com>
To: Jeremy Scharpenberg, Kim Burch, Greg Jordan, Wesley Harrison

Mon, Aug 8 at 8:19 AM

Jeremy,

Lynches river can serve up to 350 kW if another phase is pulled in approximately 1 mile from the intersection of Green Rd, and Cedar creek Rd to parcel 0147-00-001.00. The load for the campground must be evenly balanced between the 2 phases in order to do so.

Best regards,

John A. Hendrix |System Engineer

Lynches River Electric Cooperative, Inc.