

**Planning Commission Members**

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

**County Attorney**

Ginny L. Merck-Dupont

**Clerk to Planning Commission**

Jennifer Bryan

**Development Services Director**

Allison Hardin

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**September 7, 2023**

**5:00 PM**

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

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

**WORKSHOP AGENDA**

**1. Call to Order Regular Meeting and Roll Call Vote**

**2. New Business**

**a. RNC-2023-1404 Solar Road to Hillside High Road**

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

**b. RZ-2023-1464 Greybridge**

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

**c. SD 2022-2205 The Sands Preliminary Plat**

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

**d. Overview of next month's Agenda**

**e. Other**

**i. Long Range Planning: UDO**

Planning Staff needs to provide our UDO consultants with direction regarding how the County would like to handle complex/ multi-use development projects within the new Unified Development Ordinance.

Through research and discussions with our consultants staff has determined 3 potential paths and is seeking direction from council as to which path they would like to see built into the new ordinance.

**3. Adjourn**

## Agenda Item Summary

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Ordinance # / Resolution #: RNC-2023-1404 Solar Road to Hillside High Road

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 9/7/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description  | Upload Date | Type    |
|--------------|-------------|---------|
| Application  | 8/25/2023   | Exhibit |
| Petition     | 8/25/2023   | Exhibit |
| Location Map | 9/6/2023    | Exhibit |

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

RECEIVED  
7/25/2023

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

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

Date of Application: July 19 2023  
Name: Dr. Zora Smith Denson Address: dr. zsd50@gmail.com  
City, State, Zip Code: 2900 McIlwain Road Heath Springs SC 29058  
Telephone (H): 803 285-2828 Telephone (W) or (Cell): 313 4012585

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

Location of new road: (Existing Road) Solar Road

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

Proposed new road name (1<sup>st</sup> choice): Hillside High Road

Proposed new road name (2<sup>nd</sup> choice): Hillside Blvd

Will this be a private road? Yes ☐ NO ☒

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

Yes ☐ NO ☐ ALREADY A COUNTY ROAD

Please attach the following items to this application:

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

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

Signature of Applicant: Dr. Zora Smith Denson

Hillside Alumna Member



# PETITION FOR ROAD NAME CHANGE

Date March 23 2021

Ne Hillside Atypm hereby request to rename the following road, Solar Road  
The subject road is located \_\_\_\_\_

The proposed new road name is Hillside way <sup>OR</sup> Hillside Road Please find below the required percentage (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Dr. Lora Smith-Denson

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

- 1) Shari M. Watsa      158 Solar Rd      803-320-3355
- 2) Jendri Deason      Heath Springs      803-320-7675
- 3) Mark Bridges      SOLAR ROAD HEATH SPRINGS      803-289-6905
- 4) Yamela Stewart      4893 Kershaw-Camden Hwy      803-273-8811
- 5) Ray Robert      4863 Kershaw Can for Hwy H.S. 50      803-777-3278
- 6) Mary Smiles      157 Solar Rd.      320-0529
- 7) Ronda W Abbott      155 SOLAR Rd      209-5624
- 8) William F. Akitt      155 solar Rd      804-9199
- 9) \_\_\_\_\_
- 10) \_\_\_\_\_
- 11) \_\_\_\_\_
- 12) \_\_\_\_\_

\*\*\*All signatures will be verified\*\*\*





**Public Safety  
Communications  
Address Slip**

0 105 210 420 630 840 ft  
1:3,600



SOLAR RD (101, 291, 100, 290)  
HEATH SPRINGS, SC 29058

Owner: State of SC Road

**Note:** This map is a graphic representation and should only be used for illustrative purposes.  
In no way should this map be used for exact locations.

## Agenda Item Summary

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Ordinance # / Resolution #: RZ-2023-1464 Greybridge

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 9/7/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description  | Upload Date | Type    |
|--------------|-------------|---------|
| Application  | 8/25/2023   | Exhibit |
| Plat         | 8/25/2023   | Exhibit |
| Deed         | 8/25/2023   | Exhibit |
| Location Map | 9/6/2023    | Exhibit |





Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.org)

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

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

**GENERAL INFORMATION**

Property Address 1462 Macmillan Park Drive  
City Fort Mill State SC Zip 29707 Tax Parcel ID 0007-00-008.05  
Current Zoning LI Current Use Vacant Office  
Proposed Zoning INS Total Acres 7.286  
Project Description 23,000 SF Vacant office building  
to be converted to private K-12  
School

Surrounding Property Description Subject property is surrounded  
by Light Industrial and Medium  
Density Residential

**CONTACT INFORMATION**

Applicant Name Greybridge Macmillan, LLC - Brian Cillian  
Address 910 Giacomo Dr.  
City Waxhaw State NC Zip 28173 Phone 704-681-4270  
Fax \_\_\_\_\_ Email brian@greybridgepartners.com  
Property Owner Name LEHSC Macmillan, LLC & Greybridge Macmillan, LLC  
Address 910 Giacomo Dr  
City Waxhaw State NC Zip 28173 Phone 704-681-4270  
Fax \_\_\_\_\_ Email brian@greybridgepartners.com

Contact - Brian Cillian  
704-681-4270

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

Applicant

Property Owner(s)

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

8/1/23

Date

8/1/23

Date

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

#### SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

#### 2. Planning Commission

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

#### 3. County Council

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



## for

Fort Mill, SC 29707

Lancaster County



Russell Claus, PLS

John L. Irvin  
02/02/02 AM

Description of 7.291 Acres

Beginning at a #5 rebar with cap found in the western right-of-way line for MacMillan Park Drive and being the southernmost corner of a tract conveyed to 793 Fort Mill Acquisition, LLC by Deed Book 1526, Page 241 and recorded in Plat Book 2020, Page 696;

Beginning at a #5 rebar with cap found in the western right-of-way line for MacMillan Park Drive and being the southernmost corner of a tract conveyed to 793 Fort Mill Acquisition, LLC by Deed Book 1526, Page 241 and recorded in Plat Book 2020, Page 896;

thence, from said Point of Beginning and running with the west right-of-way line for MacMillan Park Drive, South 39°45'18" West a distance of 384.74 feet to a #5 rebar with cap found at the northeast corner of tract A conveyed to Continental Tire The Americas, LLC by Deed Book 1209, Page 138 and recorded in Plat Book 2019, Page B1;

to a #5 rebar with cap found at the northeast corner of tract A conveyed to Continental Tire The Americas, LLC by Deed Book 1209, Page 138 and recorded in Plat Book 2019, Page 81;

thence, with the east line of said John L. Irvin tract, the following two

1. North 25°33'27" East a distance of 60.80 feet to a bent 1 inch axle found;
2. thence North 08°51'48" West a distance of 290.37 feet to a #5 rebar with cap found at the southwestern corner of the aforementioned 793 Fort Mill Acquisition, LLC tract;

thence, with the south line of the aforementioned 793 Fort Mill Acquisition, LLC tract, the following two courses:

1. South 79°05'09" East a distance of 268.65 feet to a #5 rebar found;
2. thence South 38°57'25" East a distance of 739.10 feet to the Point of Beginning;

Containing 7.291 acres, more or less.

739 Fort Mill Acquisition, LLC  
PO 4828 PO 344

Continental Tire The Americas, LLC  
PO 1300 PO 158

LEGEND

- Iron Rebar Found, #5 unless noted otherwise
- #5 Iron Rebar Set
- Catch Basin
- Storm Manhole
- Sewer Manhole
- Water Meter
- Water Valve
- Water Vault
- Transformer
- Electrical Box/Cabinet
- Sign
- Cleanout
- Utility Handhole
- Communications Handhole
- Communications Pedestal
- Power Meter
- Generator
- Drop Inlet
- Flag Pole

#### ABBREVIATIONS

- BM = Benchmark  
Bl = Bottom  
B/C = Back of Curb  
CB = Catch Basin  
DB = Deep Book  
DE = Drop Inlet  
Elev = Elevation  
EP = Edge of Pavement  
EXC = Excavation  
F = Found  
FH = Fire Hydrant  
H = Handicapped  
HH = Handhole  
IH = Iron Pipe Found  
IR = Iron Rod Found  
LP = Light Pole  
MB = Map Book  
Min = Minimum Building Line  
NCPLS = North Carolina  
Professional Land Surveyor  
P = Parcel  
PID = Parcel ID  
PK = Pit Nail Found  
PNT = Point of Beginning  
RCP = Reinforced Concrete Pipe  
RW = Right of Way  
S = Station  
S/B = Station Beginning  
SD = Storm Detention Easement  
SSMH = Sanitary Sewer Manhole  
STW = Storm Water  
SQ FT = Square Feet  
TS = Trench Station  
UT = Utility

-  = Property Line Surveyed  
 = Property Line Not Surveyed  
 = Minor Contour  
 = Major Contour  
 = Storm Drainage Line  
 = Sanitary Sewer Line  
 = Point Striping  
 = Concrete  
 = Curb and Gutter

Notes:

1. Subject Tract: PID 0007-00-004.05
2. Subject Owner: LEH SC Madison, LLC  
Greifswald Madison, LLC
3. Subject Deed/Plot: DB 1089 PG 63  
PB 2007 PG 153
4. Subject Address: 1662 Macmillan Pike Drive  
Fort Mill, SC 29707
5. Subject Acreage: 7.291 acres
6. Subject Zoning: Not Provided
7. Subject Tract is geographically located in Zone X (0.2% Annual Flood Hazard Areas of 1% Annual chance flood with average depth less than one foot or with average depths of less than one square mile) per FEMA Panel No. 45057C00050 with a respective effective date of 03/16/2017 and 06/16/2011.
8. Existing Fencing:141 (Standard)  
6 (Handicap)
9. Unadjusted net of premium: 1: 10,000+
10. Contour Interval: N/A
11. Coordinates derived from VRS using South Carolina State Plane 1983, GDA2018.
12. All distances shown are ground distances in International feet and decimals thereof.
13. Field work completed on June 16, 2023.

Note: It is not 100% clear what is the R/W intent of PB 2007 PG 394. PB 2007 PG 394 states there is '10' Additional & Adjacent Right-of-Way". From scaling on the plat and the wording, I believe the intent is there is 10' of R/W along the road plus an additional 10' for a total of 20' of R/W.

FES-1  
Inv. Out(2): 525.76  
MH-2  
Rm: 517.67  
Inv. In(3): 527.75  
Inv. Out(1): 527.60  
CB-3  
Rm: 535.09  
Inv. In(4): 529.07  
Inv. Out(2): 528.68  
CB-4  
Rm: 534.75  
Inv. In(5): 529.83  
Inv. Out(3): 529.70

CB-4  
Rim: 534.75  
Inv. In(5): 529.83  
Inv. Out(3): 529.76

CB-6  
Rint: 534.77  
Inv. In(5): 530.44  
Inv. Out(4): 530.36

CB-6  
Rim: 540.57  
Inv. In(T): 538.99

CB-7  
Rim: 540 60"  
Int. In(8): 537 55"

Inv. Out(5): 537.50  
D1-8  
Rim: 542.80  
Inv. Out(7): 533.30

M.T.R. Kumbhar et al.

Commitment Number: 23-06438C  
Commitment Date: May 16, 2023

SCHEDULE B, PART II - Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Closing Date and the Effective Date of this Schedule B, Part I. Requirements are met. (NOT A MATTER OF SURVEY)
2. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable. (NOT A MATTER OF SURVEY)
3. All deferred taxes. (Exception to be deleted upon satisfaction of Schedule B, Part I, Item 7.) (NOT A MATTER OF SURVEY)
4. Any discrepancy, conflict, matters regarding encroach, shortage in area or boundary line, easement, lien, encumbrance, or other variable, including setback, easement, claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or lands below the mean highwater mark or other boundary or source of any body of water, or other adverse circumstances affecting the title that would be disclosed by a current inspection and accurate and complete title survey of the property.
5. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.
6. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, violations or other adverse circumstance affecting the title disclosed by plot(s) recorded in Book 3852 or Book 3853 and not reflected by the MacMillan Business Plan Declaration (PLAT 3852 HAS BEEN SUPERSEDED BY PB 2007 PG 183 AND DOES NOT AFFECT SUBJECT TRACT, PB 2007 PG 183 IS THE CURRENT PLAT OF RECORD AND AFFECTS SUBJECT TRACT, PB 2007 PG 183 DOES NOT AFFECT SUBJECT TRACT – PUBLIC DEDICATION OF MACMILLAN PARK DRIVE)
7. Covenants, conditions, restrictions, easements, and liens provided for in MacMillan Industrial Park Declaration of Covenants, Conditions and Restrictions filed for record in Book 14, as amended, as well as any other covenants, conditions and restrictions created and Restated Declaration of Covenants, Conditions and Restrictions recorded in Book 399, as amended, as affected by the MacMillan Business Plan Declaration (PLAT 3852 HAS BEEN SUPERSEDED BY PB 2007 PG 183 AND DOES NOT AFFECT SUBJECT TRACT – PUBLIC DEDICATION OF MACMILLAN PARK DRIVE)
8. Easement Agreement by and between Springland Associates, LLC and Macmillan Investments I, LLC recorded in Book 384, page 275. (DOES NOT AFFECT SUBJECT TRACT, R/W FOR MACMILLAN PARK DRIVE)
9. Slip Easement Agreement by and between Springland Associates, LLC, and Nutramax Distribution, LLC recorded in Book 1569, page 47. (DOES NOT AFFECT SUBJECT TRACT)
10. Right of Way Easement to Lancaster County recorded in Book 1470, page 313. (NOT PLATIFIABLE WITH INFORMATION PROVIDED)
11. General Easement to Fort Mill Telephone Company recorded in Book 393, page 209. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)
12. General Permit to Fort Mill Telephone Company recorded in Book Y-5, page 369. (NOT PLATIFIABLE WITH INFORMATION PROVIDED)

## DESCRIPTION PER TITLE COMMITMENT:

Lying on  
follows.

All that certain piece, parcel or tract of land lying and being situate in Indian Land Township, Lancaster County, South Carolina on the west side of MacMillan Park Drive, approximately 1774 feet south of its intersection with South Carolina Highway 160 in MacMillan Business Park, containing 7.286 acres, more or less and being all of Tract 2 as shown on a map entitled "Plat of Property of Kennametal, Inc." according to the plot thereof recorded in Plat Book 2007, page 183 in the Office of the Register of Deeds of Lancaster County, South Carolina.

To: Lischerong Development Group

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6a, 6b, 7a, 8, 9, 11a, 11b, and 13 of Table A thereof. The fieldwork was completed on June 16th, 2023.

Russell Claus, SCPLS No. 39076

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

Russell Claus, SCPLS No. 39076



|                      |             |
|----------------------|-------------|
| LANCASTER COUNTY, SC |             |
| 2023009193           | DEED        |
| RECORDING FEES       | \$15.00     |
| EXEMPT               |             |
| PRESENTED & RECORDED |             |
| 07-25-2023           | 08:46:09 AM |
| BRITTANY GRANT       |             |
| REGISTER OF DEEDS    |             |
| LANCASTER, COUNTY SC |             |
| By: CANDICE PHILLIPS |             |
| BK:DEED 1690         | PG:63-70    |

Upon Recording Mail To: Grantee

Recording Time, Book & Page

## SOUTH CAROLINA QUITCLAIM DEED

COUNTY: Lancaster

TAX MAP NUMBER: 0007-00-008.05

DATE: July 24, 2023

### Grantor

**Kennametal, Inc.,**  
a Pennsylvania corporation

Mailing Address:

525 William Penn Place, Suite 3300  
Pittsburgh, PA 15219

### Grantee

**LEH SC MacMillan, LLC,**  
a South Carolina limited liability company (as to a 50% undivided interest as a tenant in common)

**Greybridge MacMillan, LLC,**  
a South Carolina limited liability company (as to a 50% undivided interest as a tenant in common)

Mailing Address:

910 Giacomo Drive  
Waxhaw, NC 28173

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS,** that Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and forever quitclaim unto the Grantee unto Grantee, that certain parcel of real estate described as follows (the "Premises"):

**SEE EXHIBIT A** attached hereto and incorporated herein by reference

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

01198-034/00472780-1

**TO HAVE AND TO HOLD** all and singular the Premises unto Grantee and Grantee's successors and assigns forever, free and discharged from all right, title, claim or interest of Grantor.

Grantor makes no warranty, express or implied, as to title of the Premises conveyed hereunder.

**[Signatures appear on the immediately following page]**

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be delivered under seal this 24th day of July, 2023.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

GRANTOR:

Kennametal, Inc.,  
a Pennsylvania corporation

Julie L. McLaughlin  
Witness#1

By: Michelle R. Keating (SEAL)  
Name: Michelle R. Keating  
Title: VP, Secretary & General Counsel

Kathleen Wolfe  
Witness#2

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

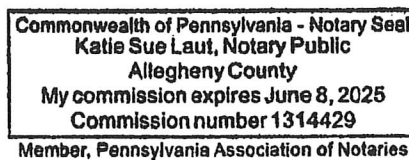
I, a Notary Public for Allegheny County, Pennsylvania, do hereby certify that Michelle R. Keating, VP, Secretary & General Counsel of Kennametal, Inc., a Pennsylvania corporation, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the corporation.

Witness my hand and official seal this the 20th day of July, 2023.

Katie Sue Laut  
Notary Public for Pennsylvania

My Commission Expires:

June 8, 2025





**EXHIBIT A**  
**LEGAL DESCRIPTION OF PREMISES**

Being in the State of South Carolina, County of Lancaster, being west of MacMillan Park Drive (66 feet Public Right-of-way per Plat Book 2007, Page 183), being a new survey of a tract conveyed to Kennametal Inc. by Deed Book 417, Page 277, and being more particularly bounded and described as follows:

Beginning at a #5 rebar with cap found in the western right-of-way line for MacMillan Park Drive and being the southernmost corner of a tract conveyed to 793 Fort Mill Acquisition, LLC by Deed Book 1526, Page 241 and recorded in Plat Book 2020, Page 896;

thence, from said Point of Beginning and running with the west right-of-way line for MacMillan Park Drive, South 39°45'18" West a distance of 384.74 feet to a #5 rebar with cap found at the northeast corner of tract A conveyed to Continental Tire The Americas, LLC by Deed Book 1209, Page 138 and recorded in Plat Book 2019, Page 81;

thence, leaving the road with the north line of said Continental Tire The Americas tract, North 38°40'25" West a distance of 742.44 feet to a #5 rebar with cap found in the east line of a tract conveyed to John L. Irvin by Deed Book 892, Page 131;

thence, with the east line of said John L. Irvin tract, the following two courses:

1. North 25°33'27" East a distance of 60.80 feet to a bent 1 inch axle found;
2. thence North 08°51'48" West a distance of 290.37 feet to a #5 rebar with cap found at the southwestern corner of the aforementioned 793 Fort Mill Acquisition, LLC tract;

thence, with the south line of the aforementioned 793 Fort Mill Acquisition, LLC tract, the following two courses:

1. South 79°05'09" East a distance of 268.65 feet to a #5 rebar found;
2. thence South 38°57'25" East a distance of 739.10 feet to the Point of Beginning;

Containing 7.291 acres, more or less.

Derivation: Being the same property conveyed to Kennametal, Inc. by deed from MacMillan Investments I, LLC dated August 20, 2007, and recorded August 23, 2007 in Book 417 at Page 277 in the Land Records of Lancaster County, SC.

Tax Map Number: 0007-00-008.05

COMMONWEALTH OF PENNSYLVANIA

**AFFIDAVIT**

COUNTY OF ALLEGHENY

PERSONALLY appeared before me the undersigned, who being duly sworn, depose and say:

1. We have read the information on this Affidavit and we understand such information.
2. Property containing approximately 7.286 acres in Lancaster County, South Carolina, being all of Lancaster County Tax Map Number 0007-00-008.05, and being more particularly described on Exhibit A attached hereto, was transferred from Kennametal, Inc., as Grantor, to Greybridge MacMillan, LLC; LEH SC MacMillan, LLC, collectively, as Grantee, on July 24, 2023.
3. Check One of the Following:
  - (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) X EXEMPT from the deed recording fee because of exemption 12-24-40(12) of the South Carolina Code of Laws (quitclaim deed).

(If exempt, skip items 4-7 and go to item 8 of this Affidavit).

4. Check one of the following if either 3(a) or 3(b) has been checked:
  - (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.
5. Check YES \_\_\_\_\_ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. If YES, the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:
  - (a) \$ \_\_\_\_\_ -0- \_\_\_\_\_, the amount listed in 4 above, LESS
  - (b) \$ \_\_\_\_\_ -0- \_\_\_\_\_, the amount listed in 5 above (if none, show 0)
  - (c) \$ \_\_\_\_\_ -0- \_\_\_\_\_, Subtract 6(b) from 6(a) and place result.
7. The deed recording fee is due based on the amount listed on Line 6(c) above and the deed recording fee due is \_\_\_\_\_.
8. As required by Code Section 12-24-70, we state that we are responsible persons who were connected with the transaction as Grantor.

9. We further understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand Dollars or imprisoned nor more than one year, or both.



KENNAMETAL, INC.,  
a Pennsylvania corporation

By: Michelle R. Keating (SEAL)  
Name: Michelle R. Keating  
Title: VP, Secretary & General Counsel

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

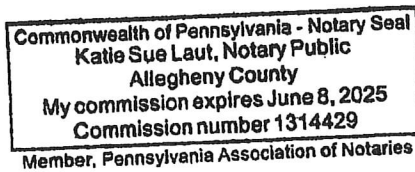
I, a Notary Public for Allegheny County, Pennsylvania, do hereby certify that Michelle R. Keating, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the corporation.

Witness my hand and official seal this the 20<sup>th</sup> day of July, 2023.

Katie Sue Laut  
Notary Public for Pennsylvania

My Commission Expires:

June 8, 2025



**Exhibit A**

Being in the State of South Carolina, County of Lancaster, being west of MacMillan Park Drive (66 feet Public Right-of-way per Plat Book 2007, Page 183), being a new survey of a tract conveyed to Kennametal Inc. by Deed Book 417, Page 277, and being more particularly bounded and described as follows:

Beginning at a #5 rebar with cap found in the western right-of-way line for MacMillan Park Drive and being the southernmost corner of a tract conveyed to 793 Fort Mill Acquisition, LLC by Deed Book 1526, Page 241 and recorded in Plat Book 2020, Page 896;

thence, from said Point of Beginning and running with the west right-of-way line for MacMillan Park Drive, South  $39^{\circ}45'18''$  West a distance of 384.74 feet to a #5 rebar with cap found at the northeast corner of tract A conveyed to Continental Tire The Americas, LLC by Deed Book 1209, Page 138 and recorded in Plat Book 2019, Page 81;

thence, leaving the road with the north line of said Continental Tire The Americas tract, North  $38^{\circ}40'25''$  West a distance of 742.44 feet to a #5 rebar with cap found in the east line of a tract conveyed to John L. Irvin by Deed Book 892, Page 131;

thence, with the east line of said John L. Irvin tract, the following two courses:

1. North  $25^{\circ}33'27''$  East a distance of 60.80 feet to a bent 1 inch axle found;
2. thence North  $08^{\circ}51'48''$  West a distance of 290.37 feet to a #5 rebar with cap found at the southwestern corner of the aforementioned 793 Fort Mill Acquisition, LLC tract;

thence, with the south line of the aforementioned 793 Fort Mill Acquisition, LLC tract, the following two courses:

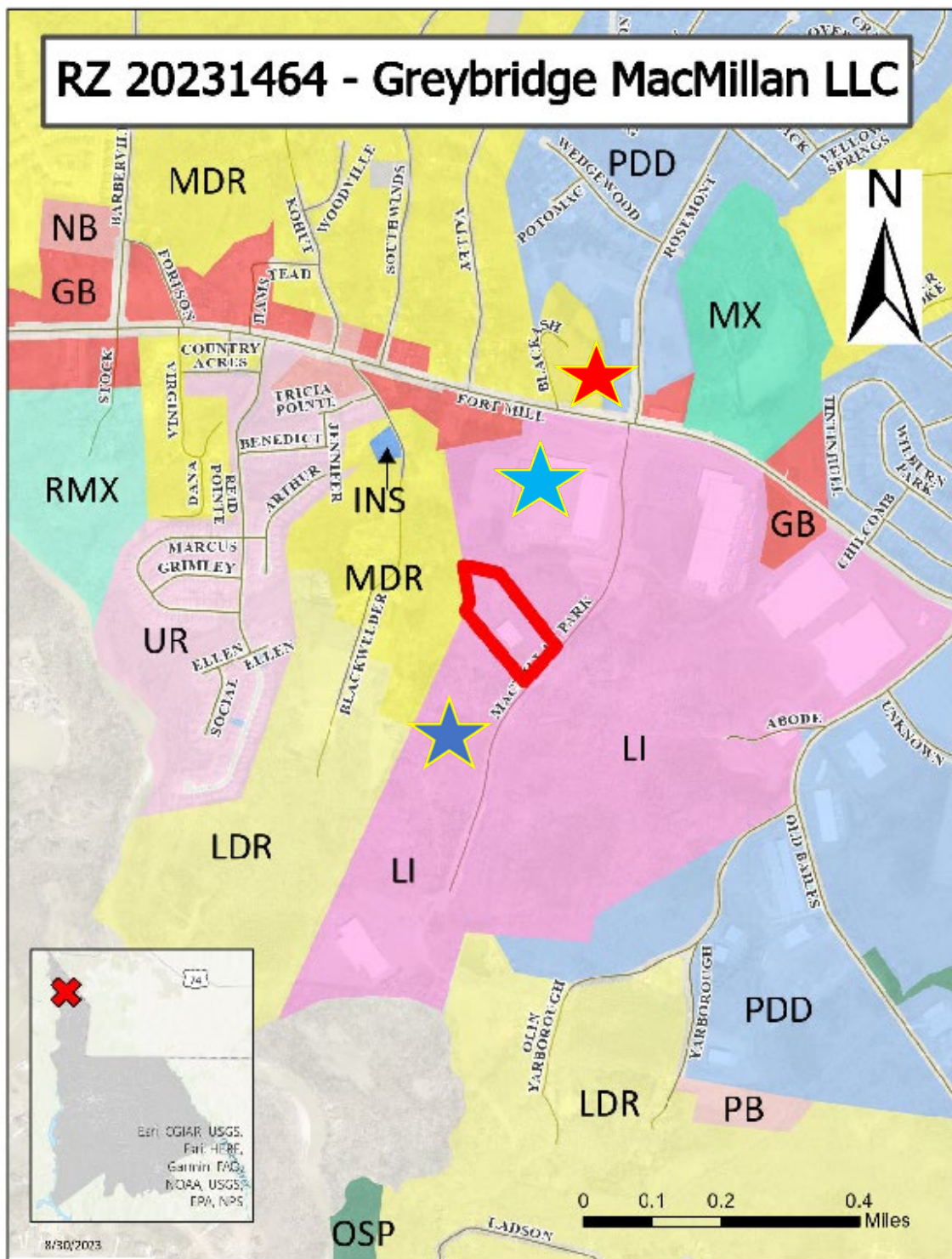
1. South  $79^{\circ}05'09''$  East a distance of 268.65 feet to a #5 rebar found;
2. thence South  $38^{\circ}57'25''$  East a distance of 739.10 feet to the Point of Beginning;

Containing 7.291 acres, more or less.

Derivation: Being the same property conveyed to Kennametal, Inc. by deed from MacMillan Investments I, LLC dated August 20, 2007, and recorded August 23, 2007 in Book 417 at Page 277 in the Land Records of Lancaster County, SC.

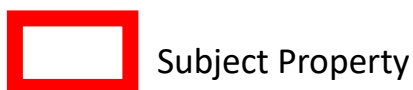
Tax Map Number: 0007-00-008.05

# RZ 20231464 - Greybridge MacMillan LLC



**Lancaster**  
County  
South Carolina

**Proposal:**  
Rezoning LI to INS



Continental Tire



Rosemont Residential  
Development



Nutramax Distribution



## Agenda Item Summary

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Ordinance # / Resolution #: SD 2022-2205 The Sands Preliminary Plat

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 9/7/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description                    | Upload Date | Type    |
|--------------------------------|-------------|---------|
| Application                    | 8/25/2023   | Exhibit |
| Preliminary Plat               | 8/25/2023   | Exhibit |
| Deed                           | 8/25/2023   | Exhibit |
| Offsite Gravity Sewer Easement | 8/29/2023   | Exhibit |
| Technical Review Comments      | 8/29/2023   | Exhibit |
| Location Map                   | 9/6/2023    | Exhibit |



**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)

[www.mylanasteresc.org](http://www.mylanasteresc.org)

## **MAJOR SUBDIVISION PRELIMINARY PLAT**

### **WHEN TO USE THIS PROCESS:**

Use the attached checklist for subdivisions that

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

### **APPLICATION AND APPROVAL PROCESS**

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

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

### **SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:**

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

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

**PROJECT INFORMATION**

Project Address/Location: SE Corner of Fork Hill Road and Little Dude Ave

Tax Map ID/Parcel No.: 0141-00-024.00

Project Description: Proposed subdivision: 76 single family detached homes

Applicant Name: Earl Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

Property Owner Name: Coulston Enterprises, Inc

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2175 Email: earl@coulstondev.com

**Other Project Contacts**

Name: Barry M. Fay, PE (American Engineering)

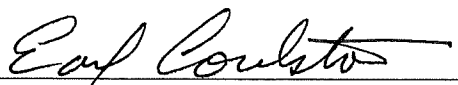
Address: 8008 Corporate Center Drive, Charlotte, NC 28226

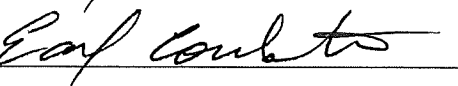
Phone: (704) 375-2438 Email: bfay@american-ea.com

Name: Andy Coulston

Address: 8332 Regent Parkway, Fort Mill, SC 29715

Phone: (704) 507-2177 Email: aecoulston@gmail.com

Applicant Signature:  Date: 8-2-23

Owner Signature:  Date: 8-2-23

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**PRELIMINARY PLAT CHECKLIST**

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



**GENERAL PROJECT INFORMATION:**

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

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

**EXISTING CONDITIONS:**

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

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

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

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

#### **ENVIRONMENTAL CONSIDERATIONS:**

##### **ENVIRONMENTALLY SENSITIVE LANDS**

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

##### **TREE RETENTION**

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

##### **LANDSCAPING**

- Show landscaping for required site landscaping areas.

##### **OPEN SPACE**

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

## **INFRASTRUCTURE CONSIDERATIONS:**

### **GRADING, STORMWATER, AND UTILITY SYSTEM**

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

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

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

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

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

### **LOT DESIGN**

Identify a lot configuration that complies with the following standards.

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

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

#### **USE-SPECIFIC STANDARDS**

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

#### **OVERLAY DISTRICTS**

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

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

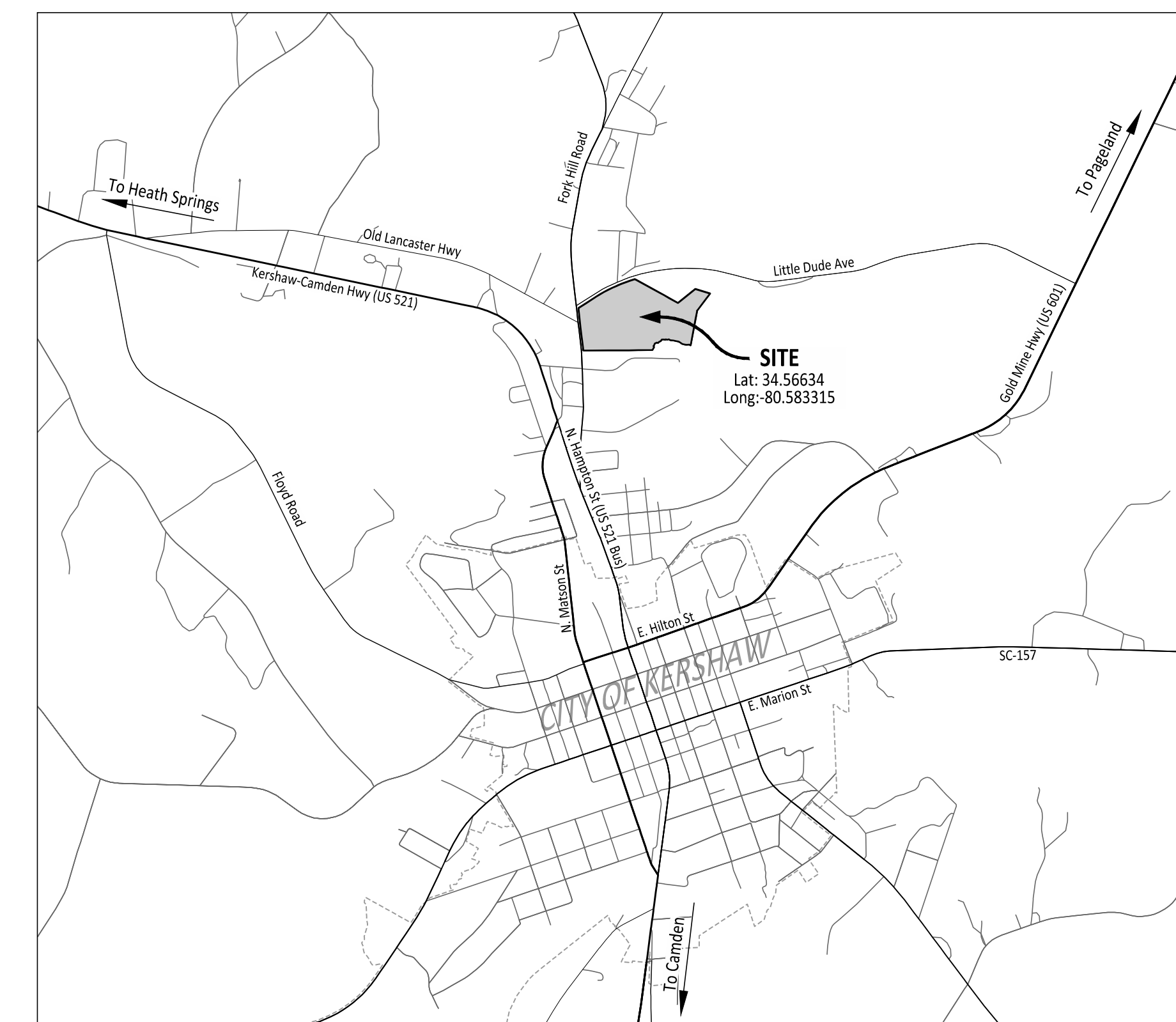
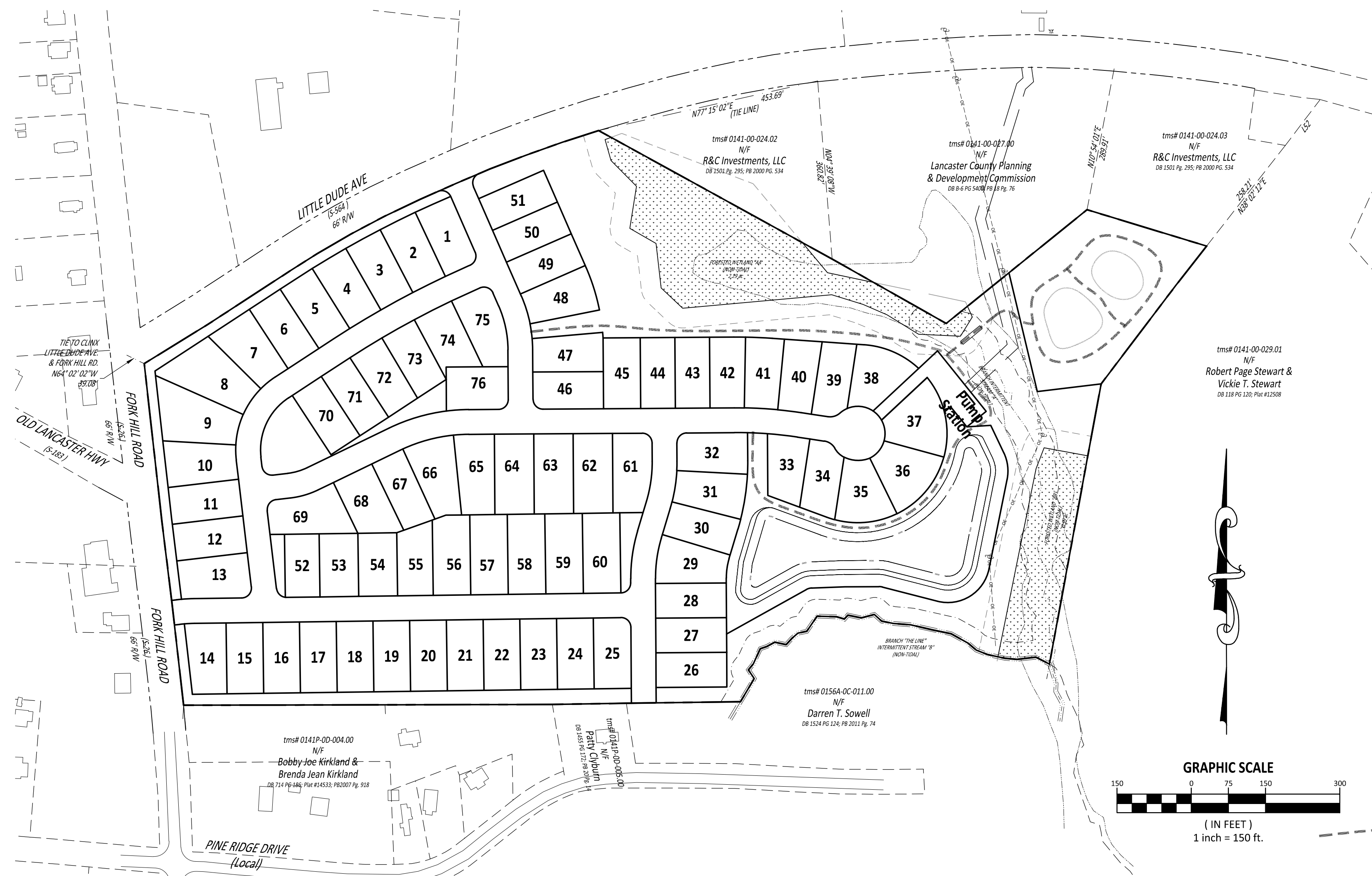


# The Sands at Kershaw

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## Little Dude Avenue

### Lancaster County, SC



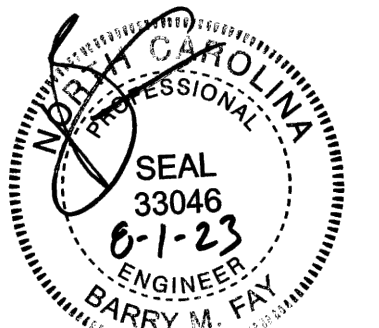
**Location Map**  
Scale: 1" = 2000'

CONTACTS:

DEVELOPER:  
EARL COULSTON  
COULSTON ENTERPRISES INC.  
8332 REGENT PARKWAY  
FORT MILL, SC 29715  
(704) 507-2175  
earl@coulstondev.com

**CIVIL ENGINEER:**  
BARRY M. FAY, SCPE #27695  
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA  
8008 CORPORATE CENTER DRIVE  
SUITE 110  
CHARLOTTE, NC 28226  
(704) 375-2438  
bfay@american-ea.com

SURVEYOR:  
CARL S. HOLLAND, SCPLS # 25434  
HOLLAND SURVEYORS, LLC  
170 PAYNE POND RD  
WESTVILLE, SC 29175  
(803) 427-9947



NOT FOR CONSTRUCTION

[illegible]

3 DAYS BEFORE DIGGING  
DIAL 811  
OR CALL TOLL FREE  
(888) 721-7877

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, TEMPORARILY AND WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT VALID FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. REUSE OF THIS DRAWING FOR REFERENCE OR AS A SAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Preliminary Plat for  
**THE SANDS AT KERSHAW**  
LITTLE DUDE AVE  
LANCASTER COUNTY, SC

|            |          |
|------------|----------|
| OB NUMBER: | C210093  |
| DESIGN BY: | BMF      |
| DATE:      | 8/1/2023 |

SHEET TITLE:

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

# COVER SHEET

SHEET NO.: **C-101**









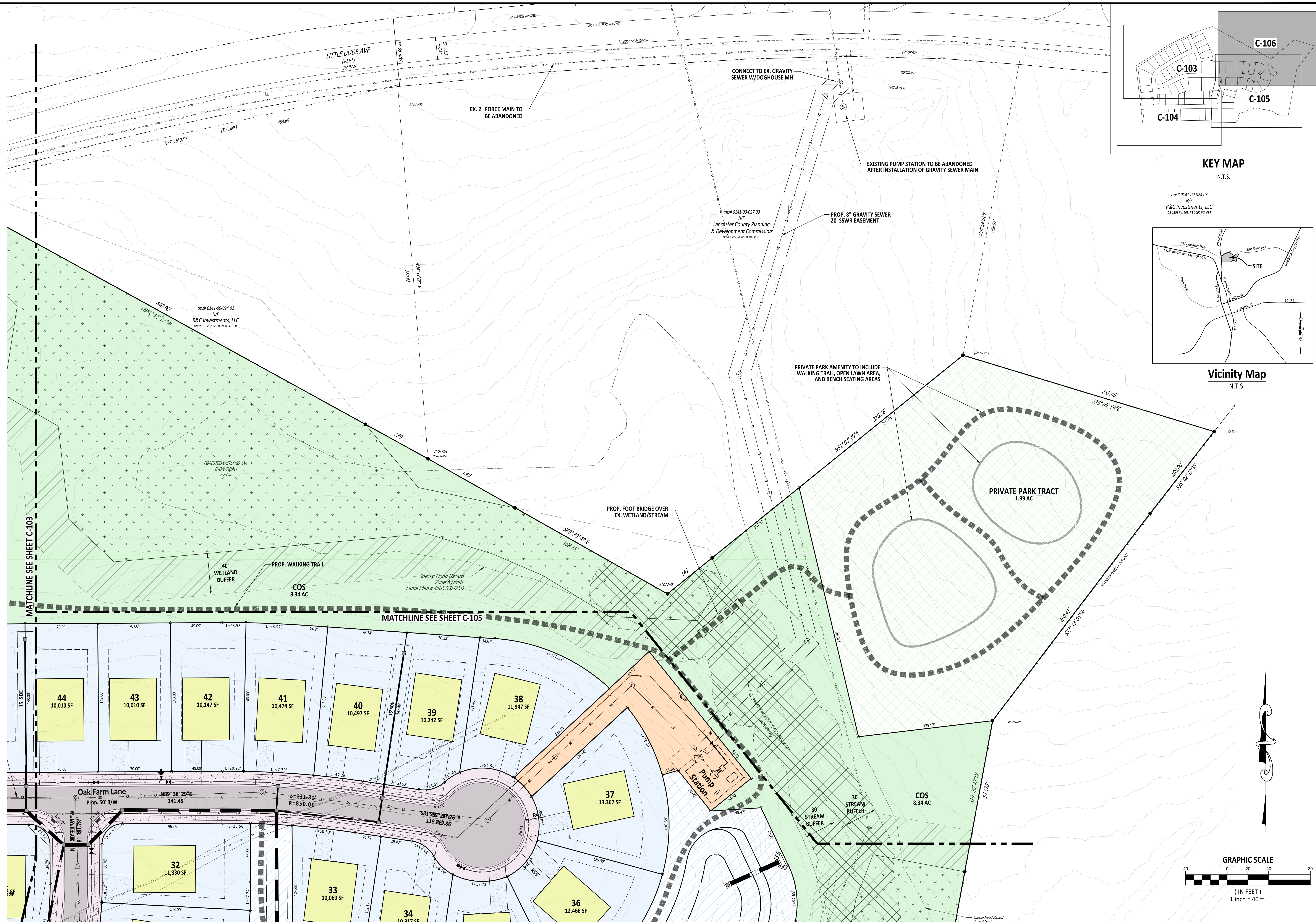






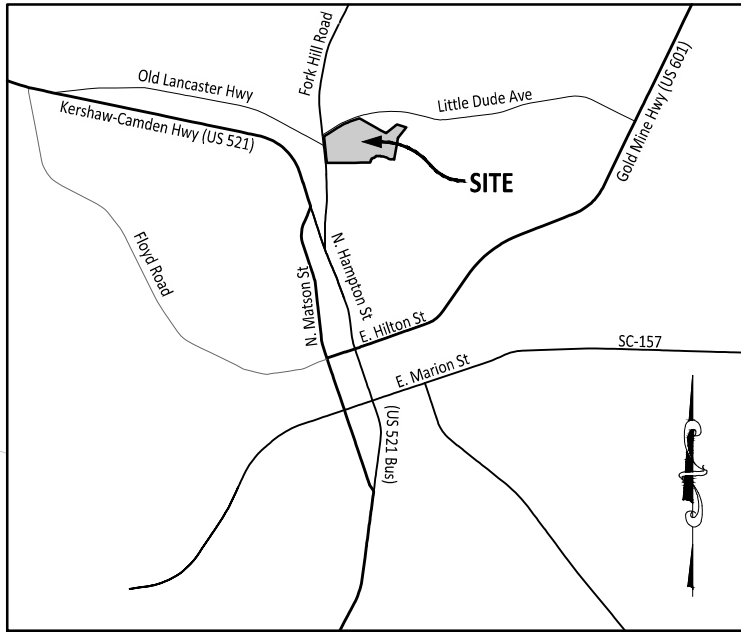




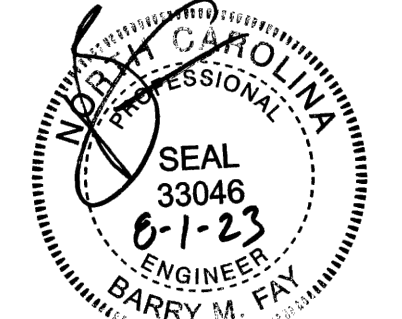


## KEY MAP

tms# 0141-00-024.03  
 N/F  
 R&C Investments, LLC  
 DB 1501 Pg. 295; PB 2000 PG. 534



N.T.S.



NOT FOR CONSTRUCTION

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(888) 721-7877

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Preliminary Plat for  
**THE SANDS AT KERSHAW**  
LITTLE DUDE AVE  
LANCASTER COUNTY, SC

|             |          |
|-------------|----------|
| JOB NUMBER: | C2100933 |
| DESIGN BY:  | BMF      |
| DATE:       | 8/1/2023 |

**SITE PLAN**

SHEET NO.: **C-106**



After recording, return to:  
Marty D. Propst, Attorney  
710 W. Trade St. #521  
Charlotte, NC 28202

2023009304  
DEED  
RECORDING FEES \$15.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00  
PRESENTED & RECORDED:  
07-26-2023 12:43:17 PM  
BRITTANY GRANT  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY: STEPHANIE KNIGHT  
BK: DEED 1690  
PG: 269 - 272

STATE OF SOUTH CAROLINA )  
) TITLE TO REAL ESTATE  
COUNTY OF ~~YORK~~ *LANCASTER* 

TITLE NOT EXAMINED

NOW, KNOW ALL MEN BY THESE PRESENTS, that **R & C INVESTMENTS OF LANCASTER, LLC**, a South Carolina limited liability company, hereinafter "Grantor," for and in consideration of the sum of FIVE AND NO/100 DOLLARS (\$5.00) and no other consideration, to it in hand paid at and before the sealing of these Presents, by **COULSTON ENTERPRISES, INC.** having a mailing address of 8332 Regent Pkwy, Fort Mill, SC 29715 ("Grantee"), in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said **COULSTON ENTERPRISES, INC.**, its Successors and Assigns, forever, the following described property (the "Property"), to wit:

All that certain piece, parcel or tract of land situate, lying and being on the southern side of South Carolina Road S-564 also known as Little Dude Ave. 66' R/W, near the Town of Kershaw, Lancaster County, South Carolina, containing **39.47 acres** shown and depicted on a plat entitled "Subdivision Survey of TMS# 0141-00-024.00 For and Owned by R&C Investments, LLC" prepared and certified to by Carl A. Holland, SCPLS #25434, Holland Surveyors, LLC, dated December 2, 2022, latest revised February 2, 2023, recorded on February 2, 2023, in **Plat Book 2023 at Page 43** in the Office of the Register of Deeds for Lancaster County, South Carolina.

Being a portion of the property acquired by R & C Investments of Lancaster, LLC, by Deed of Danny Reese Blackwell and Anne Griffith Blackwell Barre, as Trustees of the Danny Reese Blackwell Revocable Trust U/A/D July 7, 2021, first recorded in Deed Book 1501 at Page 295, and corrected in Deed Book 1521 at Pages 233-235.

TAX MAP REFERENCE: Being the property identified by the Assessor's Office for Lancaster County as Tax Map Number 0141-00-024.00.

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments ("Permitted Exceptions").

The within Deed was prepared by Marty D. Propst, an attorney licensed within the State of South Carolina, without benefit of title examination.

**TOGETHER** with all and singular the Rights, Members, Hereditaments and Appurtenances to the Property belonging, or in any way incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular, the said Property before mentioned unto the said **COULSTON ENTERPRISES, INC.**, its Successors and Assigns, forever.

**AND**, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said Property unto the Grantee, **COULSTON ENTERPRISES, INC.**, its Successors and Assigns, against Grantor and its successors and assigns lawfully claiming, or to claim the same, or any part thereof.

**WITNESS** the Hand and Seal of R & C INVESTMENTS OF LANCASTER, LLC, by its authorized member, as Grantor, this 26<sup>TH</sup> day of July, 2023.

**SIGNED, SEALED AND DELIVERED**

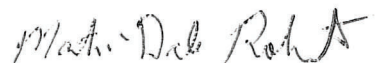
**IN THE PRESENCE OF:**

**R & C Investments of Lancaster, LLC,**

a South Carolina limited liability company

Witness #1  


By:

  
Martin Dale Robertson, its President

  
Witness #2

☐

STATE OF South CAROLINA )

**ACKNOWLEDGEMENT**

COUNTY OF Lancaster )

The foregoing instrument was acknowledged before me this 26<sup>TH</sup> day of July, 2023, by MARTIN DALE ROBERTSON for and on behalf of R & C INVESTMENTS OF LANCASTER, LLC, a South Carolina limited liability company, as its duly authorized Member.

 (SEAL)

Notary Public for South Carolina

My Commission Expires: 9/25/24

☐

STATE OF SOUTH CAROLINA )

COUNTY OF LANCASTER )

**AFFIDAVIT FOR EXEMPT TRANSFERS**



1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at SC Road S-564 and Little Dude Ave. bearing Lancaster County Tax Map Number 0141-00-024.00.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):  
**EXEMPTION #8.** See Information section below.  
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Member of Grantor.
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

*Martin Dale Robertson*  
Print or Type Name Here: Martin Dale Robertson  
*Earl Coulston*  
*EARL COULSTON*  
*RAC Investment*

SWORN to and subscribed before me this

26<sup>th</sup> day of July 20 23

Notary Public for SC

My Commission Expires: 9/25/24

Notary (L.S.): *Susan M. Knight*

Notary (printed name): Susan M Knight



**INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and

(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.









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

August 29, 2023

COULSTON ENTERPRISES ( 118797)

8332 REGENT PARKWAY  
FORT MILL, SC 29715

|                       |                                   |
|-----------------------|-----------------------------------|
| <b>Project Number</b> | 20222205                          |
| <b>Project Name</b>   | The Sands at Kershaw              |
| <b>Location</b>       | Little Dude Ave and Fork Hill Roa |
| <b>Stage</b>          | Preliminary Plat                  |
| <b>Parcel(s)</b>      | 0141-00-024.00                    |
| <b>Status</b>         | Not Approved                      |

Dear: COULSTON ENTERPRISES ( 118797)

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

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

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

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

Sincerely,



## Plan Review Comments

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

**Not Approved**

**Review Comments:**

General Comments:

1. SCDHEC will regulate the Stormwater in this area, so our comments on stormwater are advisory in nature. This is in our engineering and floodplain management area of responsibility.
2. The preliminary nature of the plan set provided does not provide adequate detail to formally comment, but the following are general items of note from the information given. More specific comments and additional subject matter will be commented on at the civil plan review phase.
3. We suggest phasing the subdivision for platting purposes otherwise the entire subdivision will need to be stabilized and have germinated vegetation (70%) before any final plat can be approved.
4. SCDOT was previously not in favor of the Fork Hill Road location as it does not meet their separation requirements. We are not sure if you have worked out this arrangement with them since the latest sketch plan review, but separation from existing roadways on Fork Hill would seem to still be an issue.
5. SCDOT encroachment permit(s) will be needed for all access points and any other work done on SCDOT rights of way.
6. The Traffic Impact Analysis (TIA) has been approved for this location with no offsite improvements required unless the scope of the subdivision has significant changes.
7. An 'A' Zone floodplain area bisects this parcel. Any disturbance or crossing of streams, stream buffers, and/or wetlands will need to be permitted through the US Army Corps of Engineers.
8. Buffer areas will need to be established around the wetlands. These are a minimum of 30 feet in width, but can be 50 feet depending on the size of the wetland area.
9. For any detention pond BMP, a minimum 10 feet wide access way must be provided to the bottom of the pond. This cannot be at a greater than 4(H) to 1(V) slope.
10. Any future plan submissions need to be stamped by a SC licensed Engineer not NC.

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

**Conditional**

**Review Comments:**

1. Road names need to be submitted to addresser@lanc911.com for consideration. The names are vetted against names within Lancaster Co and surrounding counties to ensure that they do not duplicate, in spelling or phonetic, with any other name. Please submit as soon as possible. Once names are approved they must go to the Planning Commission for approval.
2. At submittal of the Civil Plans, a CAD file of the project, showing lots and roads, must be submitted to addresser@lanc911.com.
3. At the Civil phase, please show location of mail kiosk and monument signs as these will need to be addressed.

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

**Not Approved**

**Review Comments:**

1. Roadway must be widened to 26 feet at hydrants not at cul-de-sacs, or intersections.
2. While approvable for fire apparatus access, a locked gate does not address traffic concerns of a one access subdivision, and will increase response times if the access is needed for response.

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

**Conditional**

**Review Comments:**

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

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

LCWSD and the Town of Kershaw are still determining exactly who would serve and how this project would be served, but we have the following information for planning purposes. For now, this is LCWSD's service territory any submittals and correspondence should continue through LCWSD.

1. Water would tie to LCWSD's existing 8" main on Little Dude Ave. It is thinwall PVC and would need to be replaced with zinc coated DIP under the entrance and anywhere grading or storm drainage creates a conflict on Fork Hill or Little Dude.
2. LCWSD would want the typical 11' easement along Fork Hill and Little Dude for future 8" line replacement outside DOT ROW. Landscaping should not conflict.
3. LCWSD would want an off-site gravity sewer easement along the lower side of the detention pond dam (see pink highlight on Off-site Gravity Sewer Easement attachment).
4. Gravity sewer depth should be less than 12'.
5. The existing Little Dude PS shall be abandoned. Gravity sewer shall be run from existing station to the proposed station.
6. Plan on typical LCWSD station and spec's with turn around access, control building, scada, siting to allow future abandonment with replacement station downstream, easement to get off site drainages served, easement to get new PS abandoned, etc.
7. Forcemain to discharge to gravity just above Pine Ridge Drive. There are 2 existing forcemains in that area and along Fork Hill. One from the prison and one from the Little Dude PS. The Little Dude PS FM discharges at the same manhole as the new pump station discharges. Discharge and downstream manholes shall be coated per spec's.
8. The Town is looking into existing Little Dude PS pumps/capacity for planning. You may need to go do a drawdown. It currently serves domestic need for the business across the road with a 2" or 3" FM.

**Planning - Matthew Blaszyk - 803-285-6005**  
**[mblaszyk@lancastersc.net](mailto:mblaszyk@lancastersc.net)**

**Not Approved**

**Review Comments:**

The Plan must be stamped by a South Carolina Licensed Engineer not North Carolina.

Label the minimum lot width at front setback on the typical lot layout.

The common open space area cannot include areas within the floodplain. It is difficult to determine if the current open space calculations count the area within the floodplain. The open space areas must be buildable land. Please clarify this on next submittal.

Please provide density calculations for the development on the following submittal.

Lots 52 and 71 does not meet minimum lot area requirement of 10,000sqft (UDO2.4).

An approved County turnaround at the emergency vehicle driveway access point may be required. The existing intersection of Carpenter Lane and Boone Court may also be sufficient as a turnaround. Please confirm with our Fire Marshall. I have attached a PDF of the approved Turnarounds for reference.

The sidewalks located in front of lots 14 and 26 need to be extended to the property line.

The sidewalks located in front of lots 14 and 26 need to be extended to the property line.

The road in front of lot 26 needs to be extended to the property line.

Show landscaping for required site landscaping areas (Street trees). Street Trees in the MDR zoning district are required at the rate of 1 Canopy Tree for every 40 feet of street frontage Spacing: Maximum of 50 feet on-center Location: In Planting Strip (5-foot minimum width). Further street tree requirements can be found in section 7.1.3 of the Unified Development Ordinance.

A full landscaping and lighting plan is required at the civil plan phase. Ensure this is prepared when the project reaches this phase. The requirements for the lighting and landscaping plans can be found in Chapter 7.1 and 7.3 of the UDO.

Sign requirements are outlined in section 7.4 of the UDO. All sign permits are permitted though a separate review process through the Zoning Department. Residential Development Entry Signage requirements are outlined in section 7.4.5.G of the UDO.



**Review Comments:**

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

Not Approved

**Review Comments:**

Site access on Fork Hill Road does not meet minimum separation standards. If two accesses are required by the county they should both be on Little Dude Avenue.

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

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**AMERICAN Engineering**  
American Engineering Associates - Southeast, P.A.  
8008 Corporate Center Drive, Suite 110  
Charlotte, NC 28226  
704-375-2438

**NOT FOR CONSTRUCTION**

**SEAL**  
30048  
07-1-23  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NORTH CAROLINA  
BARRY A. LEE

**South Carolina 811**  
3 DAYS BEFORE DIGGING  
DIAL 811  
OR CALL TOLL FREE  
(888) 721-8877

**STIPULATION FOR REUSE**  
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT, SITE, AND REGION, DATE AS LISTED HEREIN, AND IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT, SITE, OR REGION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES OF PROFESSIONAL ENGINEERING AND ARCHITECTURE AND DOES NOT INCLUDE CONSTRUCTION MANAGEMENT OR ANY OTHER SERVICES NOT AUTHORIZED AND MAY BE CONTINGENT TO THE LAW.

**Preliminary Plat for THE SANDS AT KERSHAW**  
LITTLE DUDE AVE  
LANCASTER COUNTY, SC

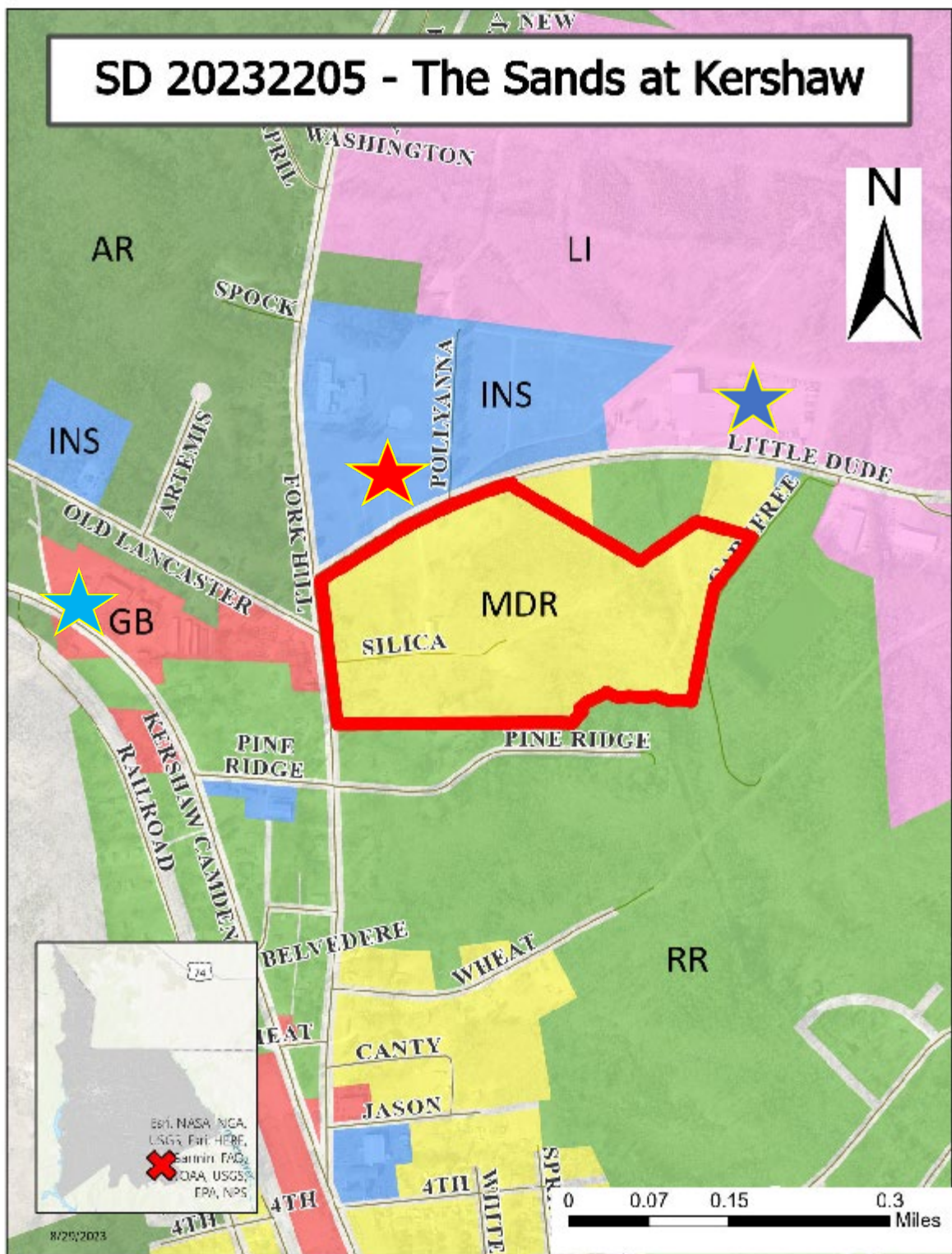
**JOB NUMBER:** C21093  
**DESIGN BY:** BWF  
**DATE:** 8/1/2023  
**SHEET TITLE:**

**SITE PLAN**

**SHEET NO.:** C-105



# SD 20232205 - The Sands at Kershaw



Lancaster  
County

South Carolina

## Proposal:

Preliminary Plat: 76 lots



Subject Property



Special Materials Company



Mission Baptist Church and  
Cemetery



H & H Chevrolet

## Agenda Item Summary

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Ordinance # / Resolution #: Long Range Planning: UDO

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 9/7/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description                     | Upload Date | Type    |
|---------------------------------|-------------|---------|
| Presentation of Potential Paths | 9/6/2023    | Exhibit |



## UDO Discussion

Planning Staff needs to provide our UDO consultants with direction regarding how the County would like to handle complex/ multi-use development projects within the new Unified Development Ordinance.

# Why Mixed Use?

- Mixed-Use developments have the potential to create character defining, dynamic, walkable environments
- Reduces auto dependency, roadway congestion, and air pollution by co-locating multiple destinations
- Provides more housing opportunities and choices
- May increase affordable housing opportunities
- Encourages economic investment
- Promotes efficient use of land and infrastructure
- 1998 Lancaster County UDO: PDD
- 2016 Lancaster County UDO: Form-Based Mixed Use (MX, RMX, IMX)





# Local Example: Riverwalk

- 1,008 acres
- Public Trails, BMX Facility, Velodrome, Playgrounds, Recreation Fields
- Commercial District- 250,000 square feet of retail including restaurants, shops, markets, and services
- Business Park- home to 4 major corporations, 1.7 million square feet of facilities completed, ability to add an additional 1.5 million square feet
- 2,350 Residential units (Single-Family, Townhomes, Apartments)



# Example: Bridgeway Station

- 80 acres
- 68,939 square feet of retail
- 210,824 square feet of residential
- Approximately 73,000 square feet of office
- Approximately 81,000 square feet of institutional development
- 24,691 square feet of plaza and pavilion public space; and,
- 5+ acres of parks connected to the Swamp Rabbit Trail

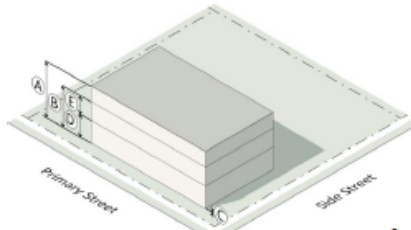




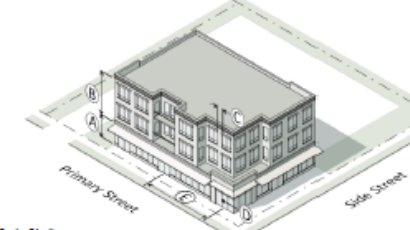


## Form Based Mixed-Use

**C. Height**



**D. Activation**



Source: Code Studio

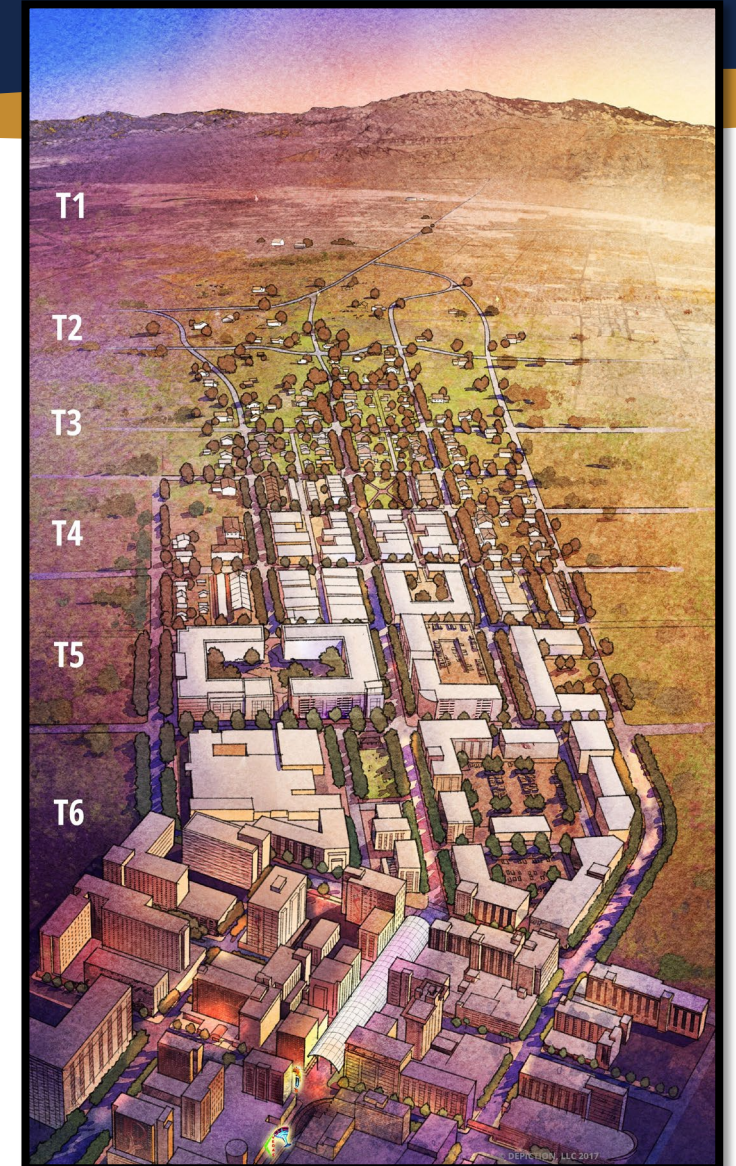
| Building Height                                                                       |                                                 | Transparency                                                                                                                          |                                                 |
|---------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| A                                                                                     | Building height (max)                           | A                                                                                                                                     | Ground story (min) 60%                          |
|                                                                                       | RMX, MX, IMX 3 stories/45'                      | B                                                                                                                                     | Upper story (min) 20%                           |
|                                                                                       | MX, IMX 4 stories/55'                           | C                                                                                                                                     | Blank wall area (max) 30'                       |
|                                                                                       | MX, IMX 5 stories/67'                           | The street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. |                                                 |
| Reduced height may be required when abutting a protected district (see Section 3.7.J) |                                                 | <b>Pedestrian Access</b>                                                                                                              |                                                 |
| B                                                                                     | Building height (min) 2 stories                 | D                                                                                                                                     | Entrance facing primary street Required         |
| <b>Story Height</b>                                                                   |                                                 | E                                                                                                                                     | Entrance spacing along primary street (max) 75' |
| C                                                                                     | Ground floor elevation 0'                       | <b>Permitted Building Elements</b>                                                                                                    |                                                 |
| D                                                                                     | Ground story height, floor to ceiling (min) 13' | Porch                                                                                                                                 | No                                              |
| E                                                                                     | Upper story height, floor to ceiling (min) 9'   | Stoop                                                                                                                                 | No                                              |
|                                                                                       |                                                 | Balcony                                                                                                                               | Yes                                             |
|                                                                                       |                                                 | Gallery                                                                                                                               | Yes                                             |
|                                                                                       |                                                 | Awning/Canopy                                                                                                                         | Yes                                             |
|                                                                                       |                                                 | Forecourt                                                                                                                             | Yes                                             |

- What we have currently
- Designed for use in dense urban environments
- Very specific design guidelines with little to no room for flexibility
- Areas which utilize a form base codes implement it throughout entire community to create cohesive design/character
- Utilizing a form-based code only within mixed-use districts creates significant challenges for both developers and staff



# Form Based Mixed-Use

- **National Examples of Form Based Code:**
  - **City of Buffalo, NY:** Full Code
  - **Town of Fort Myers, FL:** Full Code
  - **City of Flagstaff, AZ:** Full Code
  - **City of Las Vegas, NV:** Full Code
  - **City of Miami, FL:** Full Code
- **SC jurisdictions using Form Based Code:**
  - **Beaufort County - Multi-jurisdictional:** Full Code
  - **City of Columbia:** Form Based Code within certain Planned Development Districts
  - **Town of Hilton Head:** Form Based Code within certain Planned Development Districts



# Planned Development Districts

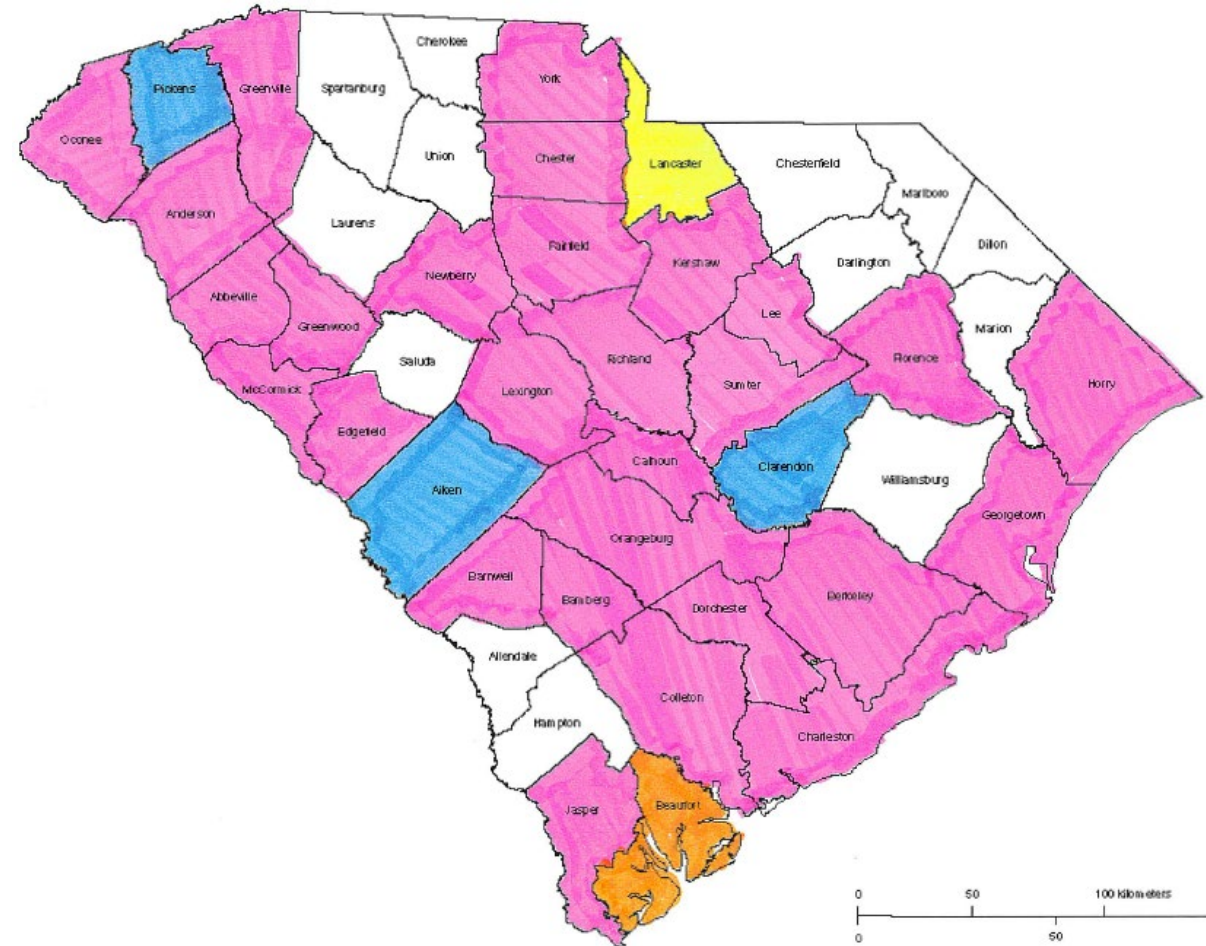


- Much more common in South Carolina
- Specifically allowed by SC Code § 6-29-740
- Designed to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments and preserve natural and scenic features of open spaces
- Planned development districts may provide for variations from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to accommodate flexibility.
- Can be crafted to specific standards set by jurisdiction



# Planned Development Districts

- The majority of South Carolina Counties utilize versions of Planned Development Districts
- Sometimes known as PD, PDD, or PUD
- PDDs are required to have both a residential and commercial component
- The local jurisdiction is given the ability to craft specific language guiding development of PDDs (Size, percentage of commercial to residential, etc.)
- High degree of involvement/ input from Staff, Planning Commission, and Council



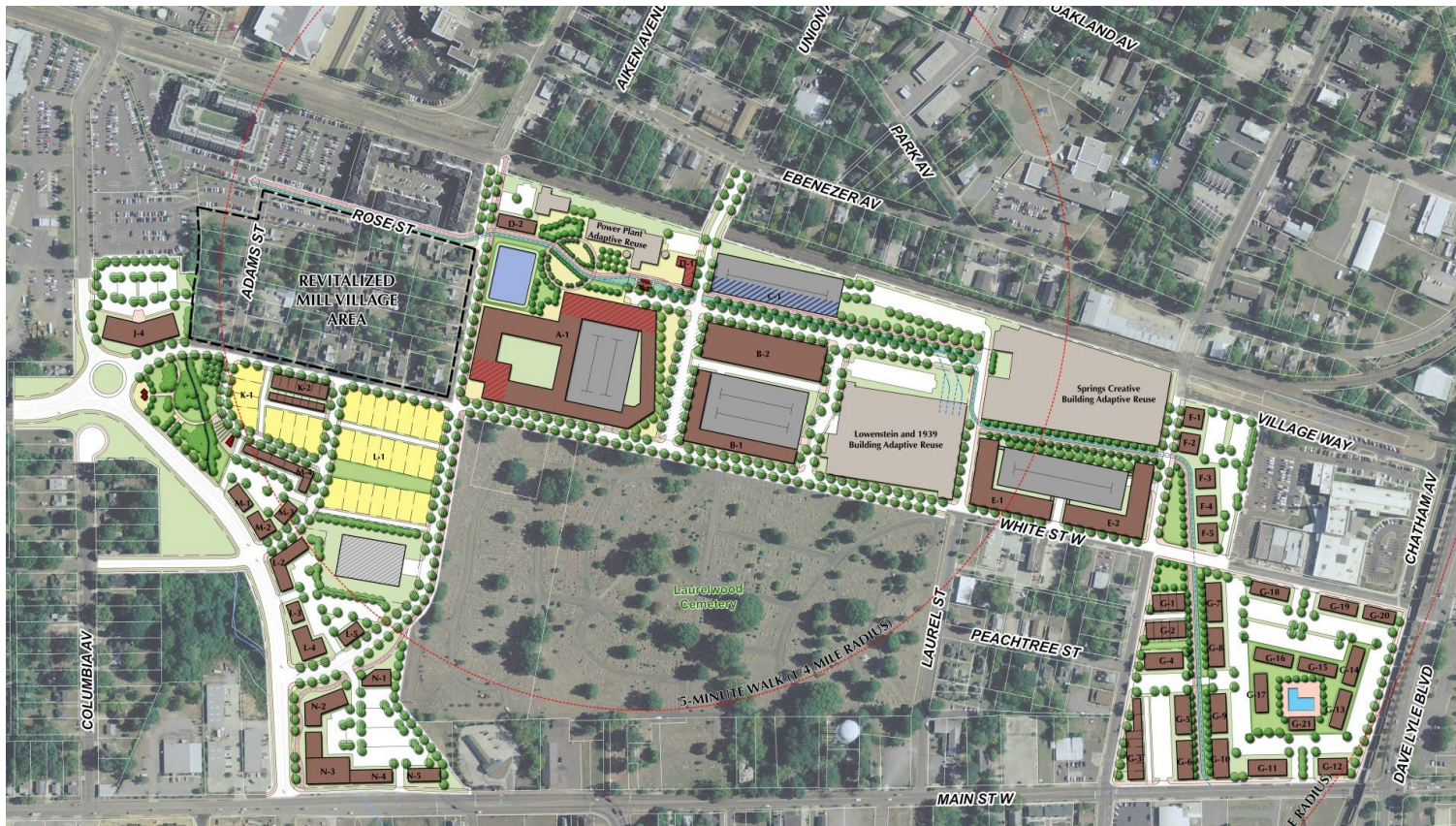
# Flexible/ Master Plan Districts



- Similar to PDDs
- Would be site specific
- Would allow flexibility to only certain standards
- Simplified version of the Flex Ordinance reviewed by County Council in 2022
- High degree of involvement/ input from Staff, Planning Commission, and Council



# Flexible/ Master Plan Districts



- Utilized by 3 counties in SC
- Regularly used by the City of Rock Hill
- Would likely be broken into 3 Zoning Districts
  - Flex Mixed Use
  - Flex Residential
  - Flex Commercial

