



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

VACANT, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
CHAIR: MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: MARA MATA

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

**March 5, 2026 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:03 p.m.

1. Roll Call:

Commissioner's Present:

T. Yokima Cureton, District 2
Judianna Tinklenberg, Dist. 4
Sheila Hinson, Dist. 6

Lynette Hinson, District 3
Michelle Richards, Dist. 5
Frances Liu, Dist. 7

T. Yokima Cureton was present via phone call.

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician
Tracy Rabon, Procurement Director

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Admin Assistant

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

2. New Business

a. RZ-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Staff Presentation: Jennifer Bryan

Discussion:

- Years of residency

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

Staff Presentation: Dr. Kirsten Willis

Discussion:

- Purpose of rezoning
- Economic Development's role with project
- Number of businesses on property
- No site plan review has been done as it is not required in this stage
- Concerns over lack of information and the possible intentions of the developer
- Economic Development will likely announce name at 2nd reading
- Commissioners requested more information from Economic Development
- Front of site is 5-8 feet higher than road
- Uses allowed in RB
- Adjacent property zoning
- Traffic accidents within proposed area
- Proposed streetlights in TIA belonging to projects nearby
- TIA will be needed in further steps

c. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) to create a 12-parcel commercial subdivision.

Staff Presentation: Matthew Blaszyck

Discussion:

- No current uses decided on
- This project has an infrastructure plan, conceptual landscape plan, and they are working on submitting a conceptual lighting plan

Item SD-2024-1114 tabled at 5:21 PM while preliminary site plan was printed for hand-outs, please see in attachments

Item SD-2024-1114 brought back for discussion at 5:41 PM

- Near Project Magic
- Access roads and stub-out

Discussion on item SD-2024-1114 Continued:

- Stub-out to adjacent property
- TIA
- Commissioners requested a comparison of projects nearby on one page
- Dogwood Acres
- Hotel 521

3. Other:

a. Discussion of RFP Applicants for County Impact Fee Study

- April Williams explained that the normal review process was changed to add the Commissioners in, however, Procurement was unaware and continued the process as normal, which does not allow external review. The proposals were graded internally, and she explained the two options moving forward:
 1. Allow procurement to award the RFP based on the internal review and allow the study to begin immediately
 2. Schedule and Executive Session at the March 17th Planning Commission meeting for the Commissioner's to review the RFP's and decide
- Concern over reviewing in Executive Session
- Commissioners would have had to review in Executive Session either way, due to not having access to review system
- Commissioner Liu stated, for the record, "...It sounds to me like Dennis wanted us to be included in this along the way, rather than, at the last moment, "here you go, pick one." And if that's the way it is, I-my feeling right now is, I don't want any part of it."
- April Williams replied that the Commission is being included, and the process would not have changed. This review must be done in Executive Session.
- Tracy Rabon, Procurement Director, explained that external review is against state and county code, and internal reviewers would grade proposals or continue to interviews, but a decision was made to include the Commission.
- Possibility of signing a confidentiality agreement for reviewing outside of Executive Session
- Timeframe in Executive Session
- It is conflict of interest for reviewers to grade the proposals and vote to approve the applicant
- Commission will review the grades and vote on applicants in Executive Session
- Full review process of proposal
- Timeline for RFP study is included in the proposals

4. Adjourn

Chairman Richards motioned to adjourn.

Meeting was adjourned at 6:01 PM

Attachment:

Reference Guide for Planning
Commission Members

Quick Reference Guide

2026



Commonly Used District Standards

DISTRICT	DENSITY	SETBACKS	OSP/PARK SPACE	LOT WIDTH
AR / RR / RN	1.0/acre	f:40' / s:20' / r:25'	---	130'
LDR	1.5/acre	f:40' / s:20' / r:25'	10% / 5%	90' W&S / 130' Septic
MDR	2.5/acre	f:30' / s:10' / r:25'	20% / 5%	70' W&S / 130' Septic
NB	---	f:25' / s:10' / r:10'	---	100'
GB / RB	---	f:50' / s:15' / r:15'	---	100'

Overlay District Standards

HIGHWAY CORRIDOR (HCO)	
Location	Hwy. 521 (North of Hwy. 75) / Hwy. 160
Exemptions	Single-Family Residential
Setback	50' front setback
Buffer	25' landscape buffer
Hierarchy	1. DA/PDD 2. Overlay 3. UDO

Commission Items

RECOMMENDATION / DECISION ITEMS	
New Road Names	Decision
Preliminary Plats	Decision
Rezoning	Recommendation
Conditional Use	Recommendation
Text/Comp Plan Amendments	Recommendation

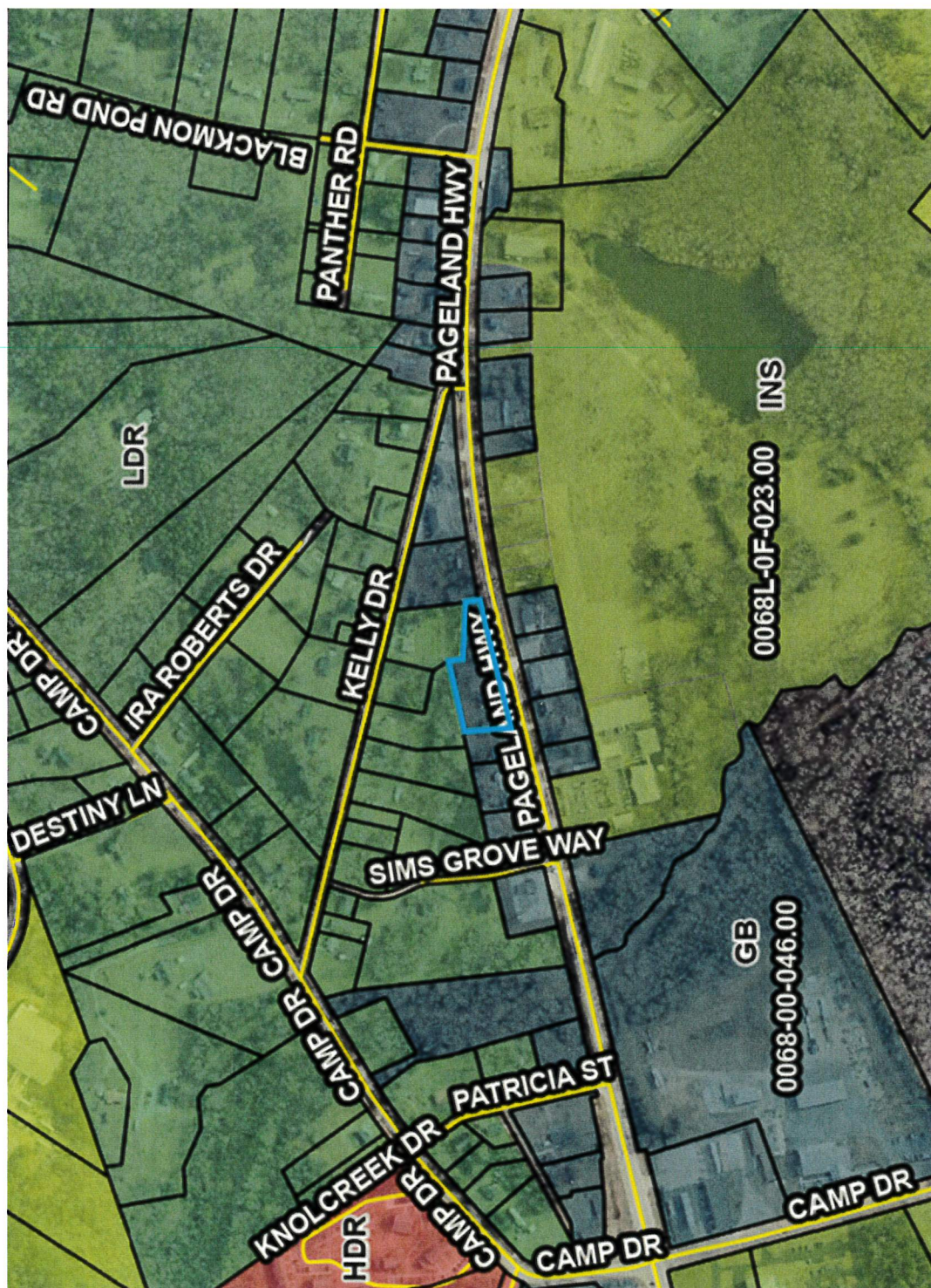
Traffic Impact Analysis

Peak Hour Trips	50 Trips
Payment	Developer is responsible
Reviewer	County Engineer / SCDOT
Timeline	Prior to Civil Plan Approval

Land Use	50 Peak Hour Trips
Single Family Home - Detached	45 units
Apartment	75 units
Condominiums / Townhomes	95 units
Mobile Home Park	85 units
Shopping Center - Gross Leasable Area	3,000 sq. ft.
Fast Food Restaurant w/ Drive Thru	1,500 sq. ft.
Gas Station w/ Convenience Store	4 fueling positions
Banks w/ Drive In	1,000 sq. ft.
General Office	33,500 sq. ft.
Medical / Dental Office	14,500 sq. ft.
Research & Development	35,500 sq. ft.
Light Industrial / Warehousing	92,500 sq. ft.
Manufacturing Plant	72,000 sq. ft.

Attachment:

Use Chart and Map for RZ-2025-2735
Roberts



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

USE TYPES	RURAL						TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF		
A. RESIDENTIAL																								
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																								
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																								
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

Lancaster County Unified Development Ordinance – Use Table

USE TYPES		RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
C. OFFICE/SERVICES (CONTINUED)		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services		-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	5.4.6
Personal Services, Restricted		-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-
Post Office		-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	-
Professional Services		-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	-
Small Equipment Repair/Rental		-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	-
Veterinary Clinic		-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store		-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	-
Amusements, Indoor		-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	-
Amusements, Outdoor		-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub		-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall		-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Brewery		-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	-
Distillery		-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-
Food Truck		-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial		-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club		-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-
Outside Sales		-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales		-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops		-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack		-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant		-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables		P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Sexually Oriented Business/Adult Entertainment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor		-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor		SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance		-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	-
Theater, Outdoor (Amphitheater)		PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

USE TYPES	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining – Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining – Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15

I. AGRICULTURE																						
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	P	-
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	-
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

Lancaster County Unified Development Ordinance – Use Table

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

USE TYPES	RURAL										TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF						
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-		-	-	-	-	-	-	-							
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR							
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-							
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P							
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-	-	-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

USE COMPARISON KEY:

LDR Uses	
GB Uses	
Both LDR & GB	

Attachment:

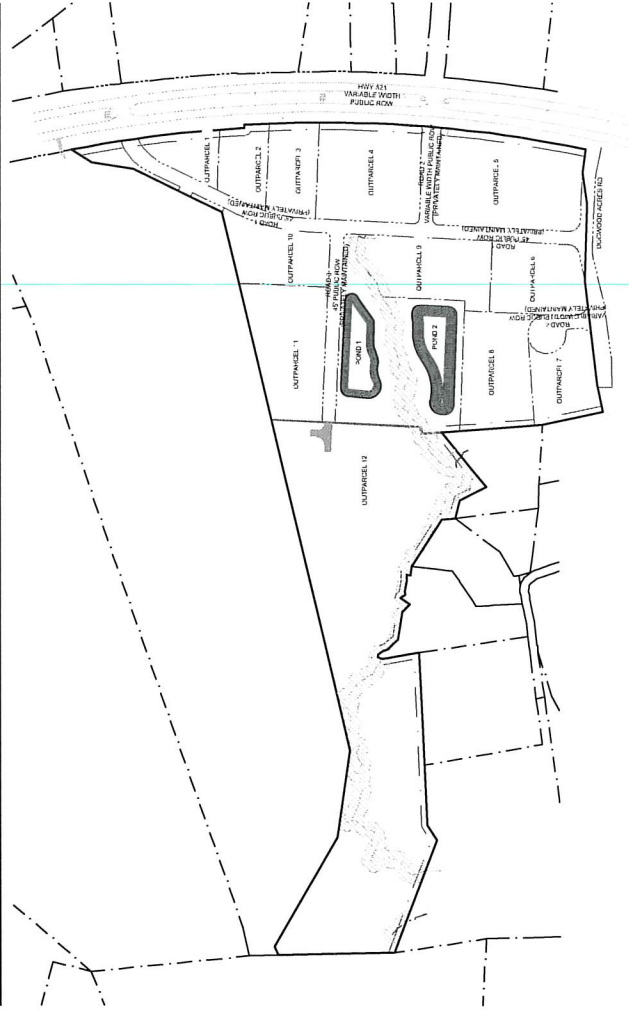
SD-2024-1114 The Pointe Preliminary
Plat

THE POINTE MASTER INFRASTRUCTURE

LANCASTER COUNTY, SOUTH CAROLINA

TMS# 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01,
0008-00-074.00, 0008-00-074.01, 0008-00-074.02, 0008-00-077.00

SITE OVERVIEW



Sheet Number	Sheet Title
001	THE POINTE-MASTER INFRASTRUCTURE
002	THE POINTE-MASTER INFRASTRUCTURE
003	THE POINTE-MASTER INFRASTRUCTURE
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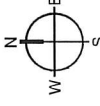
PROJECT CONTACTS

DESIGNER:
POINT SC, LLC
1028 PAXTON RUN ROAD
CHARLOTTE, NC 28277
CONTACT: BRIAN M. ROLLAR
EMAIL: BROLLAR@PROJ-A-INC.COM

OWNER:
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CHARLOTTE, NC 28211
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EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

UTILITY CONTACTS:
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CONTACT: JAMES HAWTHORNE
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LANDSCAPE ARCHITECT:
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811
Know what's below.
Call before you dig.

SITE LOCATION MAP

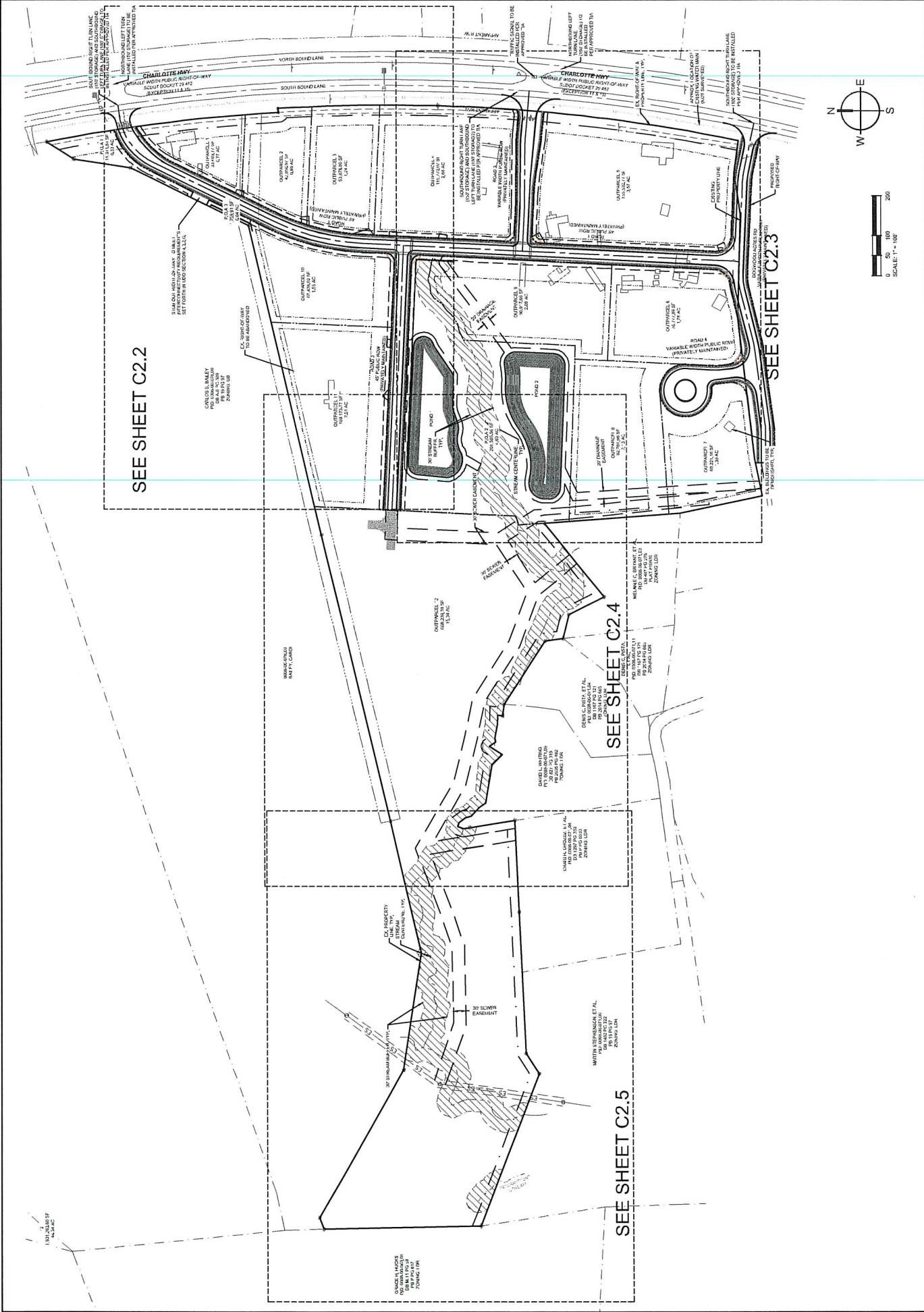


PROJECT DESCRIPTION

POINT SC, LLC IS PROPOSING TO DEVELOP THE POINTE-MASTER INFRASTRUCTURE INTO A 44-ACRE, 12 PARCEL SUBDIVISION FOR COMMERCIAL USE IN LANCASTER COUNTY, SC.

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE FOR DATA. BOUNDARY, TOPOG, AND UTILITY SURVEY IS UNDERWAY AND WILL BE PROVIDED PRIOR TO PRELIMINARY PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND OBTAINING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING UTILITY SHOWN ARE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.



PER SCHED REQUIREMENTS, NET POUNDS ARE DESIGNED TO CATCH THE FIRST 25% OF RAINFALL FROM THE EVENT ACCORDING TO THE POND AND RELEASE THE REST AT A 2-HOUR PERIOD.

PRELIMINARY WATER QUALITY CALCULATIONS:

POND 1
CONTRIBUTING WATERSHED AREA: 9.46 AC. X 0.5" = 0.39 AC.FT

POND 2
CONTRIBUTING WATERSHED AREA: 15.80 AC. X 0.5" = 0.66 AC.FT

PANEL CAPSULE TYPE											
Case	Length	Area	Vol	Displacement	Dist. ang.	Case	Length	Area	Vol	Displacement	Dist. ang.
C001	12.67	34.38	62.114	541.7772	36.3	C002	12.67	34.38	62.114	541.7772	36.3
C003	12.67	34.38	62.114	541.7772	36.3	C004	12.67	34.38	62.114	541.7772	36.3
C005	12.67	34.38	62.114	541.7772	36.3	C006	12.67	34.38	62.114	541.7772	36.3
C007	12.67	34.38	62.114	541.7772	36.3	C008	12.67	34.38	62.114	541.7772	36.3
C009	12.67	34.38	62.114	541.7772	36.3	C010	12.67	34.38	62.114	541.7772	36.3
C011	12.67	34.38	62.114	541.7772	36.3	C012	12.67	34.38	62.114	541.7772	36.3
C013	12.67	34.38	62.114	541.7772	36.3	C014	12.67	34.38	62.114	541.7772	36.3
C015	12.67	34.38	62.114	541.7772	36.3	C016	12.67	34.38	62.114	541.7772	36.3
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C019	12.67	34.38	62.114	541.7772	36.3	C020	12.67	34.38	62.114	541.7772	36.3
C021	12.67	34.38	62.114	541.7772	36.3	C022	12.67	34.38	62.114	541.7772	36.3
C023	12.67	34.38	62.114	541.7772	36.3	C024	12.67	34.38	62.114	541.7772	36.3
C025	12.67	34.38	62.114	541.7772	36.3	C026	12.67	34.38	62.114	541.7772	36.3
C027	12.67	34.38	62.114	541.7772	36.3	C028	12.67	34.38	62.114	541.7772	36.3
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C035	12.67	34.38	62.114	541.7772	36.3	C036	12.67	34.38	62.114	541.7772	36.3
C037	12.67	34.38	62.114	541.7772	36.3	C038	12.67	34.38	62.114	541.7772	36.3
C039	12.67	34.38	62.114	541.7772	36.3	C040	12.67	34.38	62.114	541.7772	36.3
C041	12.67	34.38	62.114	541.7772	36.3	C042	12.67	34.38	62.114	541.7772	36.3
C043	12.67	34.38	62.114	541.7772	36.3	C044	12.67	34.38	62.114	541.7772	36.3
C045	12.67	34.38	62.114	541.7772	36.3	C046	12.67	34.38	62.114	541.7772	36.3
C047	12.67	34.38	62.114	541.7772	36.3	C048	12.67	34.38	62.114	541.7772	36.3
C049	12.67	34.38	62.114	541.7772	36.3	C050	12.67	34.38	62.114	541.7772	36.3
C051	12.67	34.38	62.114	541.7772	36.3	C052	12.67	34.38	62.114	541.7772	36.3
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C175	12.67	34.38	62.114	541.7772	36.3	C176	12.67	34.38	62.114	541.7772	36.3
C177	12.67	34.38	62.114	541.7772	36.3	C178	12.67	34.38	62.114	541.7772	36.3
C179	12.67	34.38	62.114	541.7772	36.3	C180	12.67	34.38	62.114	541.7772	36.3
C181	12.67	34.38	62.114	541.7772	36.3	C182	12.67	34.38	62.114	541.7772	36.3
C183	12.67	34.38	62.114	541.7772	36.3	C184	12.67	34.38	62.114	541.7772	36.3
C185	12.67	34.38	62.114	541.7772	36.3	C186	12.67	34.38	62.114	541.7772	36.3
C187	12.67	34.38	62.114	541.7772	36.3	C188	12.67	34.38	62.114	541.7772	36.3
C189	12.67	34.38	62.114	541.7772	36.3	C190	12.67	34.38	62.114	541.7772	36.3
C191	12.67	34.38	62.114	541.7772	36.3	C192	12.67	34.38	62.114	541.7772	36.3
C193	12.67	34.38	62.114	541.7772	36.3	C194	12.67	34.38	62.114	541.7772	36.3
C195	12.67	34.38	62.114	541.7772	36.						

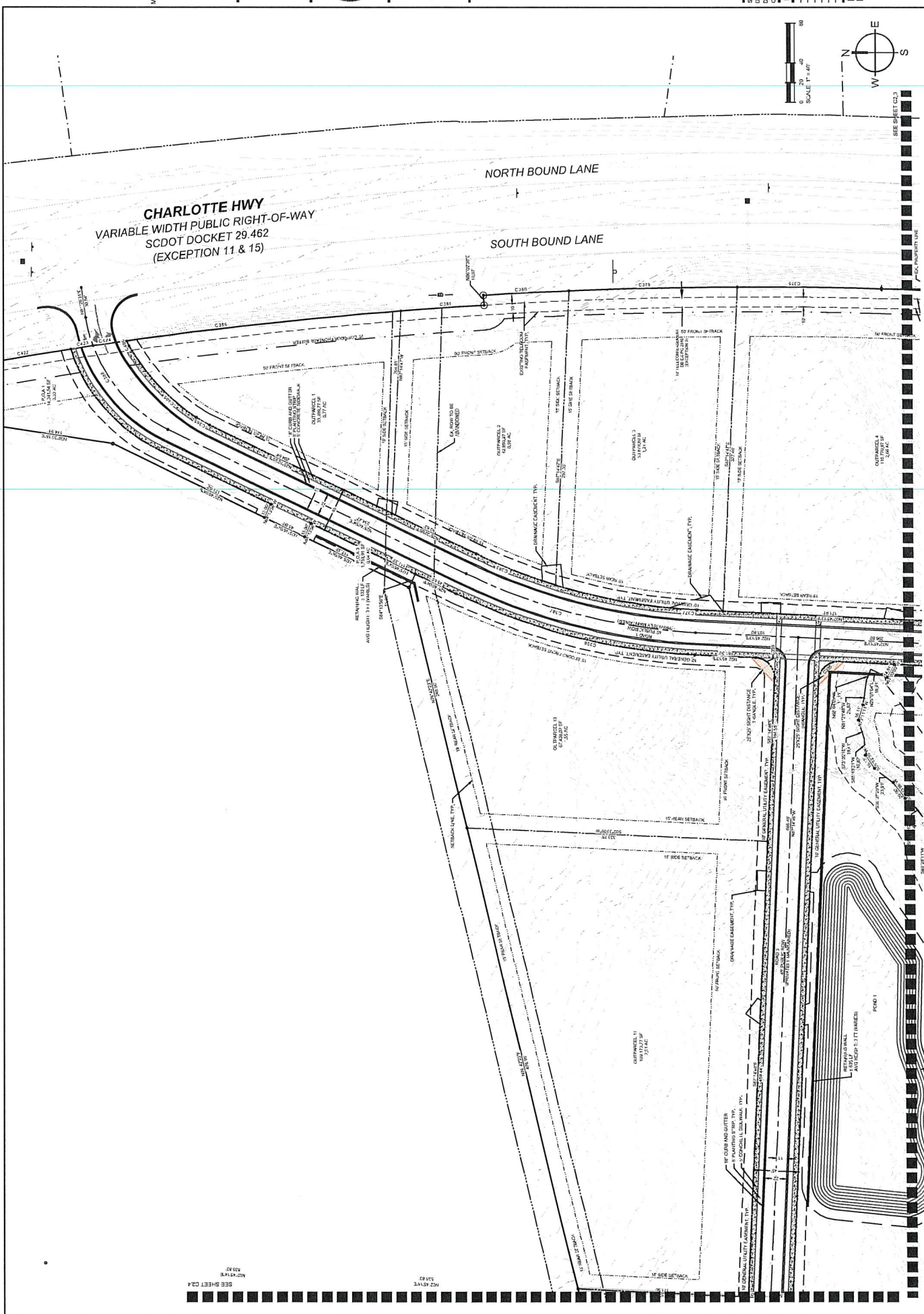
THE POINTE ACRESAGE CHART	
OUTPARCEL 1 AREA (AC)	0.577
OUTPARCEL 2 AREA (AC)	0.98
OUTPARCEL 3 AREA (AC)	1.25
OUTPARCEL 4 AREA (AC)	2.68
OUTPARCEL 5 AREA (AC)	3.57
OUTPARCEL 6 AREA (AC)	1.76
OUTPARCEL 7 AREA (AC)	1.76
OUTPARCEL 8 AREA (AC)	2.75
OUTPARCEL 9 AREA (AC)	2.89
OUTPARCEL 10 AREA (AC)	1.05
OUTPARCEL 11 AREA (AC)	2.51
OUTPARCEL 12 AREA (AC)	15.34
OUTPARCEL 13 AREA (AC)	36.88
TOTAL OUTPARCELS AREA (AC)	70.33
P.O.A. 1 AREA (AC)	0.33
P.O.A. 2 AREA (AC)	0.34
P.O.A. 3 AREA (AC)	0.34
TOTAL P.O.A. AREA (AC)	8.00
PR. RIGHT OF WAY AREA (AC)	3.23
R.O.W. TO BE DEDICATED (AC)	0.13
TOTAL AREA (AC)	44.34

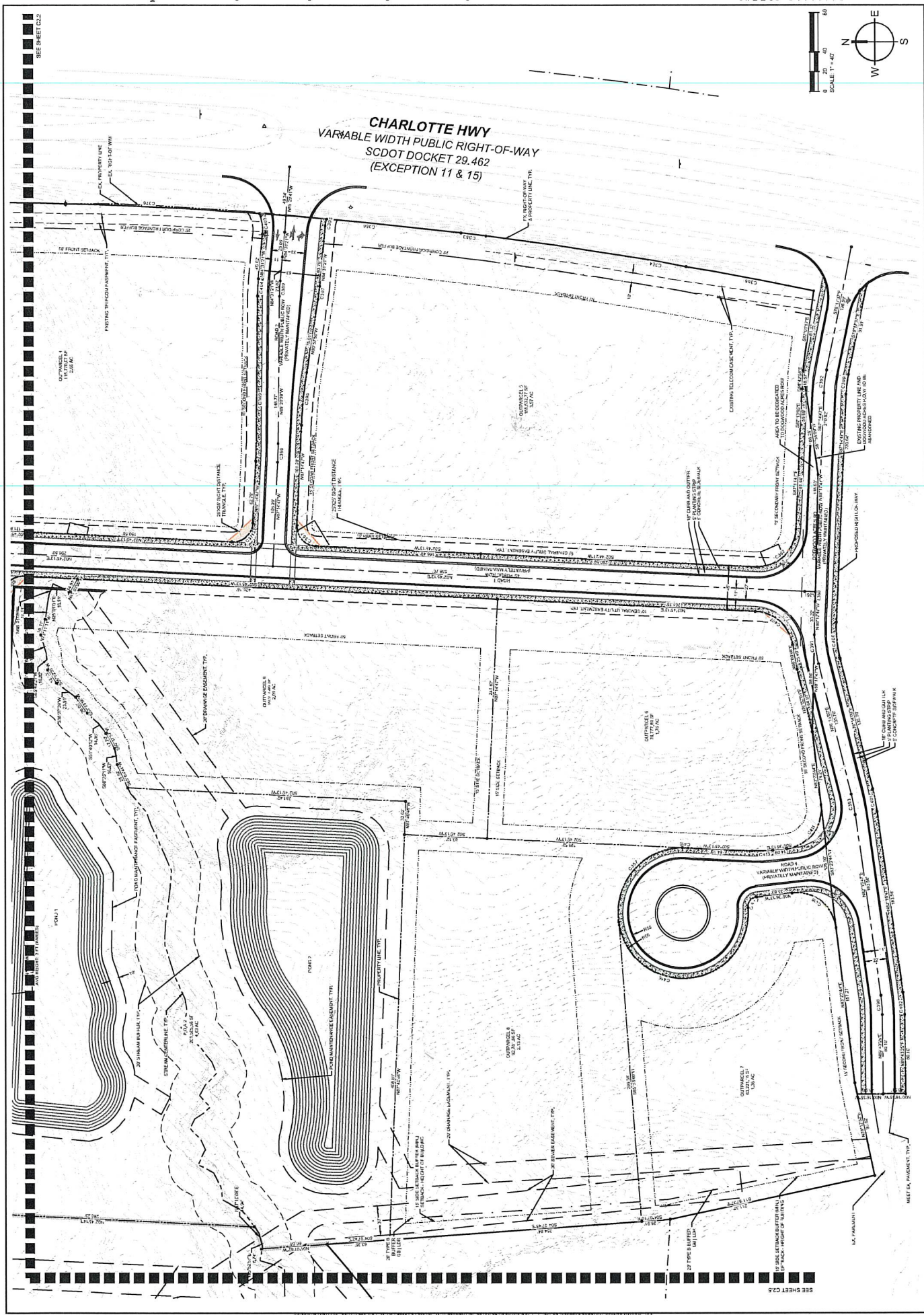
PER SCHED REQUIREMENTS, NET POUNDS ARE DESIGNED TO CATCH THE FIRST 25% OF RAINFALL FROM THE EVENT ACCORDING TO THE POND AND RELEASE THE REST AT A 2-HOUR PERIOD.

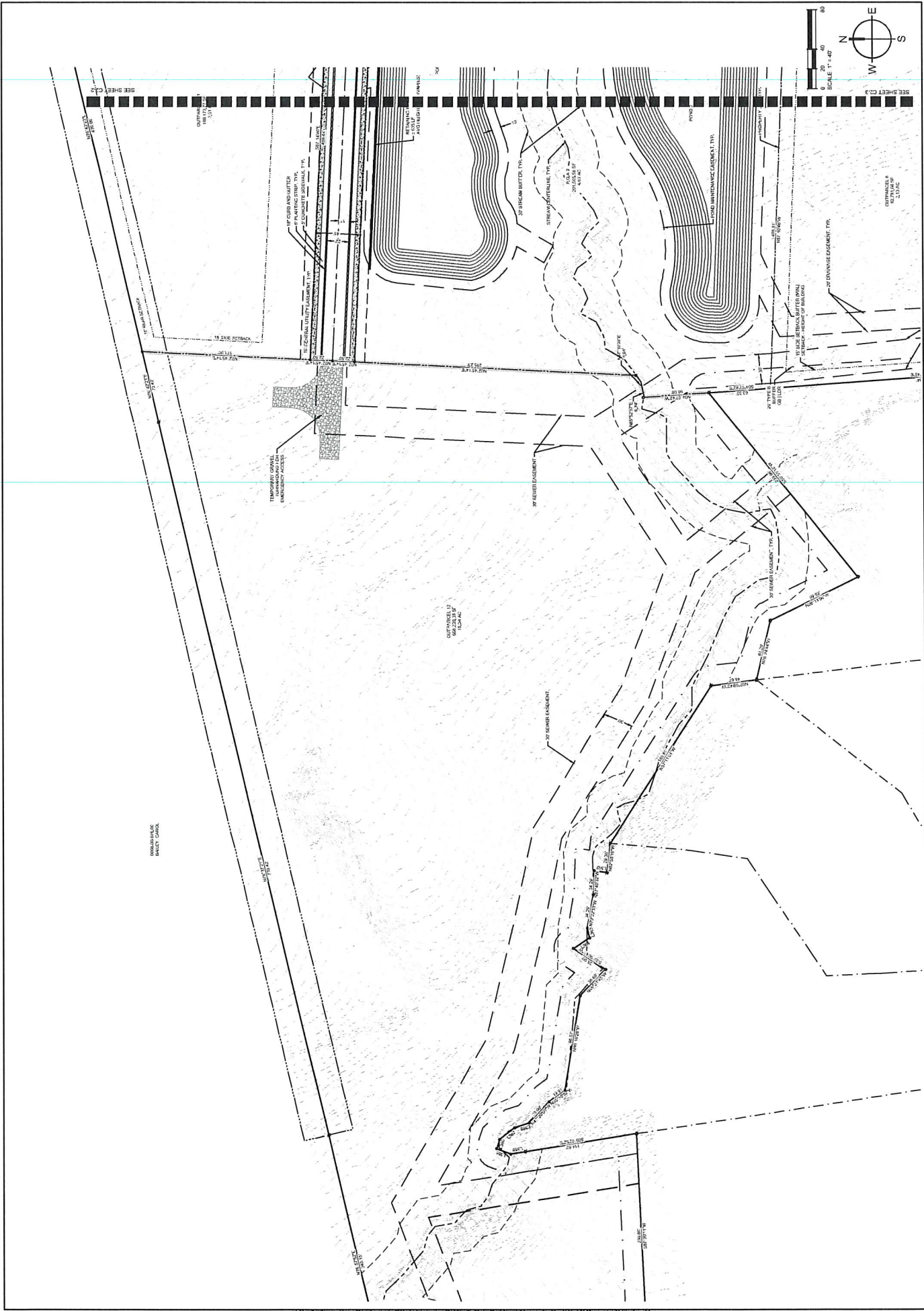
PRELIMINARY WATER QUALITY CALCULATIONS:

POND 1
CONTRIBUTING WATERSHED AREA: 9.46 AC. X 0.5" = 0.39 AC.FT

POND 2
CONTRIBUTING WATERSHED AREA: 15.80 AC. X 0.5" = 0.66 AC.FT









**THE POINTE-MASTER
 INFRASTRUCTURE**

POINT SC, LLC

SWP PROJECT 105
 DATE: 10/01/14
 DRAWN BY: M
 CHECKED BY: M
 REVISION HISTORY

NO.	DATE	DESCRIPTION

PRELIMINARY
 PLAN

C2.5

