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

County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

August 16, 2022	6:00 PM	101 North Main Street Lancaster, SC 29720

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

Planning Commission monthly meeting AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.org or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

4. **Approve Minutes**

   a. July 19, 2022 Regular Minutes

   b. August 4, 2022 Workshop Minutes

5. **Public Items**

   a. RZ-2022-0733 Century Communities aka Shiloh Woods

   Application by Century Communities and William Harper to rezone three parcels totaling approximately 19.93 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) from Low Density Residential (LDR) to Medium Density Residential (MDR).

   b. RZ-2022-1418 Elgin Fire Department

   Application by Elgin Volunteer Fire Department to rezone 0.285 acres located at 125 Tram Road (TM#0088P-0C-001.00) from Medium Density Residential (MDR) to Institutional (INS) to conform with other adjacent Elgin VFD properties.

c. RZ-2022-1428 Marilyn Thompson

Application by Marilyn Thompson to rezone approximately .7 acres located at 106 N. Floyd Street, Kershaw (TM#0156I-0P-010.00) from Commercial (B1) to Residential (R6) zoning district, with intent to market as residential lot.

6. New Business

a. Overview of next month's Agenda

b. Other

7. Adjourn

The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx

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

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

Meetings are live streamed and can be found by using the following link: https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: July 19, 2022 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 8/16/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
July 19, 2022 Regular Minutes	8/8/2022	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
July 19, 2022 6:00 p.m.

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

1. **ROLL CALL**: Quorum is present (Six Commissioners)

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson

No appointment has yet been made to fill District 5 seat.

Staff Present:

Rox Burhans
Ashley Davis
Matthew Blaszyk
Clerk: Jennifer Bryan

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by James Barnett; 2nd by Sheila Hinson.
Motion to Amend Agenda, bringing forward item **6.a: OFFICER ELECTIONS**
By James Barnett; 2nd by Sheila Hinson.
Vote on Amendment: 6:0. **Motion approved unanimously**.
Called vote of primary motion to approve agenda as amended: 6:0. **Motion approved unanimously**.

a. **Officer elections** moderated by John DuBose, County Attorney.

Nomination for Commission Chair:
B. Levine nominates CHARLES DEESE; 2nd by J. Barnett.
No other nominations.
Called Vote: 5:0. (Abstention by Charles Deese).
CHARLES DEESE is elected Chair for the year 2022-2023.

Nomination for Vice Chair:
B. Levine nominates JAMES BARNETT; 2nd by S. Hinson.
No other nominations.
Called Vote: 5:0. (Abstention by J. Barnett).
JAMES BARNETT is elected Vice-Chair for the year 2022-2023.

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

Chairman Deese opened the floor to comments from the public.

1. **Bob Beamer** (Resident of Black Horse Run):
   President of Black Horse Run Property Owner Association
   Has several concerns about proposed development Redstone II (Items 5b, 5c, 5d): increase in impervious surface area will create more problems with stormwater runoff, flooding is already a problem in Black Horse Run neighborhood; increased traffic because of new 350 apartments; 4-story buildings will tower over existing homes and create privacy issues; noise levels are already high and will be higher with new development; concerns over increased trespassing on horse trails by pedestrians and mountain bikes. He requests three changes to plan:
   - Reduce building height to 3 stories;
   - Increase buffers with trees and natural barriers;
   - Introduce fencing and signage to reduce trespassing.
   - Last two requests should be shared by Redstone II and Red Ventures as both contribute to the problems.

4. APPROVE MINUTES

a. June 21, 2022 Regular Minutes

Chairman Deese called for a motion to approve June 21, 2022 Regular Minutes as written. Motion to Approve by A. Patterson; 2nd by B. Levine.
Called vote: 5:0**. (**T. Neely abstained as absent on 6/21/2022**.) Motion approved**.

b. July 7, 2022 Workshop Minutes

Chairman Deese called for a motion to approve July 7, 2022 Workshop Minutes as written. Motion to Approve by J. Barnett; 2nd by T. Neely.
Called vote: 6:0. **Motion is approved unanimously**.

5. PUBLIC ITEMS

a. RZ-2022-0672 Purser

Application by Nathaniel B. Purser to rezone 1-acre parcel at 7984 Taxahaw Road (TM# 0093-00-004.04) from Rural Business (RUB) to Agricultural Residential (AR) zoning district, for the purpose of converting a former commercial building into a residence. (Previously heard at meeting of 6/2/2022; new hearing with mailed and published notice on advice of Counsel.)

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. Property is currently under code violation because of unpermitted renovations, but Zoning supports the rezoning as it will allow the violations to be resolved. Staff Recommendations: Approval.

Questions to staff: None.

Comment from applicant(s): Applicant present, available for questions, but no other comment.

Questions from Commissioners: None

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

1. **Stacy Faile** (adjacent resident Taxahaw Road):
   Opposes rezoning because owner did not follow regulations for permitting and inspections of renovations to convert property to residence. Mr. Faile is currently under zoning violation, and he feels that the applicant should be subject to the same restrictions he is under.
2. **Donald Faile** (adjacent resident Taxahaw Road) Opposes rezoning. He is a former owner of the property; he sold it with the understanding that it would be maintained as a commercial property for Mr. Purser's HVAC business. He initially saw HVAC supplies outside; but then those disappeared and renovations commenced. He believes he was misled by applicant.
3. **Nathaniel Purser** (Applicant response):
   He bought property with intention of housing his business there; worked on it extensively with his father. After his father's death his plans changed, and financial constraints made residential use more viable for selling the property.

Chairman Deese closed Public hearing and called for a motion on item RZ-2022-0672. Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion:
B. Levine asked for clarification on any new issues since previous hearing; A. Davis noted that the hearing was due to an excess of caution regarding statutory notice provisions, and no change to facts of case.
A.Patterson recognized the neighbors concerns, but the surrounding properties are residential and he does not see any reason to deny since it will conform to the neighborhood. The Code violations have other means of resolution.

Called vote:

Alan Patterson: For	Ben Levine: For	Tamecca Neely: For
Sheila Hinson: For	James Barnett: Against	Charles Deese: Against

Vote tally: 4:2. **Motion is approved**.
The item will go to County Council for consideration, and applicant will be notified of time and date.

b. RZ-2021-1650 Redstone II

Application by Redstone Investors, LLC to rezone approximately 25.79 acres from Regional Business (RB) District to Mixed Use (MX) District (TM # 0008-00-015.00, 0005-00-0106.05, 0005-00-0106.06 and 0005-00-0106.04). Proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square feet of commercial development.

Staff Presentation: Rox Burhans, Development Services Director, presented the application consistent with the staff report. Presentation for rezoning, Master Plan and Development Agreement was made conjointly. **[See attached powerpoint Redstone II Staff presentation – 19 slides]**

Staff Recommendation for rezoning: Approval

Questions to staff (general to all three components of application):

B. Levine asked regarding rezoning: are the design elevations conceptual or are the design elements locked in e.g. materials. R. Burhans replied that materials are dictated by requirements of the UDO, but there may be some variation from the artistic rendering when construction plans are finalized.

B. Levine: if Commission requested a pedestrian crossing, would that have to be shown on the Master Plan before approval? R. Burhans: because there is no hard intersection, we would defer to engineers to the particulars of the type of crossing, but it can be addressed as a condition on the Master Plan.

B. Levine: the County is paying for the culvert upgrades in Black Horse Run even though they are state roads. Wants assurance that the impact of the new plan will not overwhelm the improvements in process. R. Burhans introduced Stephen Blackwelder to address these concerns.

> **Stephen Blackwelder** (County Stormwater/Engineering): Applicant has satisfied the County's request for study on the entire basin and impact of development. They have been satisfied with the applicant's responsiveness to comments in the TRC review, and are confident that remaining concerns can be addressed through the civil construction approval process.

S. Hinson: regarding Mr. Beamer's requests, can the applicant respond to the requests? Chairman called upon applicant(s) to speak.

Comment from applicant(s): (general to all three components of application)
[**see attached powerpoint presentation Redstone Phase II**]
Mike Bilodeau (Redstone Investors); **Jason McArthur** (Mission Properties Real Estate Development); **Kimberly Seddon** (Civil Engineer, Land Design)

- **Mike Bilodeau:** original project changed when new UDO was instituted in 2016, Redstone I was developed before MX provisions. Phase II could only proceed after Pleasant Valley was acquired and Highway 160 was extended. The building on the northern edge of Phase I is currently empty, because it presently fronts on empty space, in what will be the center of the complex once Phase II is implemented. The residential portion of Phase II is crucial to the success of the entire site. The detention pond, buffers, and infrastructure was built for both phases in advance. The new development should not have a negative impact because the revised plan is less intensive than what was originally planned for.

- **Jason McArthur**: Traffic will be less intensive than the original commercial plan. The 4-storey design is limited to a few buildings, but allows the number of residents to support the retail component. The architecture is carefully designed to allow urban look and economic viability. Comparable to The Courts at Redstone. We do not believe they will tower over the treeline. We will be making significant streetscape plantings to soften the streetscape. Applicant is absolutely open to developing signage and fencing to accommodate the concerns of neighbors.

- **Mike Bilodeau** : the new design also eliminates the line of sight to rear of big-box retail that would have been unpleasant for neighborhood residents.

Questions from Commissioners:
B. Levine: a crosswalk at Opportunity Drive is really needed and would be greatly appreciated. **Mike Bilodeau** confirmed that developer will create a crosswalk for residents to access Redstone I. Regarding buffer areas, there will be no change or infringement on buffer areas between Redstone and Black Horse Run.
Kimberly Seddon: All of the green space in that area is not amenitized, it is natural growth.

Public Hearing: (See attachments: Sign-in Sheets): None signed in regarding Rezoning.

Chairman Deese closed Public hearing and called for a motion on item RZ-2021-1650.
Motion to Approve Rezoning by B. Levine; 2nd by J. Barnett.

Discussion:
B. Levine commented that he has witnessed several apartment developments that met with initial resistance but have worked out very well, and come with amenities that the community needs; this is an appropriated area for a mixed-use development.
J. Barnett commented that this is a quality product and appropriate for the area, and the area has already been graded and drainage developed.

T. Neely thanked staff for their work on proactively answering questions; she thinks it is a well-designed product.
S. Hinson asked Mr. Beamer if his questions had been answered; he indicated that he felt that both staff and applicants were being responsive to the community's concern. Hinson thanked him for his input.

[Discussion with Commissioners and Mr. DuBose ensued, whether rezoning vote required inclusion of staff conditions. Concluded that conditions were not necessary for the rezoning vote. Only findings of fact apply to rezoning.]

Discussion continued:
A. Patterson thanked citizens for their input, and **C. Deese** concurred.

Called vote: 6:0. **Motion is approved unanimously**.
The item will go to County Council for consideration, and applicants will be notified of time and date.

c. MX-2021-1650 Redstone II

Application by Redstone Investors, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square feet of commercial development.

Staff Presentation: Rox Burhans, Development Services Director, presented the application consistent with the staff report.
Staff Recommendations: Conditional Approval: 1) Resolving TRC Comments; 2) Stormwater study for downstream impact; 3) Finalization of Architectural and Landscaping design elements in accordance with UDO requirements.

Questions to staff: one additional.
Comment from applicant(s): None additional.

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

1. **Meta Smith** (Black Horse Run resident):
   BHR is a unique development; every lot borders on a horse trail. She has been a resident since 1972. She is not opposed to development; Red Ventures has been a judicious and responsive neighbor, for example in restricting fireworks because of how they affect horses. She opposes the 4-storey building next to horse trails, and increased pavement will create more flooding problems. Please relocate the 4-storey building, or create a hundred-foot buffer.

2. **Maureen Johnson** (resident of Hwy 160): She spends a lot of time at Black Horse Run. This plan screams of Agenda 21, they want to put people in little boxes. She is a transplant from Los Angeles, you can't get out of your driveway. Anyone who tries to tell her that this plan won't affect traffic has never been out there during rush hour. Agenda 21 builds huge buildings with no parking and ruins neighborhoods. That 4-storey building looks like a Brooklyn tenement.

3. **Diane Stella** (Black Horse Run resident): She has paid $9,000 this year alone to deal with flooding on her property, and will have to pay more to address issues in the back. The Redstone retaining ponds didn't work, and nobody has fixed it, both exits to the neighborhood get flooded. Red Ventures also denies it is their problem. Removing trees and increasing paved areas will inevitable lead to more drainage problems. There are also ongoing problems with noise and with people throwing trash and bottles onto BHR property.

Comments from Applicant:

- **Mike Bilodeau**: We responded immediately in 2016 when reports came in of flooding problems. There was no silt runoff coming from the retention ponds. The problems in the neighborhood are due to the culverts from 1972 being inadequate. Other residents said there have been flooding problems that predate Redstone. The current work on culverts should address many of the issues.
- **Kimberly Seddon**: we will continue to address any issues that come up, and as part of the plan have committed to work with Stormwater Engineering and will sponsor the study for the whole basin, not just the area affecting Redstone and Black Horse Run, so that improvements will meet overall needs.
- **Mike Bilodeau**: initial study done in 2016 showed that the watershed basin covered 210 acres, and Redstone comprises less than 25% of that area; Redstone Phase II only 6%.
- **Kimberly Seddon**: We do have the ability to add more berms, fencing and natural screening; there is a substantial stream buffer required.

Comments from Commissioners:

B. Levine noted the drainage problem is complex and needs to be addressed more widely than just Redstone's plan, but that it will have an impact. The culvert work by the County should address much of the problem. He appreciates that the applicant is committed to working with County Engineering, and implementing measures to help address concerns over the height of the buildings.

A. Patterson commented that whatever the cause, stormwater drainage and flooding is a problem downstream, and it would be naïve to think that the proposed plan won't have an effect; it will require working together to fix it. Regarding the problem of trespassing, he would like to see more robust measures on the Master Plan to protect the residents, more than just signage.

Mike Bilodeau: regarding drainage, they have already conferred with a civil engineer who happens to live in Black Horse Run, and he suggested reducing the diameter of the pond outflow to slow the rate of drainage, and they have already completed this modification. Also, in response to concerns they agreed to expand Phase II retention pond to capacity for 25-year event, even before regulation required it.

Alan Patterson commented that a study helps but that alone does not fix the problem.

Kimberly Seddon: It is a complex problem, that is why we are committing to the study, to identify what else we can do to fix the issues.

Chairman Deese closed Public hearing and called for a motion on item MX-2021-1650.
Motion to Approve with Staff Conditions (from p. 123 of Agenda package)
by B. Levine; 2nd by J. Barnett.
Amended Motion to include pedestrian crossing on Opportunity Drive by B. Levine; 2nd by S. Hinson.
Mike Bilodeau noted that as it is not a state road it will not need SCDOT approval for crosswalk.

Discussion: None.

Vote on amendment/added condition: 6:0 **Amendment is approved unanimously.**
Called vote on primary Motion to Approve (as Amended) with Staff Conditions:
Alan Patterson: Against Ben Levine: For Tamecca Neely: For
Sheila Hinson: For James Barnett: For Charles Deese: For

Vote tally: 5:1. **Motion is approved**.
.
Master Plan will go to County Council for consideration, and applicants will be notified of time and date.

d. DA-2021-1650 Redstone II

[See attachment **Article IV** draft DA update (2 pp.)]
Application by Redstone Investors, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square foot of commercial development.

Staff Presentation Rox Burhans, Development Services Director, presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff:
J. Barnett is concerned that Commission does not get involved in the details of the Development Agreements, but nonetheless are required to vote on them. Also concerned that we are passing agreements that do no include impact fees recently instituted; when are we going to see the benefit of those fees?

Attorney DuBose: when the impact fees were instituted, there was provision made to exempt projects that had already approved site-specific plans, and Redstone falls into that category. From a policy perspective, this protected developers such as Redstone who had already made substantial investment in design and infrastructure improvements in the midst of a phased project. In this case, the portion of the Redstone property north of Opportunity Drive will be subject to impact fees, but the rest will not.

Charles Deese noted that a development agreement is still required. **R. Burhans** concurred that a DA affords some tools to address financial impact. **Attorney DuBose** cautioned that the DA could not exempt a developer from impact fees, but could be used to address other issues regarding financial agreements over service areas.
Ben Levine noted that the original plan was commercial, and the revised plan is residential, which causes concern because additional residences will impact schools.
Alan Patterson also expressed concern that the new plan adds children to school district without any contribution by the developer, and that does not seem equitable.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.
Chairman Deese closed Public hearing and called for a motion on item DA-2021-1650.
Motion to Approve by B. Levine; 2nd by J. Barnett.

Discussion:
A. Patterson asked how the Commission could address his concern about impact fees?
Attorney DuBose advised that per ordinance and state law, the impact fees are not applicable to this site. There is/was a site-specific plan in place according to the definition under state law and ordinance.
A. Patterson noted that he could not support a development agreement that does not address school impact.

Called vote:

Alan Patterson: Against	Ben Levine: Against	Tamecca Neely: Against
Sheila Hinson: For	James Barnett: For	Charles Deese: For

Vote tally: 3:3. **Motion fails for lack of majority**.

Item will go to County Council for consideration, and applicants will be notified of time and date.

At 8:13 PM Chairman Deese called a 5-minute recess. Meeting resumed at approximately 8:20 PM

e. RZ-2022-1329 Hovey

Application by LaVern & Lina Hovey to rezone approximately 0.67 acres, a portion of property on John Truesdale Road (TM# 0060-00-092.04) from Manufactured Housing (MH) to Low Density Residential (LDR) District, to allow the parcel to be conjoined with adjacent homesite at #1628 John Truesdale Road (TM# 0060-00-092.00).

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: None.
Comment from applicant(s): Applicant present, available for questions but no comments.
Questions from Commissioners: None.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2022-1329. Motion to approve by J. Barnett; 2nd by S. Hinson.

Discussion: None.

Called vote: 6:0. **Motion is approved unanimously**.
The item will go to County Council for consideration, and applicants will be notified of time and date.

f. RZ-2022-1399 St. Luke's

Application by St. Luke's Methodist Church and James Strang to rezone .439 acres located at #2404 Old Camden Highway (p/o TM# 0088P-0C-013.00) from Institutional (INS) to Medium Density Residential (MDR) in order to renovate the house as a private residence. The property is owned by St. Luke's Church and has been subdivided to allow sale of the parcel where the home is located.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff:
A. Davis noted in response to prior question raised by Commission that site is served by Lancaster County Water & Sewer District, and does not have a septic system.
B. Levine requested clarification of ownership; site is presently still owned by church.

Comment from applicant(s):

James Strang (Richburg): Mr. Strang plans to renovate the home for his own use.

Questions from Commissioners: None.

Public Hearing: (See attachments: Sign-in Sheets).
[See attachment, **Letter from Suzanne Williams**. Additional letter from **Robert Collins** is found in agenda attachments for this item.]

- **James Strang**: No additional comments.
- **Larry Cauthen** (Elgin): Chair of Finance Committee at St. Luke's. There is some opposition, but majority recognize the need for sale of property. The sale was approved by administrative Board, by Methodist district conference, as well as the Board of Trustees and due process was observed.
- **John Poovey** (Elgin; Chair of St. Luke Board of Trustees): The property has been vacant since the Boy Scouts disbanded; continued vacancy will not benefit the church or the neighborhood. The church's financial needs make the sale necessary. All necessary due process was observed, and majority of church members agreed.

Chairman Deese closed Public hearing and called for a motion on item RZ-2022-1399. Motion to approve by J. Barnett; 2nd by S. Hinson.

Discussion: None.

Called vote: 6:0. **Motion is approved unanimously**.
The item will go to County Council for consideration, and applicants will be notified of time and date.

6. NEW BUSINESS

a. Officer Elections for 2022-2023 Chair and Vice-Chair [Election moved to immediately after approval of agenda, by Motion to Amend Agenda]

b. Overview of Next Month's Agenda
- RZ/DA-2022-1527 Arbor Walk
- RZ-2022-1418 Elgin FD
- RZ/DA/SD 2022-0733 Shiloh Woods
- RZ-2022-1428 Thompson (Kershaw)

7. ADJOURN

Motion to adjourn by S. Hinson; 2nd by B. Levine. Approval by unanimous consent. Meeting adjourned at **8:40 PM**.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS
General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 19, 2022

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

PLEASE PRINT

1. Bob Beamer
2.
3.
4.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5.a: RZ-2022-0672 Purser

Application by Nathaniel B. Purser to rezone 1-acre parcel at 7984 Taxahaw Road (TM# 0093-00-004.04) from Rural Business (RUB) to Agricultural Residential (AR) zoning district, for the purpose of converting a former commercial building into a residence. (Previously heard at meeting of 6/2/2022; new hearing with mailed and published notice on advice of Counsel.)

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PLEASE PRINT

1. Stacy Faile
2. Donald Faile
3. Nathaniel Purser

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5.b: RZ-2021-1650 Redstone II

Application by Redstone Investors, LLC to rezone approximately 25.79 acres from Regional Business (RB) District to Mixed Use (MX) District (TM # 0008-00-015.00, 0005-00-0106.05, 0005-00-0106.06 and 0005-00-0106.04).

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PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5.c: MX-2021-1650 Redstone II

Application by Redstone Investors, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square feet of commercial development.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 19, 2022

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

PLEASE PRINT

1.	✓ Mona Smith
2.	✓ Maureen Johnson
3.	✓ Diane Stallo
4.	

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5.d: DA-2021-1650 Redstone II

Application by Redstone Investors, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 354-unit residential (townhomes/multifamily apartments at 5.5 dwelling units per acre) and 24,000 square foot of commercial development.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 19, 2022

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

PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5.e: RZ-2022-1329 Hovey

Application by LaVern & Lina Hovey to rezone approximately 0.67 acres, a portion of property on John Truesdale Road (TM# 0060-00-092.04) from Manufactured Housing (MH) to Low Density Residential (LDR) District, to allow the parcel to be conjoined with adjacent homesite at #1628 John Truesdale Road (TM# 0060-00-092.00).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 19, 2022

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

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5.f: RZ-2022-1399 St. Luke's

Application by St. Luke's Methodist Church and James Strang to rezone .439 acres located next to #2404 Old Camden Highway (p/o TM# 0088P-0C-013.00) from Institutional (INS) to Medium Density Residential (MDR) in order to renovate the house as a private residence. The property is owned by St. Luke's Church and has been subdivided to allow sale of the parcel where the home is located.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 19, 2022

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

PLEASE PRINT

1.	James Strang
2.	LARRY CAUTHEN
3.	John Peavey
4.	

ATTACHMENT:

Redstone II Staff Presentation

5. Public Items

b. RZ-2021-1650 Redstone Phase II Rezoning
c. MX 2021-1650 Redstone Phase II MX Master Plan
d. DA 2021-1650 Redstone Phase II Development Agreement

Application by Redstone Investors, LLC to rezone 4 parcels comprising approximately 25.79-acres located at intersection of US 521 and SC 160/Opportunity Drive from Regional Business(RB) to the MX District, to facilitate a development with mixed commercial and multi-family residential uses. Accompanied by a MX Master Plan and Development Agreement.

Overview

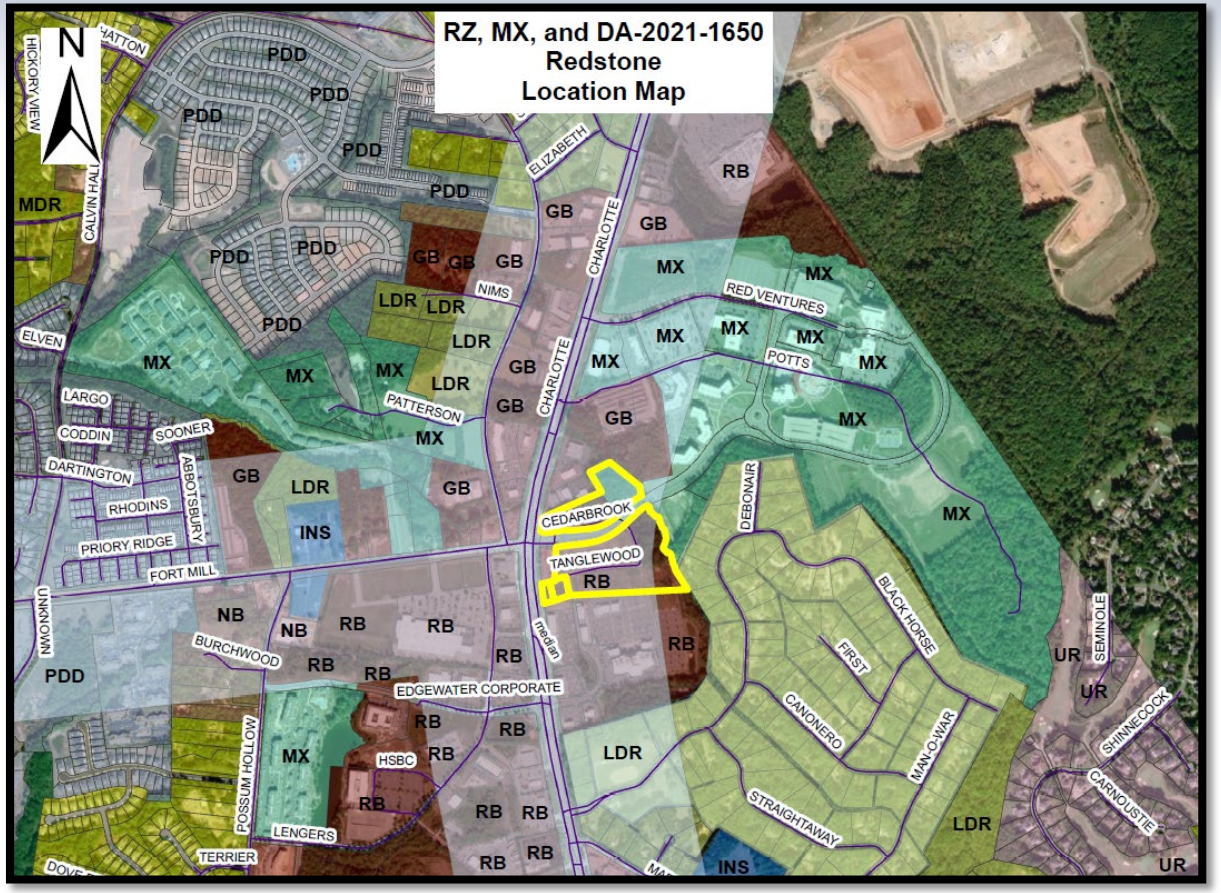
Location
- Intersection of US 521 and SC 160/Opportunity Drive
- North of existing Redstone Shopping Center

Items Under Consideration
- Rezoning
- MX Master Plan
- Development Agreement

Zoning District
- Current: Regional Business District (RB)
- Proposed: Mixed Use District (MX)

Project Intent
- To develop a 370-unit multifamily community with 20,000 sq. ft. commercial and one commercial outparcel.

Applicant
- Redstone Investors, LLC



Location Maps

Lancaster County
South Carolina



Location Maps





Location Photos

Lancaster County
South Carolina



Looking east along Opportunity Drive



Looking south along Redstone Drive

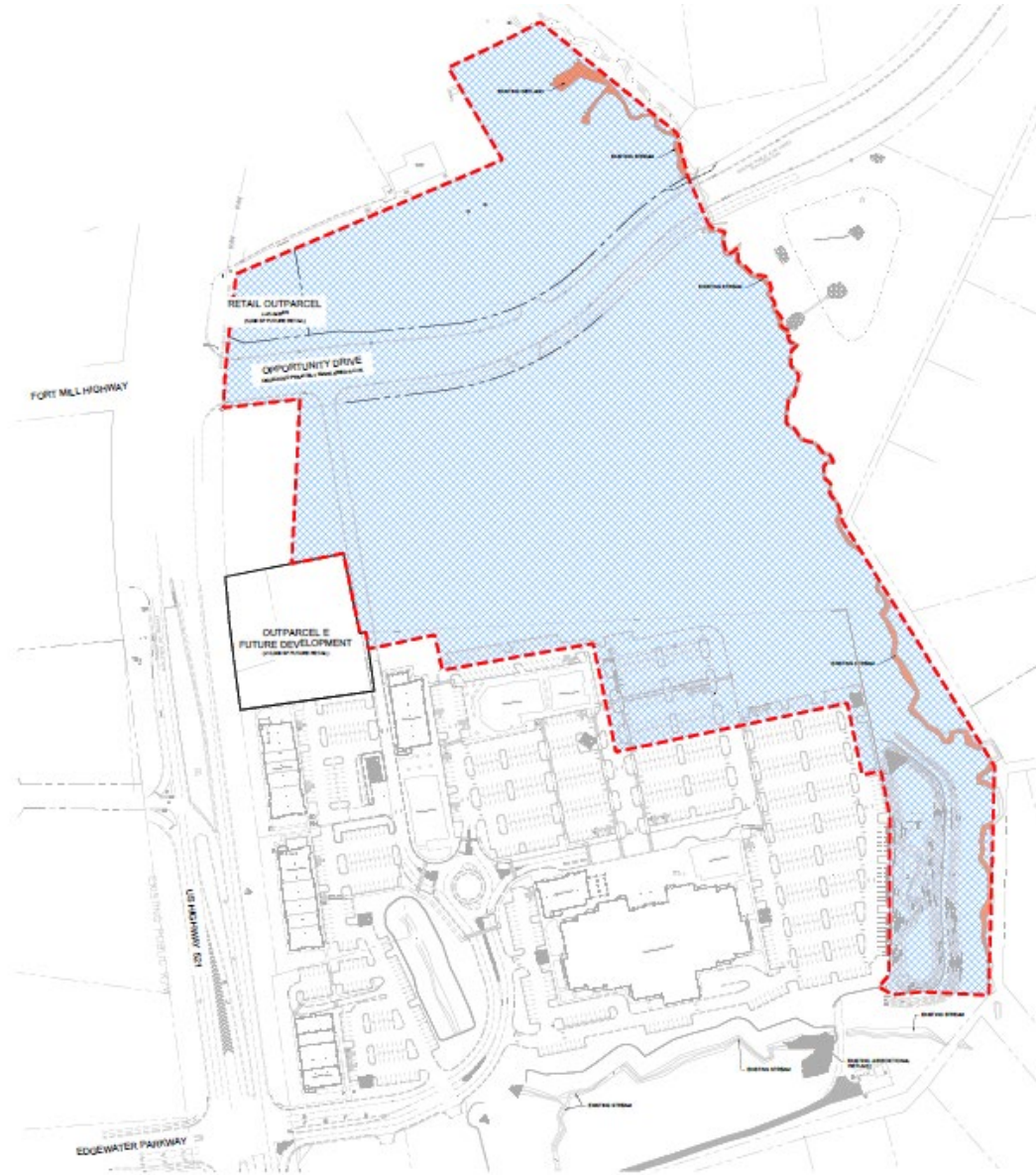
Location Photos

Lancaster County
South Carolina



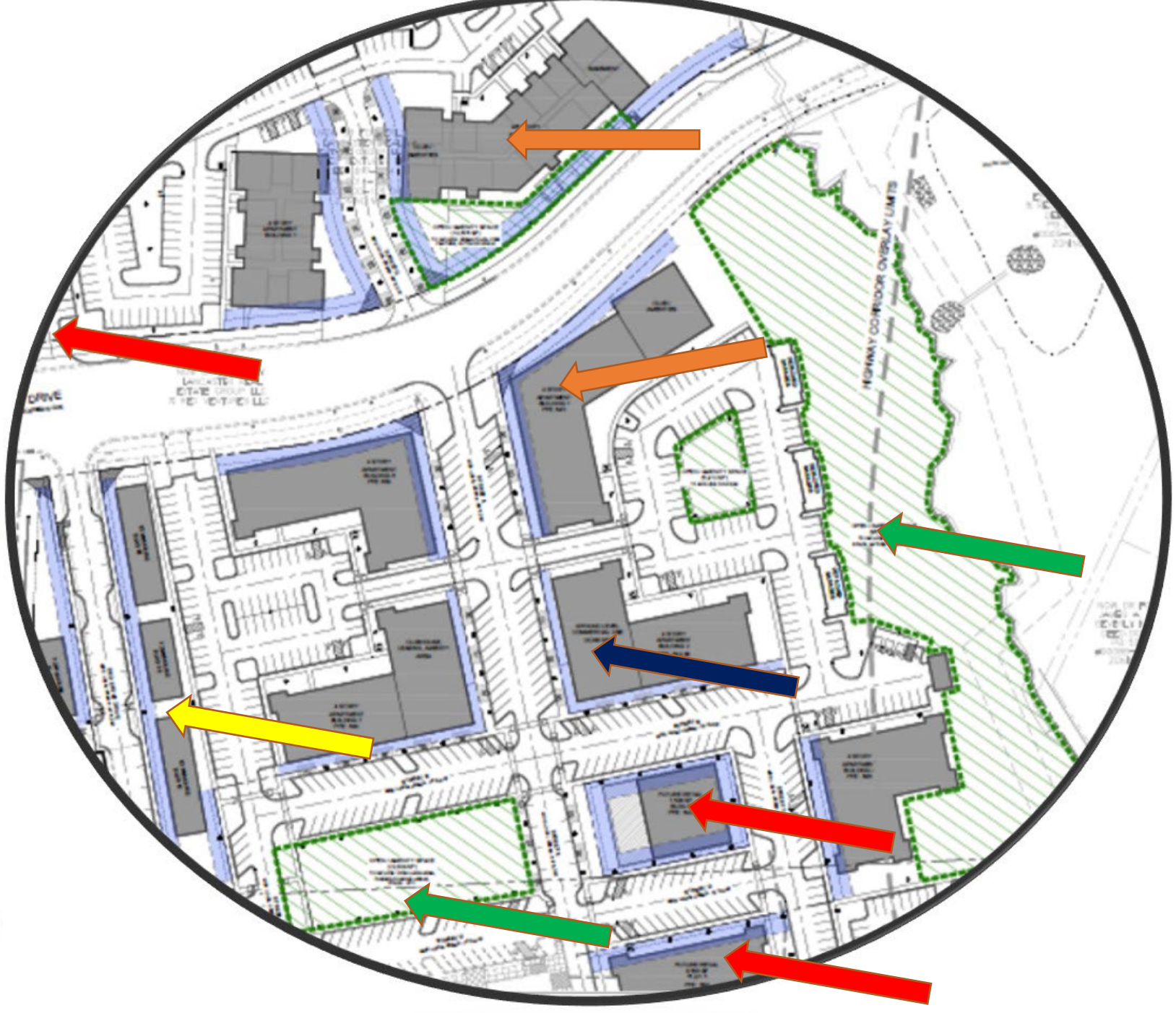
Looking east along Opportunity Drive

MX Subject Property



Master Plan Key Facts

- 25.79Acre Site
- 350-Garden Apartments
- 20-Townhome Apartments
- 20,000 Sq. Ft. Commercial
- One Mixed Use Building
- One Commercial Outparcel
- 3+ Acres Open Space













Compatibility

Compatibility with Surrounding Area

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RB	Commercial (gas station)
South	Lancaster County	RB and LDR	Redstone P1 and Blackhorse Run Neighborhood
East	Lancaster County	MX and LDR	Blackhorse Run Neighborhood and Red Ventures Campus
West	Lancaster County	RB	Hwy 521 Commercial Corridor/Commercial

Comprehensive Plan

- Future Land Use Category is Neighborhood Mixed Use, which corresponds to the Walkable Neighborhood with Additional Intensity Community Type
- Pedestrian Center Designation
- Proposed MX District is consistent with the Future Land Use Category and Community Type.

Transportation and Infrastructure

Lancaster County
South Carolina

Traffic Impact Analysis Completed in 2015-16 for Phases I and II

- Phase II was originally envisioned as a conventional retail shopping center
- TIA recommended construction of various turn lanes and signals
- Improvements were constructed at one time for both phases

2022 Follow Up Traffic Analysis

- Comparison of current versus original Phase II traffic generation relative to improvements constructed
- Found previously constructed improvements satisfactorily mitigate the impacts

Community Meeting

Community Meeting: May 3, 2022

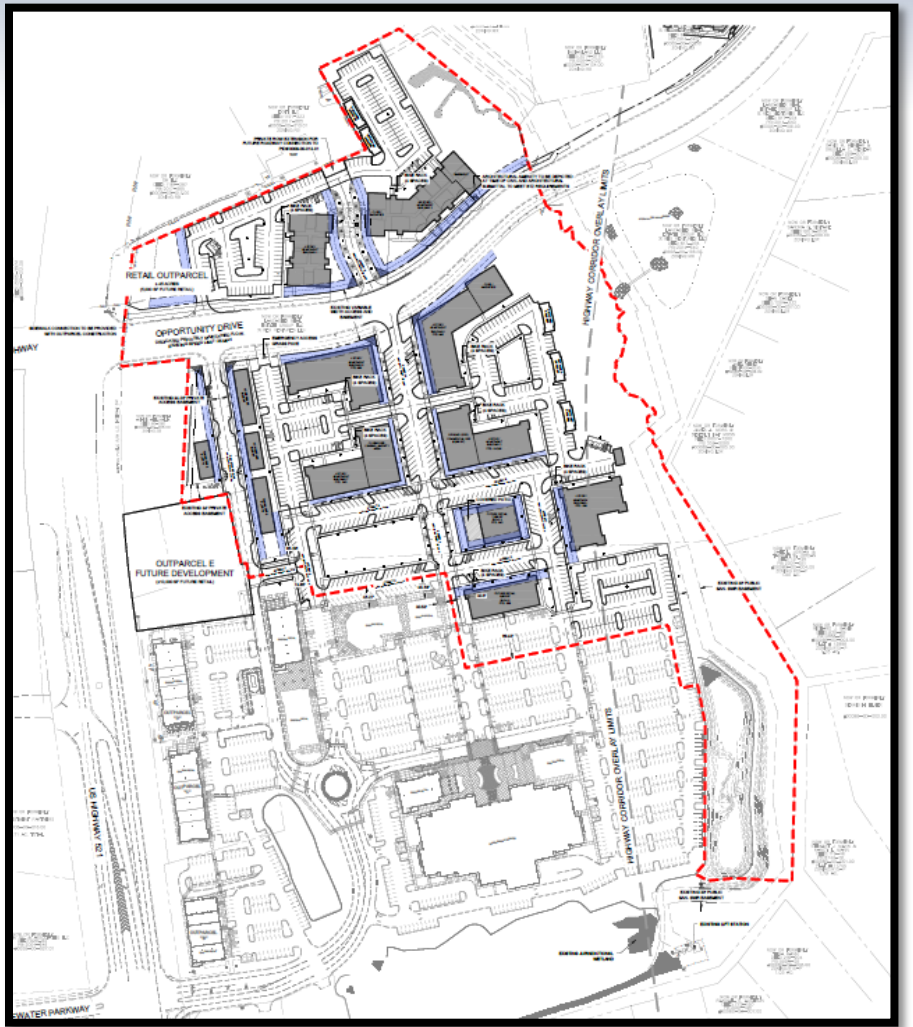
- 14-Attendees
- Questions:
  - Future tenants and use of site
  - Stormwater
  - Black Horse Run relationship/impacts



MX Master Plan Findings of Fact

UDO Findings of Fact

- Comprehensive Plan Consistency
- Integration with Transportation Network
- Impact of Infrastructure
- Compatibility of Uses and Structures
- General Site Design



Recommendation

Staff recommends **conditional approval** of the request to rezone four parcels of land comprising Approximately 25.79 acres from Regional Business (NB) to Mixed Use (MX) District, pursuant to the following findings of fact:

- That the subject property consists of 25.79 acres of land generally located SE Corner of Hwy 521 and Hwy 160/Opportunity Drive intersection (TM#s 0005-00-106.06, 0008-00-015.00 (portion of), 0005-00-106.05 (portion of), and 0005-00-106.4)
- That the subject property has a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood and Pedestrian Center designation;
- That the subject property is zoned Regional Business (RB) District;
- That the 25.79 acre subject property is proposed to be rezoned Mixed Use (MX) District;
- That, should this rezoning be approved, the 25.79-acre property would be developed with 350 apartments, 20 townhome style units, and approximately 24,000 square feet of non-residential floor area with one commercial outparcel; and
- That the proposed Master Development Plan will meet the required “findings of fact” as set forth in UDO Section 9.2.9.B.9, subject to complying with the following conditions of approval.

Recommendation Cont.

Conditions of Approval

- Resolution of TRC Comments applicable for Master Plan stage (Attachment 7);
  - Most major comments resolved
- Exterior building facades shall be designed to comply with UDO Chapter 3 building design requirements regardless of depictions in conceptual elevations. In particular,
  - All buildings shall meet min. transparency/glazing requirements; and
  - Building 5 shall be designed with a prominent entrance facing the primary north-south street; and
  - Ground floor elevation of the apartment and townhome buildings shall be elevated a minimum of 2-ft above grade; and
  - Balconies for residential buildings shall comply with UDO dimensional requirements; and
  - Screening of dumpsters and outdoor mechanical and utility equipment shall comply with UDO requirements.
- Final tree and shrub species will be determined at the Civil Construction Plan permit stage.

ATTACHMENT:

Redstone II Applicant Presentation

PRESENTED BY MPV PROPERTIES & RED VENTURES

Planning Commission Meeting

RedStone Phase II

July 19, 2022

RedStone Project Summary

Objective

Create northern Lancaster County's premier retail/mixed-use (MX) destination

RedStone serves as a gateway to Indian Land and Red Ventures campus

RedStone Project Summary

RedStone serves as a gateway to Indian Land and Red Ventures campus

Phased Development

Phase I (34 acres)

- Approved in 2015
- Planning /development commenced immediately

Phase II (17 acres)

- Dependent on acquisition of Pleasant Valley homes and construction of Opportunity Drive
- Public Square proposed as gathering space; strategically placed between Phase I and Phase II

RedStone Phase I

Anchored by 14-screen multi-plex cinema

12 retail buildings

- 85,000 square feet
- Tenant mix includes restaurants, medical, neighborhood services

Pedestrian friendly, high-quality design and layout


at RedStone
Phase II
THE OFFICE
STONE THEATRES
RR
PORTOFINO'S
ristorante italiano e pizzeria
menchie's
frozen yogurt
Atrium Health
VIVA CHICKEN
tropical SMOOTHIE CAFE
SHARONVIEW FEDERAL CREDIT UNION
SWEETWATERS COFFEE & TEA
WHICH WICH
SUPERIOR SANDWICHES
MOE'S southwest grill
Tide
HWY 521
RED STONE DR
Freddy's FROZEN CUSTARD & STEAKBURGERS


now open!


Moe's southwest grill


RED STONE 14
BOX OFF


RED STONE


STONE THEATRES
RED ROCKS CAFE
RED | STONE


Freddy's
STEAKBURGERS


Viva Chicken
PERUVIAN ROTISSERIE JOINT

RedStone Phase I: Current Shortcomings

Lack of common space prevents public gatherings / outdoor events

Phase II parcel is (currently) visually unappealing, which negatively affects Phase I leasing and patron enjoyment

RedStone Phase I: Current Shortcomings

Lack of residential component

- Minimizes patron support for tenants
- Guarantees 100% of customer traffic is generated from cars, not pedestrians
- Prevents cohesive, mixed-use community envisioned by Lancaster County and project sponsors from being achieved


Phase II
THE OFFICE
STONE THEATRES
RR
MARGHERITAS
PORTOFINOS
ristorante italiano e pizzeria
menchie's
frozen yogurt
Tide
Atrium Health
VIVA CHICKEN
SHARONVIEW
FEDERAL CREDIT UNION
tropical SMOOTHIE CAFE
WHICHWICH
SUPERIOR SANDWICHES
SWEETWATERS
COFFEE & TEA
MOE'S
southwest grill
Freddy's
FROZEN CUSTARD & STEAKBURGERS









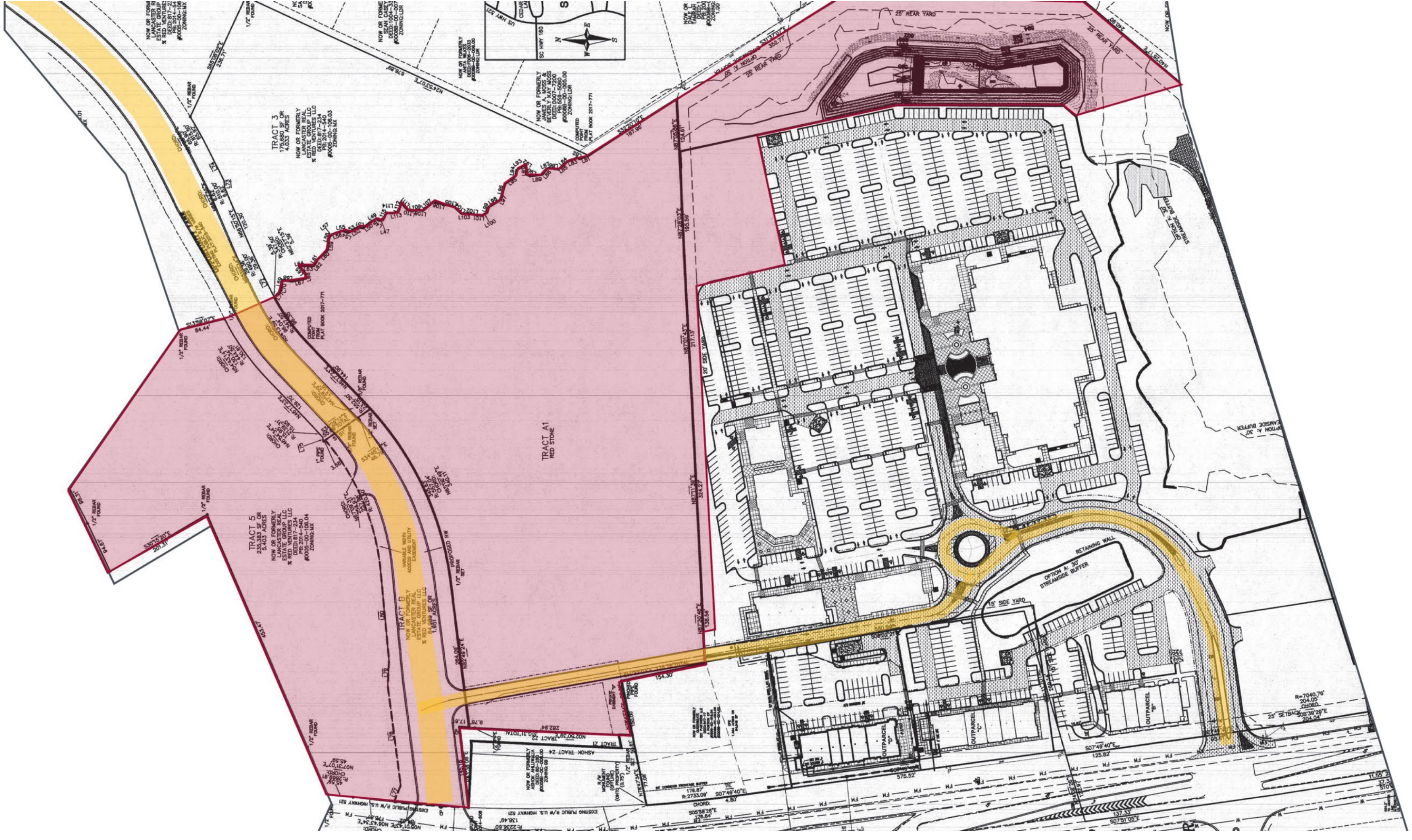
RedStone Phase II: Project Objectives

1. Design pedestrian-friendly, cohesive project by integrating modern-day MX components into Phase I development
   - Event Area / Common Square “Green”
   - Retail
   - Residential

2. Reinforce upscale appearance of Phase I and Red Ventures’ campus by maintaining commitment to high-quality design

RedStone Phase II: Project Objectives

3. Minimize environmental impacts on surrounding properties
    - Lower average daily traffic from anticipated levels
    - Maintain distant, undisturbed buffers with BHR



RED | STONE

MPV PROPERTIES

RED | VENTURES

RedStone Phase II: Components

Event Lawn / Public Square

- Anchors combined project; enables transition of uses
- Live music, Farmer's Market, public gatherings

Retail: 29,000 Square Feet

- Outdoor / patio seating overlooking Public Square
- Three new buildings, plus ground floor retail inside MX (mixed-use) building

RedStone Phase II: Components

Multi-family and Townhomes

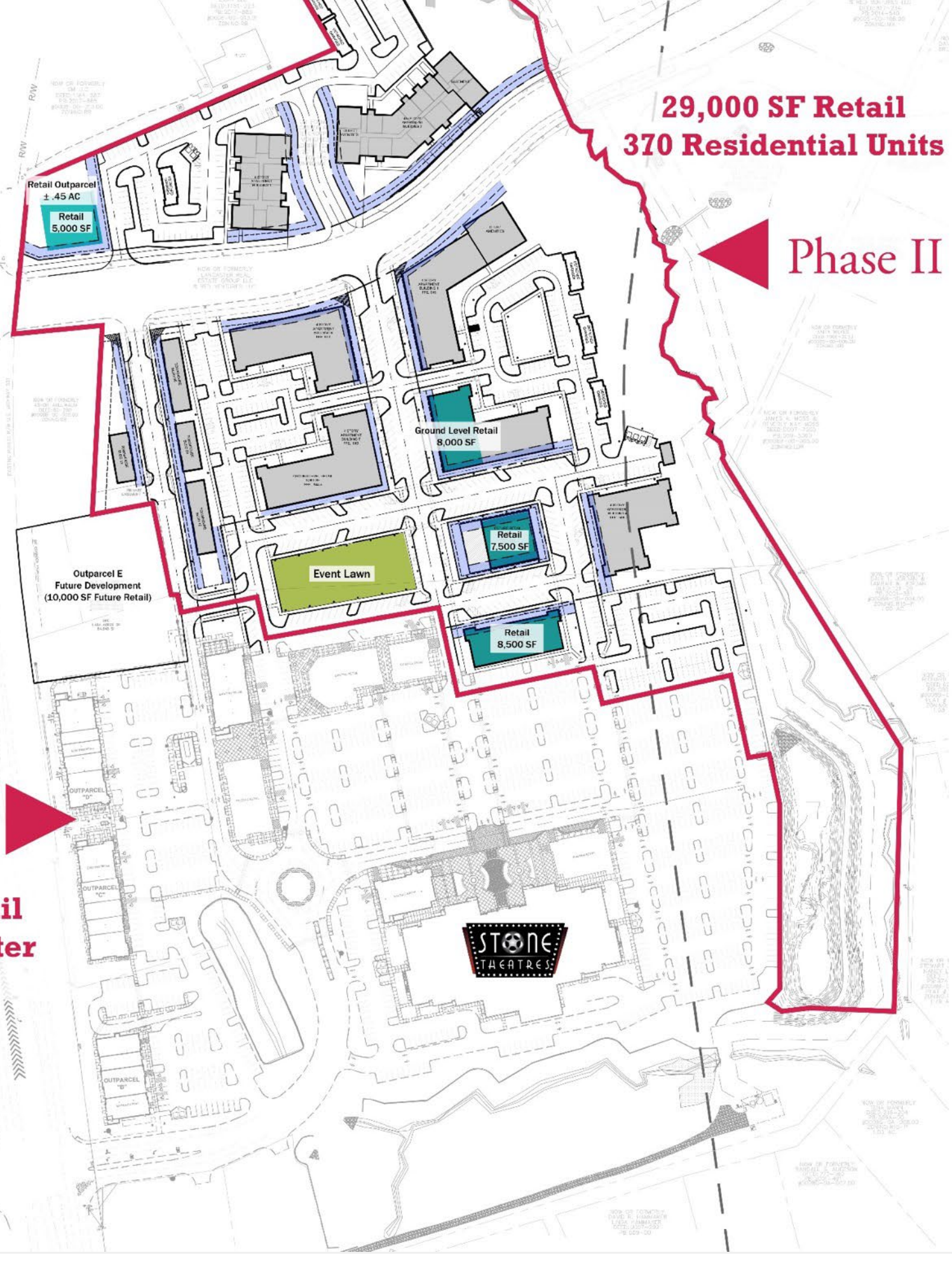
- 4-story, interior hallways; upscale design with high-level finishes and amenities
- Modeled after The Court at RedStone
- Townhomes will create urban streetscape along RedStone entrance


REDSTONE 14








29,000 SF Retail
370 Residential Units
Phase II
Retail Outparcel
± .45 AC
Retail
5,000 SF
Ground Level Retail
8,000 SF
Retail
7,500 SF
Event Lawn
Outparcel E
Future Development
(10,000 SF Future Retail)
Retail
8,500 SF
Phase I
85,000 SF Retail
55,000 SF Theater
STONE
THEATRES











RED | STONE

MPV PROPERTIES

RED | VENTURES


REGAL
REGAL CINEMAS

















RED | STONE

MPV PROPERTIES

RED | VENTURES





















RED | STONE

MPV PROPERTIES

RED | VENTURES

PRESENTED BY MPV PROPERTIES & RED VENTURES

Planning Commission Meeting

RedStone Phase II

who intends to build a residence on the lot for the owner or lessee to occupy; (ii) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (iii) to any third party purchaser at such a foreclosure; or (iv) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the Property to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this Agreement as the successor in title to Developer.

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the Property may meet or exceed the burdens and costs placed upon the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.01A. Facilities for Development. Subject to compliance with applicable laws, all provisions of this Agreement and prior approval of construction plans by the County or other applicable governmental entity, Developer, at its cost and expense, shall install the requisite infrastructure, including transportation, water, and sanitary sewer infrastructure, for its Development of the Property, pursuant to Section 4.04 below and the Development Program set forth on Exhibit B as such Development proceeds pursuant to Exhibit C. Notwithstanding any provision herein to the contrary, Developer hereby assures the County that adequate infrastructure shall be available concurrent with the impacts of Development of the Property.

Section 4.01B. Payment for School District. ~~Developer will pay the County Five Hundred and No/100 Dollars ($500.00) per residential housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made when a building permit is issued.~~ On September 13, 2021, the County adopted Ordinance No. 2021-1761 establishing development impact fees for public school facilities ("School Impact Fees"), which impact fees were implemented as of January 1, 2022. School Impact Fees ~~, and~~ shall apply to development of that portion of the Property without a site-specific development plan identified in Exhibit F. The other portions of the property are part of a site-specific development plan existing upon the effective date of the County Impact Fees and, pursuant to the terms of Ordinance 2021-1761 and that certain correspondence provided by John DuBose, Counsel to the County, dated as of August 19, 2021, a copy of which correspondence is attached to this Agreement as Exhibit G, Developer will not be required to pay the County any additional County Impact Fees except as specifically provided herein.~~that did not qualify as being was not part of an approved site-specific development plan upon the effective date of the School Impact Fee~~

~~Ordinance (see EXHIBIT FXX). Except as set forth above and pursuant to the provisions of that certain correspondence provided by John DuBose, Counsel to the County, dated as of August 19, 2021, a copy of which correspondence is attached to this Agreement as Exhibit GF, Developer will not be required to pay the County any additional school impact fees except as specifically provided herein., including, without limitation, those assessed pursuant to the County Ordinance adopted on September 13, 2021 (Ordinance No. 2021-____).~~

Section 4.01C. Funds for Public Safety. On July 21, 2021, the County adopted Ordinances establishing development impact fees for facility improvements for Fire (Ordinance No. 2021-1722), Emergency Medical Services (Ordinance No. 2021-1723), Sheriff (Ordinance No. 2021-1724) and Parks & Recreation (Ordinance No. 2021-1725) (collectively, the "County Impact Fees"), which County Impact Fees were implemented as of October 1, ~~2021~~2021, and shall apply to the development of that portion of the Property without a site specific development plan identified in EXHIBIT F~~XX~~. The other portions of the property were part of an approved site-specific development plan existing upon the effective date of the County Impact Fees and, pursuant to the terms of the County Impact Fee Ordinances and that certain correspondence provided by John DuBose, Counsel to the County, dated as of August 19, 2021, a copy of which correspondence is attached to this Agreement as Exhibit G, Developer will not be required to pay the County any additional County Impact Fees except as specifically provided herein. ~~County and Developer agree that no additional public safety funds are required pursuant to this Agreement because the County Impact Fees already address the impact that the development of the Property will have on public safety facilities.~~

Section 4.01D. Fee Schedule Annual Update. The developer fees set forth in Section 4.01B and Section 4.01C (collectively "Developer Fees") shall be adjusted annually to reflect the effects of inflation on the costs for facilities and services set forth herein. The fee amounts shall be adjusted using the Construction Cost Index calculated by the publication, Engineering New Record (ENR). For each such adjustment, each of the Development Fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. The fee adjustment become effective on July 1 of each year. If July 1 falls on a weekend, the fee adjustment will become effective on the next business day thereafter.

Section 4.01E. Credit for Fees. In the event that the County approves or passes any future ordinance(s) (collectively, "Future Impact Fee Ordinance(s)") imposing or assessing impact fees of generally applicability to property development within the County and which Future Impact Fees are to be used or applied for the same purpose(s) for which the Developer Fees have been designated (collectively, "Future Impact Fees") and if the Future Impact Fees apply to the Developer's development of the Property, the Developer shall receive a credit toward such Future Impact Fees in the amount(s) equal to the Developer Fees which the Developer has paid or is obligated to pay pursuant to Sections 4.01B and 4.01C.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than _____, 202_, for

Item 5f: ST. LUKE'S

7/18/2022

To: The Lancaster County Rezoning Commission

Ref: Opposition to Rezoning the Boy Scout Hut Property Owned by St. Luke United Methodist

Because I am unable to attend the meeting July 19, 2022 related to caring for my mother during the scheduled meeting time, I am submitting my written opposition to the rezoning.

I would like to voice my concerns and objection to the rezoning of the Boy Scout Hut Property currently owned by St. Luke United Methodist Church (UMC) from Institutional (INS) to Medium Density Residential (MDR) which would allow the property to be sold to James Strang.

I am a lifetime member of St. Luke UMC and a lifetime resident of the Elgin Community. I have resided on Tram Road for 64 of my 67 years and I am only one mile from the property to be rezoned. I am opposed to the rezoning for several reasons. One of the reasons I am opposed to the rezoning relates to the way the decision was made to sell the property by the church. This decision was not made by a majority vote of the members of the church. The decision was made according to church discipline which was by two committees in the church. Most of the members of St. Luke UMC are unaware of the details of what the rezoning means or of the offers that were made to purchase the property or the reason the members of these committees made the decision to sell the property. The members are also unaware of any costs the church may incur if James Strang purchases the property and decides to make any additions to the property such as adding a structure or even demolishing the current structure building a new residence or worse building a duplex and renting the property out. The committees decided to sell the Boy Scout Hut property to use the funds to upgrade a couple of other structures on the property and to decrease the amount the property is costing the church in taxes and insurance. Mr. Strang's bid was accepted, and the bid made by the Elgin Volunteer Fire Department (EVFD) that owns the adjacent property was not even considered. In reading Chapter 7 of the Lancaster County Unified Development Ordinance, if this property is rezoned to MDR, for future building projects a Type A buffer yard would be required to be installed on the property. This buffer yard would require both St. Luke UMC and the EVFD to build a fence and maintain the landscaping in the buffer yard. Not only would this defeat the purpose of the church selling the land it would cause the church to spend additional funds for the upkeep of this buffer yard. It would also be detrimental to the EVFD because they would also be required to spend funds to keep up this buffer yard when their funds could be used to provide the fire service to our community. And the adjacent land that the Fire Department owns would have very little space left if a buffer yard had to be built and maintained. If the zoning is left like it is currently, the church nor the fire department would be incurring further costs. The church could sell the property to the property to the EVFD without any rezoning and there wouldn't be any requirements for a buffer yard.

Another concern I have in rezoning and selling the Boy Scout Hut property to James Strang is the aesthetics of this area. Since this property is in the middle of the EVFD and St. Luke UMC property, having a fence and buffer yard around this property would not look pleasing to the eye from Hwy 521, the Fire Department or from St. Luke. And, if Mr. Strang would decide to demolish the current house and build a duplex on this property, it could affect the property values negatively in the area in which I reside. It would not be in the best interests of the Elgin community to have a duplex erected so close to the church or fire department nor one mile from my current residence.

I would encourage the Rezoning Board not to change the current zone from INS to MDR.

Thank you for letting me voice my opinions and concerns in this vital matter for the Elgin Community. If you need to contact me, please feel free to.

Suzanne B. Williams
486 Tram Road
Lancaster, SC
803-416-3813
Sbwillia55@yahoo.com

Agenda Item Summary

Ordinance # / Resolution #: August 4, 2022 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 8/16/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
August 4, 2022 Workshop Minutes	8/5/2022	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

Lancaster County
South Carolina

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

August 4, 2022 5:00 P.M.
MINUTES

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

1. Roll Call:
Members Present:
Jim Barnett Charles Deese Sheila Hinson
Tamecca Neely Alan Patterson

Absent: Ben Levine

Staff:
Rox Burhans, Division Director Clerk: Jennifer Bryan
Ashley Davis, Planner;
Matthew Blaszyk, Planner;

Others Present: Michelle Simonetti (Legacy Park HOA)

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-2022-0733 Century Communities aka Shiloh Woods
Application by Century Communities and William Harper to rezone three parcels totaling approximately 19.93 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) from Low Density Residential (LDR) to Medium Density Residential-Cluster Subdivision Overlay (MDR-CSO).

Staff Presentation: Ashley Davis, Senior Planner
Discussion points:

- Largest portion of proposed development is already zoned MDR and is not part of the rezoning request.
- Reasons for applicant choosing Cluster Overlay: wetlands conservation on site, and higher lot yield.
- Planning Commission can add conditions to Preliminary Plat, and/or Development Agreement approval as part of their recommendation to Council

b. RZ-2022-1418 Elgin Fire Department

Application by Elgin Volunteer Fire Department to rezone 0.285 acres located at 125 Tram Road (TM#0088P-0C-001.00) from Medium Density Residential (MDR) to Institutional (INS) to conform with other adjacent Elgin VFD properties.

Staff Presentation: Matt Blaszyk, Planner

Discussion points:

- No phone calls have been received with neighborhood opposition. One phone call asking for general information.
- In a related matter, applicant Elgin Fire Department has sent a letter to County Council in opposition to the St. Luke's rezoning immediately adjacent to this subject parcel [RZ-2022-1399 St. Luke's]

c. RZ-2022-1428 Marilyn Thompson

Application by Marilyn Thompson to rezone approximately .7 acres located at 106 N. Floyd Street, Kershaw (TM#0156I-0P-010.00) from Commercial (B1) to Residential (R6) zoning district, with intent to market as residential lot.

Staff Presentation: Matthew Blaszyk, Planner

Discussion points:

- Applicant offered to donate land to Town of Kershaw for use as park, but Kershaw declined.
- Applicant lives out of state [Missouri], but may have someone attend hearing on her behalf.
- Parcel is surrounded by residential zoning; there is a large park across the street.
- Reason for commercial zoning is unknown; no known commercial use in the property's history.

d. RZ-2022-1527 Arbor Walk

Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

- Former site of proposed development Providence Estates, which included portion of development in North Carolina. Ordinance changes limiting development crossing state lines has left the parcel with limited options for access.
- Access through Vance Baker is problematic because of narrow width (18 feet) which already presents traffic problems.
- Other proposed access point is via a Lancaster County Water & Sewer District parcel, currently the location of a pump station that is slated to be retired. Agreement with LCWSD has not yet been finalized.
- Due to these issues and others, applicant requests deferral to September.

e. DA-2022-1527 Arbor Walk

Application by Arbor Walk, LLC for a Development Agreement for approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00), to create a 179-lot single-family residential development.

Staff Presentation: Rox Burhans, Development Services Director

Discussion points:

- DA draft refers to 228 units per the prior Cluster Subdivision proposal from same developer for this site; it has not yet been updated to reflect the new plan without CSO (reduced to 179 lots)

3. Other:

a. Review of Next Month's Agenda
   - DA/SD 2022-0733 Shiloh Woods
   - TA-2022-0172 MUSC-HCO Revision
   - RZ-2022-1566 Chernyak (MDR to GB)

b. Rox Burhans discussed proposed procedural changes to reduce the number of deferrals on major plat rezonings.

4. Adjourn

Meeting was adjourned at 6:02 pm.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-0733 Century Communities aka Shiloh Woods
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 8/16/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/9/2022	Exhibit
Application	8/1/2022	Exhibit
Application- additional parcel	8/1/2022	Exhibit
Location Map	8/1/2022	Exhibit

PROPOSAL: Three parcels totaling approximately 19.93 acres located at Williamson Farm Lane and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02)

PROPERTY LOCATION: One parcel is located off of Williamson Farm Lane while the other two are located at 500 and 516 W. Shiloh Unity Road

CURRENT ZONING: Low Density Residential (LDR) District

PROPOSED ZONING: Medium Density Residential (MDR) District

APPLICANT: Century Communities and William Harper

COUNCIL DISTRICT: District 4, Larry Honeycutt

STATUTORY NOTICES: *Sign(s) posted:* 7/29/ 2022 at 500 W. Shiloh Unity Road (see photos)
Hearing notice published: The Lancaster News weekend edition 7/30-31/2022, and Carolina Gateway on Wednesday 8/3/2022
Mailed notices: 8/1/2022

OVERVIEW:

Site Information
The two parcels along Shiloh Unity each presently have a residence on site, while the site off of Williamson Farm Lane is vacant.

Proposal
These three parcels while not all directly adjacent to one another are all adjacent to TM #0049-00-004.13 which is 150 acres in size and currently zoned Medium Density Residential (MDR). The purpose of this rezoning is to allow these parcels to be combined with TM# 0049-00-004.13 for the development of a single-family residential neighborhood utilizing the Cluster Subdivision Overlay.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Vacant/Timber
South	Lancaster County	LDR and MDR	Residential
East	Lancaster County	LDR	Residential
West	Lancaster County	LDR	Residential/Agricultural

ANALYSIS & FINDINGS:

Zoning Districts

Pursuant to UDO Chapter 2.3, the current **LDR District "…** *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

The **MDR District** "*…is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

Compatibility with Surrounding Area

The subject parcels are predominately surrounded by other parcels zoned LDR and MDR. The requested MDR District is intended to act as a transitional zoning district between rural and urban development. This area in particular is an area in transition with a mixture of LDR and MDR zoning already existing in the immediate vicinity of the proposed rezoning.

Consistency with Comprehensive Plan*.*

The adopted Comprehensive Plan establishes that the Future Land Use Category of the subject parcels to be Transitional, which corresponds to the Community Type of Suburban SF/MF Residential and Commercial.

According to the adopted Comprehensive Plan, the Suburban Single-Family Neighborhood Community Type are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. The Comprehensive Plan further establishes several possible land use considerations (see table below) representing typical development in this category.

Suburban Single-Family Neighborhood: Land Use Considerations		
Mobile/ Modular Homes	Single Family Detached Home	Single Family Attached Home
Community Park	School	Church
Community Center/ Recreational	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

The TIA for this project is currently being revised due to a change in access points. The revised TIA executive summary will be available as an attachment to the subsequent Preliminary Plat and Development Agreement related to this project.

Public Utilities

The sewer to this site will primarily be served via the ongoing sewer extension project associated with the Roselyn Development. More details on timing and phasing of sewer access are expected to be available at the Preliminary Plat and Development Agreement stage.

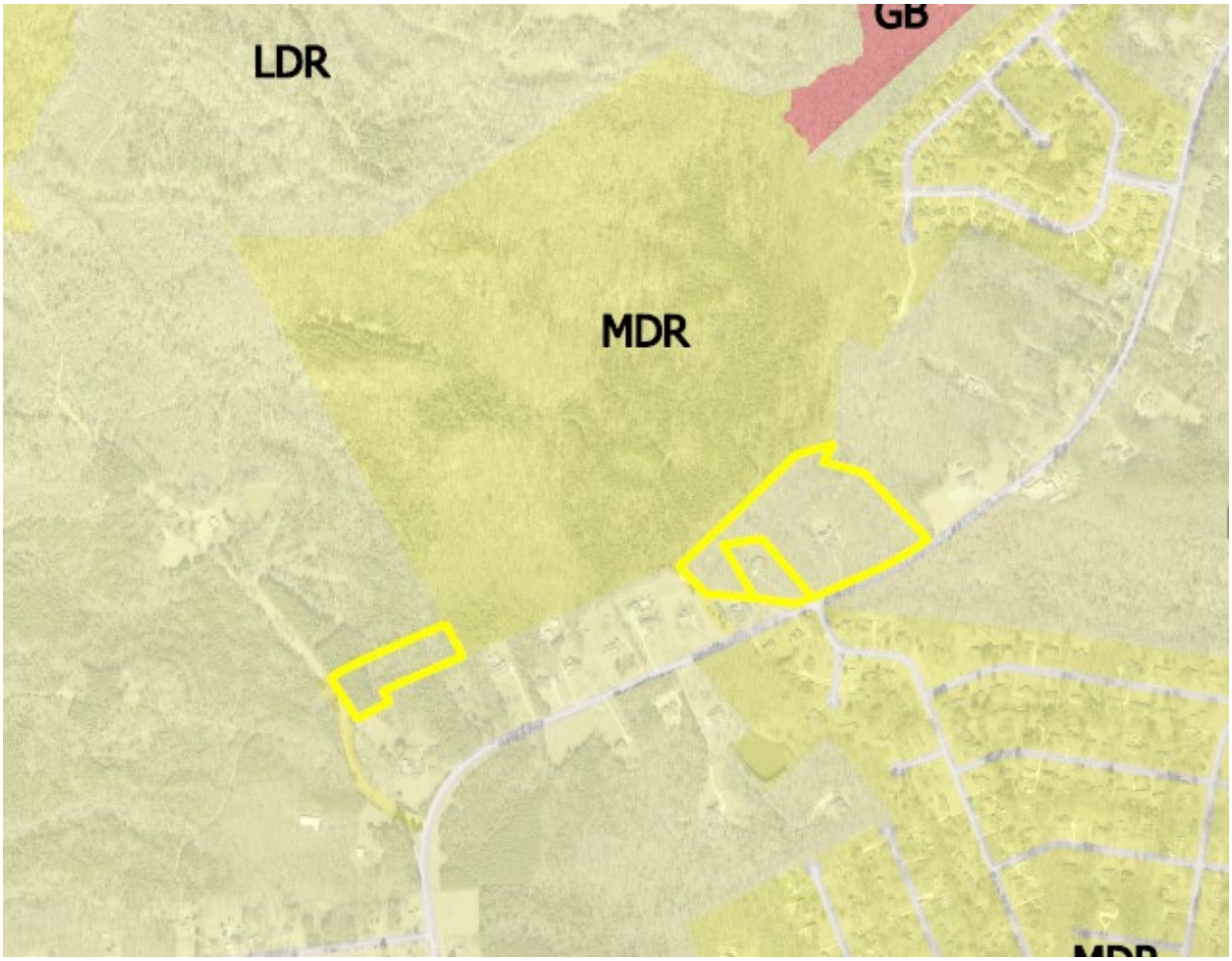
Impact Fees

This area is only subject to the Parks and Recreation Impact Fee.

PHOTOS OF PROJECT AREA:



Looking northeast on West Shiloh Unity Road with one of the subject parcels along left side of the picture.



Aerial of subject parcels and immediately surrounding area.

STAFF RECOMMENDATION:

Staff recommends approval, pursuant to the following findings of fact;

Findings of Fact:

1. That the subject property consists of 19.93 acres located at Williamson Farm Lane and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02)
2. That the Future Land Use designation of Transitional is consistent with the requested MDR zoning district;
3. That 19.93-acres are proposed to be rezoned Medium Density Residential (MDR) from Low Density Residential (LDR).

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 500 W. Shiloh Unity Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0049-00-005.01

Current Zoning LDR Current Use Residential

Proposed Zoning MDR Total Acres 14.38

Project Description Part of future Shiloh Woods residential subdivison.

Surrounding Property Description Primarily residential properties and vacant land. Connects W. Shiloh Unity Road with the primary acreage for Shiloh Woods, parcel 0049-00-004.13, which is currently zoned MDR.

CONTACT INFORMATION

Applicant Name Century Communities c/o Ryan Hitchins

Address 7401 Carmel Executive Park Drive, Suite 310

City Charlotte State NC Zip 28226 Phone 704-754-5457

Fax _____ Email ryanhitchins@centurycommunities.com

Property Owner Name Randall and Pamela Vaughn

Address 500 W. Shiloh Unity Road

City Lancaster State SC Zip 29720 Phone 803-804-4577

Fax _____ Email RVaughn@comporium.net

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.

Ryan Tidel — 6/20/22

Applicant — Date

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

June 24, 2022

Lancaster County
Planning Department
P.O. 1809
101 N. Main Street
Lancaster, SC 29721

We, Randall Vaughn and Pamela Vaughn are the property owners of 500 W. Shiloh Unity Road, Lancaster, South Carolina 29720, having a Parcel ID # 0049-00-005.01 and being approximately 14.38 acres.

Notary Public

Randall Vaughn

My Commission Expires 02/27/2029

[SEAL]

TORREY CLYBURN NOTARY PUBLIC My Commission Expires February 27, 2029 SOUTH CAROLINA

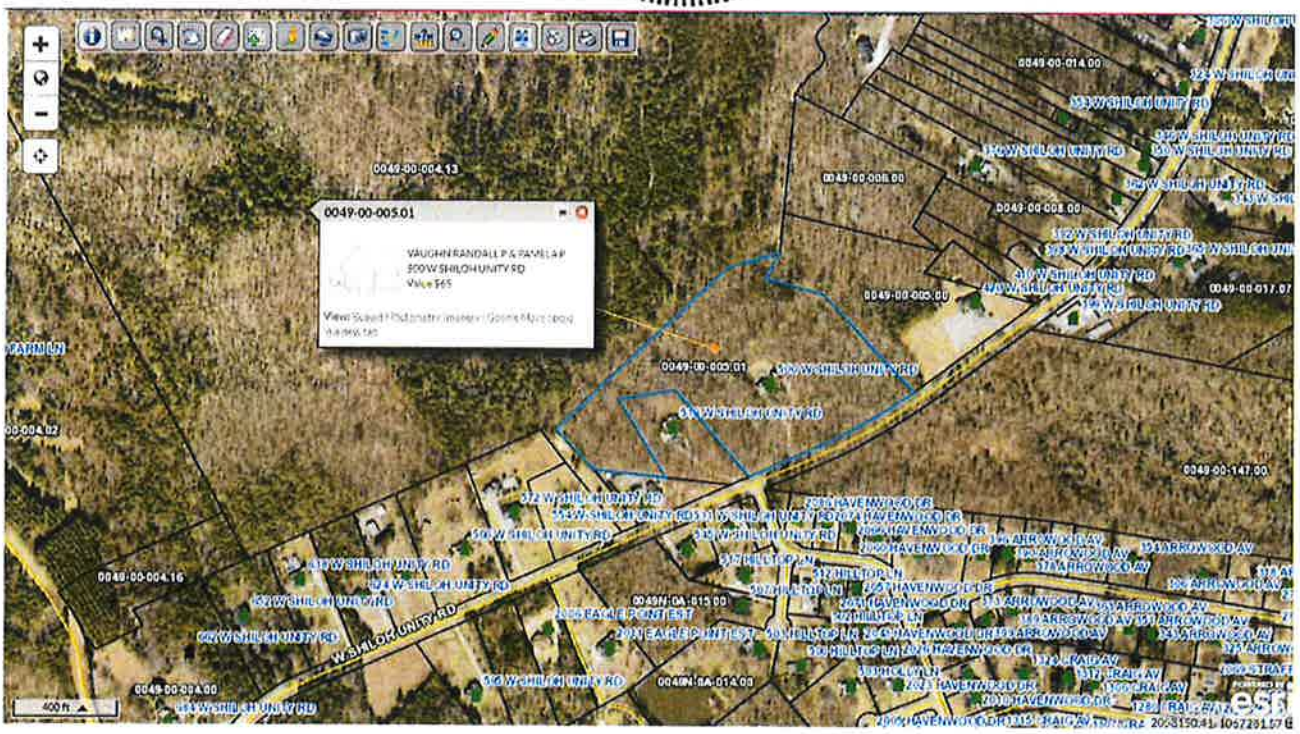
Notary Public

Pamela Vaughn

My Commission Expires 02/27/2029

[SEAL]

TORREY CLYBURN NOTARY PUBLIC My Commission Expires February 27, 2029 SOUTH CAROLINA



INST. # 15767

BOOK R13 PAGE 46

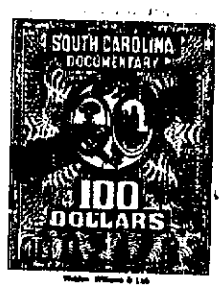
State of South Carolina,
County of Lancaster

52.25

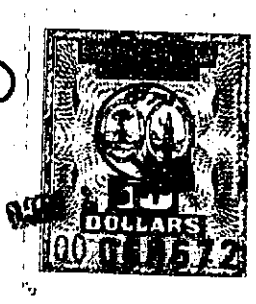
TITLE TO REAL ESTATE

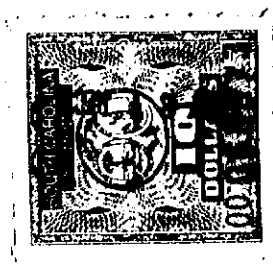
COUNTY DOCUMENT STAMPS COLLECTED

Know All Men by These Presents, That Dora Tucker Jones, a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk, and David W. Belk



123.50





hereinafter referred to as grantor for and in consideration of the sum of

Forty-Seven Thousand Three Hundred Ten Dollars and no/100 ($47,310.00) ----------Dollars

to grantor paid by Randall P. Vaughn and Pamela P. Vaughn

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"ALL that certain piece, parcel or tract of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, on the North side of South Carolina Road S-29-28, known as Shiloh Unity Road, containing sixteen and thirty-nine hundredths (16.39) acres, more or less, and being shown and described on plat of survey made by Wm. Charles Hendley, Jr. Land Surveying, dated November 6, 1993, entitled "BOUNDARY SURVEY FOR RANDALL P. VAUGHN PAMELA P. VAUGHN" and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 16168, reference to said plat is craved for a more minute description."

Being property acquired by the Grantors as follows: (1) Dora Tucker Jones, a/k/a Dora Evelyn Tucker by deed of Juanita A. Tucker, dated July 3, 1970, and recorded in Deed Book A-6, page 960; (2) Elizabeth Adams Tucker by deed of Charles Edward Tucker, dated November 16, 1995, in Deed Book R13, page 44; and (3) James Franklin Belk, Dr. Robert S. Belk, and David W. Belk, as devisees under the terms of the Last Will and Testament of Lois A. Belk, deceased, who died testate on May 24, 1991, and whose estate is administered in the Office of the Probate Court for Lancaster County, South Carolina in File Number 92ES2900126. Reference is also made to deed of distribution dated June 11, 1992, and recorded in Deed Book S-10, page 131. All deeds referenced herein are recorded in the Office of the Clerk of Court for Lancaster County, South Carolina.





The Address of the Grantees is:

431-C Colonial Avenue
Lancaster, SC 29720

ASSESSOR'S OFFICE
Received 12-19-95
Tax Map Code 49-5.01
Or Portion Of

FILED
OFFICE OF CLERK OF COURT
DEC 19 2 48 PM '95
CLERK OF COURT
LANCASTER COUNTY, S.C.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this day of , 19 ,

and in the two hundred and twentieth year of the Soverignty and Independence of the United States of America.

SEE ATTACHED SIGNATURE PAGES FOR SIGNATURES OF GRANTORS

Signed, Sealed and Delivered in the Presence of

_____
Witness

_____
Witness

_____ (Seal)
Dora Tucker Jones, a/k/a Dora Evelyn Tucker

_____ (Seal)
Elizabeth Adams Tucker

_____ (Seal)
James Franklin Belk

_____ (SEAL)
Dr. Robert S. Belk

_____ (SEAL)
David W. Belk

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the _____ day of _____, 199 5 .

_____
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires:

State of South Carolina,
County of Lancaster

Dora Tucker Jones a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk and David W. Belk

TO

Randall P. Vaughn and Pamela P. Vaughn

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at M. o'clock on the day of , 19 , and was immediately entered upon the proper indexes and duly recorded in Book of Deeds, page

Clerk of Court of Common Pleas and General Sessions or Register Mesne Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been this 19th day of December , A. D. 19 95 , Recorded in Book D of Deeds, page 21.

Cheryl S. Morgan Auditor of the State and County aforesaid

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TRGFYBT
LANCASTER, S.C.

State of South Carolina

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever. BOOK P13 PAGE 48

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 11th day of December, 1995

and in the two hundred and twentieth year of the Soverignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Cheryl L. Frechette
Witness

Bonnie Spears
Witness

Dora Tucker Jones (Seal)
Dora Tucker Jones, a/k/a Dora Evelyn Tucker

_____ (Seal)
Elizabeth Adams Tucker

_____ (Seal)
James Franklin Belk

_____ (SEAL)
Dr. Robert S. Belk

_____ (SEAL)
David W. Belk

STATE OF SOUTH CAROLINA)
)
COUNTY OF ~~LANCASTER~~ / Richland

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 11th day of December, 1995.

Bonnie Spears
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1-9-2005

State of South Carolina,
County of Lancaster

Dora Tucker Jones a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk and David W. Belk

TO

Randall P. Vaughn and Pamela P. Vaughn

TITLE TO REAL ESTATE

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I hereby certify that the within Deed has been this 19th day of December, A. D. 1995, Recorded in Book D of Deeds, page 21.

Cheryl H. Morgan (DC)
Auditor
of the State and County aforesaid.

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LANCASTER, S.C.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

BOOK P-13 PAGE 49

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 11th day of December, 1995

and in the two hundred and twentieth year of the Soverignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Witness

Witness

_____ (Seal)
Dora Tucker Jones, a/k/a Dora Evelyn Tucker

_____ (Seal)
Elizabeth Adams Tucker

_____ (Seal)
James Franklin Belk

Robert S. Belk M.D. (SEAL)
Dr. Robert S. Belk

_____ (SEAL)
David W. Belk

STATE OF ~~SOUTH~~ North CAROLINA)
)
COUNTY OF ~~LANCASTER~~ Caldwell

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 11 day of December, 1995.

NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~
NORTH CAROLINA
My Commission Expires: 5.2.95

State of South Carolina,
County of Lancaster

Dora Tucker Jones a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk and David W. Belk

TO

Randall P. Vaughn and Pamela P. Vaughn

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at M. o'clock on the day of , 19 , and was immediately entered upon the proper indexes and duly recorded in Book of Deeds, page

Clerk of Court of Common Pleas and General Sessions or Register Mesne Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been this 11th day of December, A. D. 1995, Recorded in Book D of Deeds, page 27.

Auditor
of the State and County aforesaid.

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LANCASTER, S.C.

State of South Carolina,

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

BOOK P-13 PAGE 50

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 11 day of December, 1995 and in the two hundred and twentieth year of the Soverignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Witness

Witness

_____ (Seal)
Dora Tucker Jones, a/k/a Dora Evelyn Tucker

_____ (Seal)
Elizabeth Adams Tucker

_____ (Seal)
James Franklin Belk

_____ (SEAL)
Dr. Robert S. Belk

_____ (SEAL)
David W. Belk

STATE OF ~~SOUTH~~ North CAROLINA)
)
COUNTY OF ~~LANCASTER~~/ Caldwell)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 11 day of December, 1995.

NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~/ NORTH CAROLINA
My Commission Expires: 5-2-2000

State of South Carolina,
County of Lancaster

Dora Tucker Jones a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk and David W. Belk

TO

Randall P. Vaughn and Pamela P. Vaughn

TITLE TO REAL ESTATE

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Clerk of Court of Common Pleas and General Sessions or Register Mesne Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been this 12 day of December, A. D. 1995, Recorded in Book O of Deeds, page 241.

Auditor of the State and County aforesaid.

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LANCASTER, S.C.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

Book PAB Page 51

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 11TH day of December, 1995,

and in the two hundred and twentieth year of the Soverignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Witness

Witness

_____ (Seal)
Dora Tucker Jones, a/k/a Dora Evelyn Tucker

_____ (Seal)
Elizabeth Adams Tucker

_____ (Seal)
James Franklin Belk

_____ (SEAL)
Dr. Robert S. Belk

_____ (SEAL)
David W. Belk

North Carolina Jr
STATE OF ~~SOUTH CAROLINA~~)
)
COUNTY OF ~~LANCASTER~~)
Caldwell Jr

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 11 day of December, 1995.

NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~ ~~TEXAS~~ North Carolina Jr
My Commission Expires: 5-2-2000

State of South Carolina,
County of Lancaster

Dora Tucker Jones a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk and David W. Belk

TO

Randall P. Vaughn and Pamela P. Vaughn

TITLE TO REAL ESTATE

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I hereby certify that the within Deed has been this day of , 19 , A. D. 19 , Recorded in Book of Deeds, page .

Auditor of the State and County aforesaid.

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LANCASTER, S.C.

State of South Carolina,

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

BOOK 243 PAGE 52

WITNESS the Grantor's Hand and Seal this 4th day of December, 1995

and in the two hundred and twentieth year of the Soverignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Kathleen Grant
Witness

Wil B. Hanley Jr
Witness

_____ (Seal)
Dora Tucker Jones, a/k/a Dora Evelyn Tucker

Elizabeth Adams Tucker (Seal)
Elizabeth Adams Tucker

_____ (Seal)
James Franklin Belk

_____ (SEAL)
Dr. Robert S. Belk

_____ (SEAL)
David W. Belk

STATE OF SOUTH CAROLINA)
)
COUNTY OF ~~LANCASTER~~ LANCASTER)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 4th day of December, 1995.

Wil B. Hanley Jr
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 3-23-05

State of South Carolina,
County of Lancaster

Dora Tucker Jones a/k/a Dora Evelyn Tucker, Elizabeth Adams Tucker, James Franklin Belk, Dr. Robert S. Belk and David W. Belk

TO

Randall P. Vaughn and Pamela P. Vaughn

TITLE TO REAL ESTATE

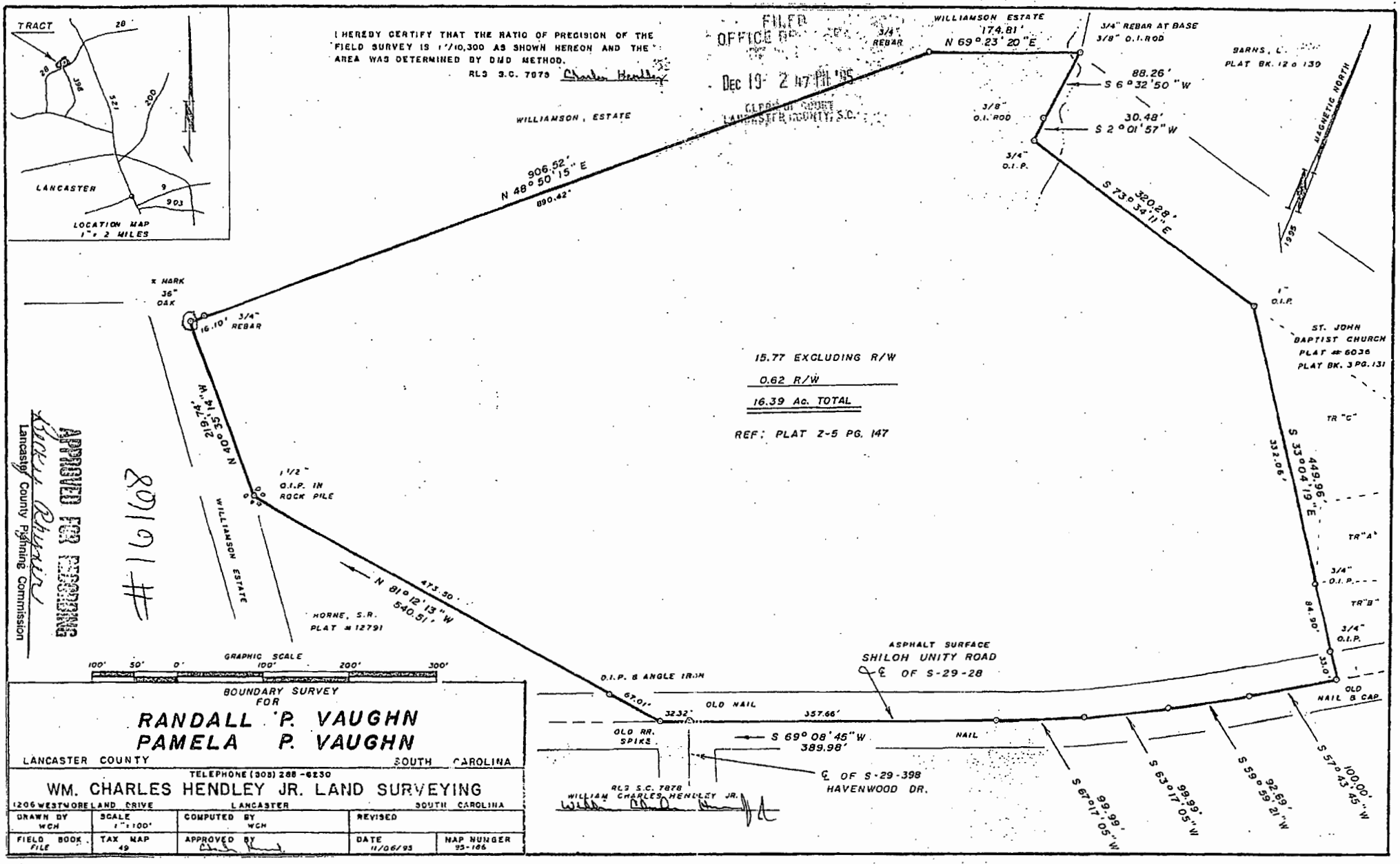
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Cheryl H. Morgan (Dtte) Auditor
of the State and County aforesaid.

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LANCASTER, S.C.



APPROVED FOR RECORDING
Lancaster County Planning Commission
#8019

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 516 W. Shiloh Unity Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0049-00-005.02

Current Zoning LDR Current Use Residential

Proposed Zoning MDR Total Acres 2.01

Project Description Part of future Shiloh Woods residential subdivision.

Surrounding Property Description Primarily residential properties and vacant land. Connects W. Shiloh Unity Road to multiple points on the primary acreage for Shiloh Woods, parcel 0049-00-004.13, which is currently zoned MDR.

CONTACT INFORMATION

Applicant Name Century Communities c/o Ryan Hitchins

Address 7401 Carmel Executive Park Drive, Suite 310

City Charlotte State NC Zip 28226 Phone 704-754-5457

Fax _____ Email ryanhitchins@centurycommunities.com

Property Owner Name Ryan and Emilee Vaughn

Address 516 W. Shiloh Unity Road

City Lancaster State SC Zip 29720 Phone 803-804-4577

Fax _____ Email RVaughn@comporium.net

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.

Regan Riddell — 6/20/22

Applicant — Date

_____ _____

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

June 24, 2022

Lancaster County
Planning Department
P.O. 1809
101 N. Main Street
Lancaster, SC 29721

We, Ryan Vaughn and Emilee Vaughn are the property owners of 516 W. Shiloh Unity Road, Lancaster, South Carolina 29720, having a Parcel ID # 0049-00-005.02 and being approximately 2.01 acres.

Notary Public

Ryan Vaughn

My Commission Expires 12/27/2029

[SEAL]

TORREY CLYBURN
NOTARY PUBLIC
My Commission Expires
February 27, 2029
SOUTH CAROLINA

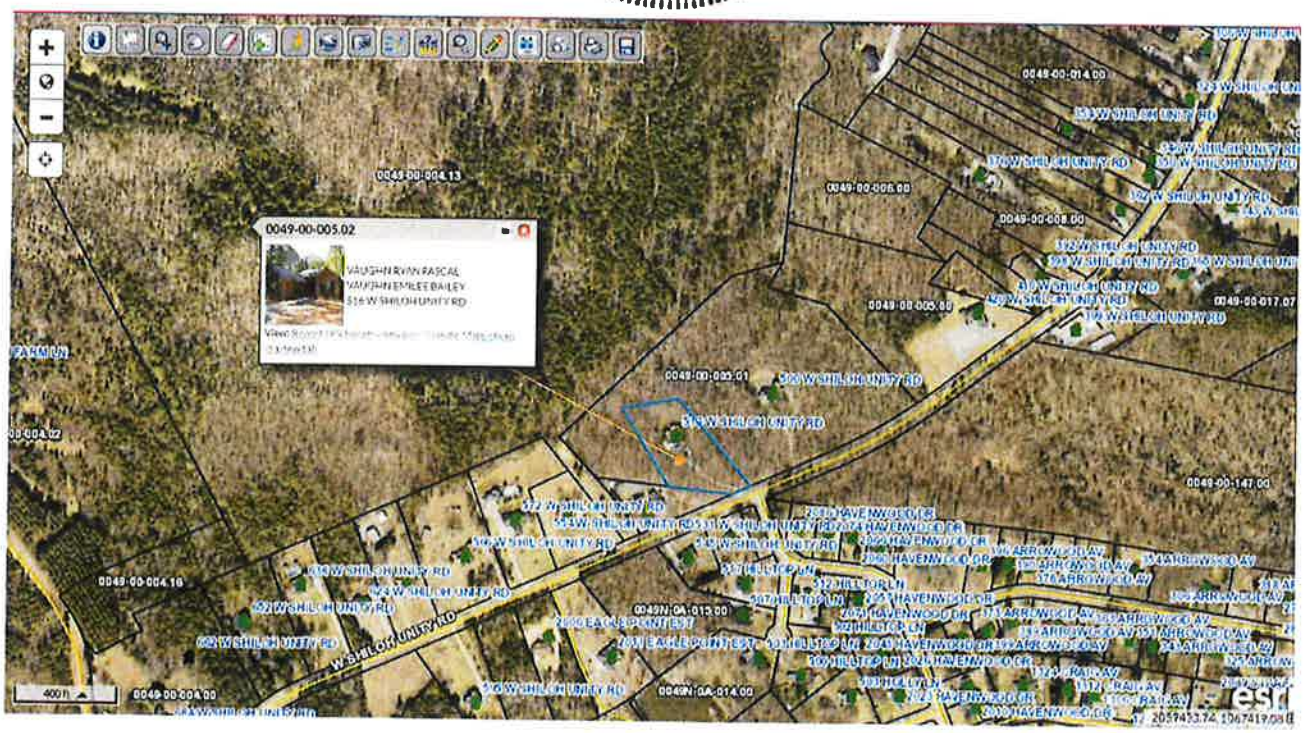
Notary Public

Emilee Vaughn

My Commission Expires 12/27/2029

[SEAL]

TORREY CLYBURN
NOTARY PUBLIC
My Commission Expires
February 27, 2029
SOUTH CAROLINA



RECORDED THIS 6th DAY
OF MARCH, 2019
IN BOOK 00 PAGE 00

Susan D. Hunter Wallace

Auditor, Lancaster County, SC

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW
TITLE NOT EXAMINED

LANCASTER COUNTY GIS
Tax Map:
0049 00 005 02

2019002958

DEED
RECORDING FEES $10.00
STATE TAX $0.00
COUNTY TAX $0.00

PRESENTED & RECORDED:
03-04-2019 01:59 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: STEPHANIE KNIGHT ROD
BK:DEED 1214
PG:48-51

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Randall P. Vaughn and Pamela P. Vaughn**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Five and no/100ths ($5.00) Dollars, Love and Affection, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release the following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **Ryan Pascal Vaughn and Emilee Bailey Vaughn**, ("Grantee"), and Grantee's heirs, successors and assigns:

All that certain piece, parcel or tract of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, fronting on the north side of West Shiloh Unity Road (Highway S-29-28) for a distance of 32.32 feet, containing 2.01 acres, being shown, described and designated on plat of survey entitled "Boundary Survey for Ryan Pascal Vaughn and Emilee Bailey Vaughn" dated February 22, 2019 made by William Charles Hendley, Jr. Land Surveying and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2019 Page 127, which plat is incorporated herein and by reference made a part hereof.

Being a portion of the property conveyed to Randall P. Vaughn and Pamela P. Vaughn by Deed of Dora Tucker Jones, et al. recorded December 19, 1995 in Deed Book P-13 Page 46, Office of the Register of Deeds for Lancaster County, South Carolina.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TAM p/o 0049-00-005.01

Grantee's Address:
239 Community Lane
Lancaster, SC 29720

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 1st day of March, 2019, and in the two hundred forty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

_____

_____ (Seal)
Randall P. Vaughn

_____ (Seal)
Pamela P. Vaughn

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 1st day of March, 2019.

_____ (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
Notary Name: Robert K. Folks
My Commission Expires: 3-30-21

s:\dbr\deed\VaughnVaughnRyanAndEmilee

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.

2. This Affidavit is attached to a Deed dated the same date hereof for 2.01 acres fronting on West Shiloh Unity Road on plat prepared by William Charles Hendley, Jr. Land Surveying dated February 22, 2019, being a portion of Lancaster County Tax Map No. 0049-00-005.01, being transferred by Randall P. Vaughn and Pamela P. Vaughn to Ryan Pascal Vaughn and Emilee Bailey Vaughn.

3. The deed is exempt from the deed recording fee because (See information section of affidavit): Transferring realty in which the value of the realty is equal to or less than one hundred dollars--Exemption #1 (Code Section 12-24-40(1)).

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: 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.

Randall P. Vaughn

Pamela P. Vaughn

SWORN to before me this 1st day of March, 2019.

Notary Public for South Carolina
Printed Name: Robert K. Folks
My Commission Expires: 3-30-21

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. 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 12-24-40, 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 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 in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock of interest held by the grantor. However, 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;

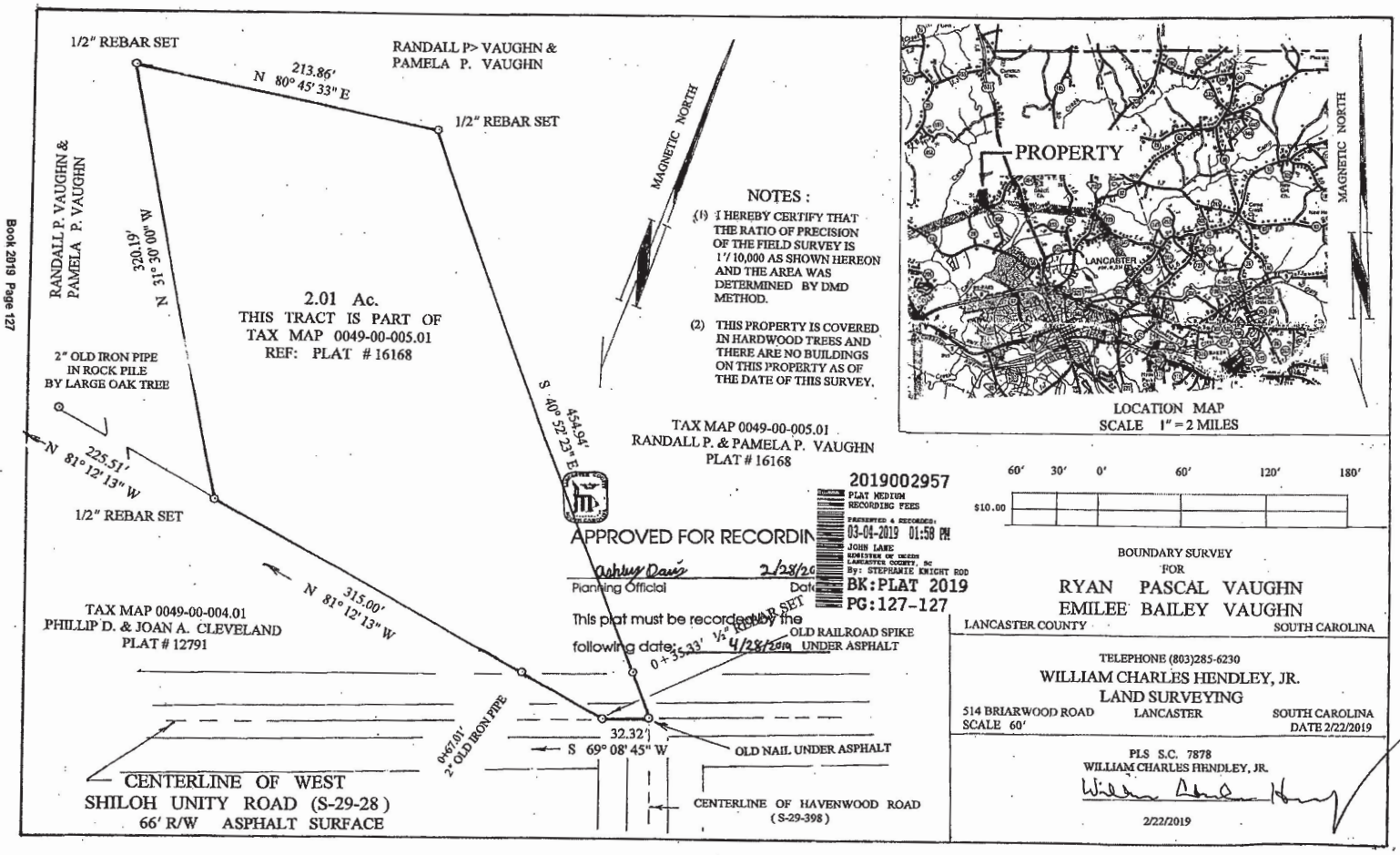
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,

(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.

(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.



Book 2019 Page 127

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 516 W. Shiloh Unity Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0049-00-005.02

Current Zoning LDR Current Use Residential

Proposed Zoning MDR Total Acres 2.01

Project Description Part of future Shiloh Woods residential subdivision.

Surrounding Property Description Primarily residential properties and vacant land. Connects W. Shiloh Unity Road to multiple points on the primary acreage for Shiloh Woods, parcel 0049-00-004.13, which is currently zoned MDR.

CONTACT INFORMATION

Applicant Name Century Communities c/o Ryan Hitchins

Address 7401 Carmel Executive Park Drive, Suite 310

City Charlotte State NC Zip 28226 Phone 704-754-5457

Fax _____ Email ryanhitchins@centurycommunities.com

Property Owner Name Ryan and Emilee Vaughn

Address 516 W. Shiloh Unity Road

City Lancaster State SC Zip 29720 Phone 803-804-4577

Fax _____ Email RVaughn@comporium.net

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.

Regan Riddell — 6/20/22

Applicant — Date

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

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June 24, 2022

Lancaster County
Planning Department
P.O. 1809
101 N. Main Street
Lancaster, SC 29721

We, Ryan Vaughn and Emilee Vaughn are the property owners of 516 W. Shiloh Unity Road, Lancaster, South Carolina 29720, having a Parcel ID # 0049-00-005.02 and being approximately 2.01 acres.

Notary Public

Ryan Vaughn

My Commission Expires 12/27/2029

[SEAL]

TORREY CLYBURN
NOTARY PUBLIC
My Commission Expires
February 27, 2029
SOUTH CAROLINA

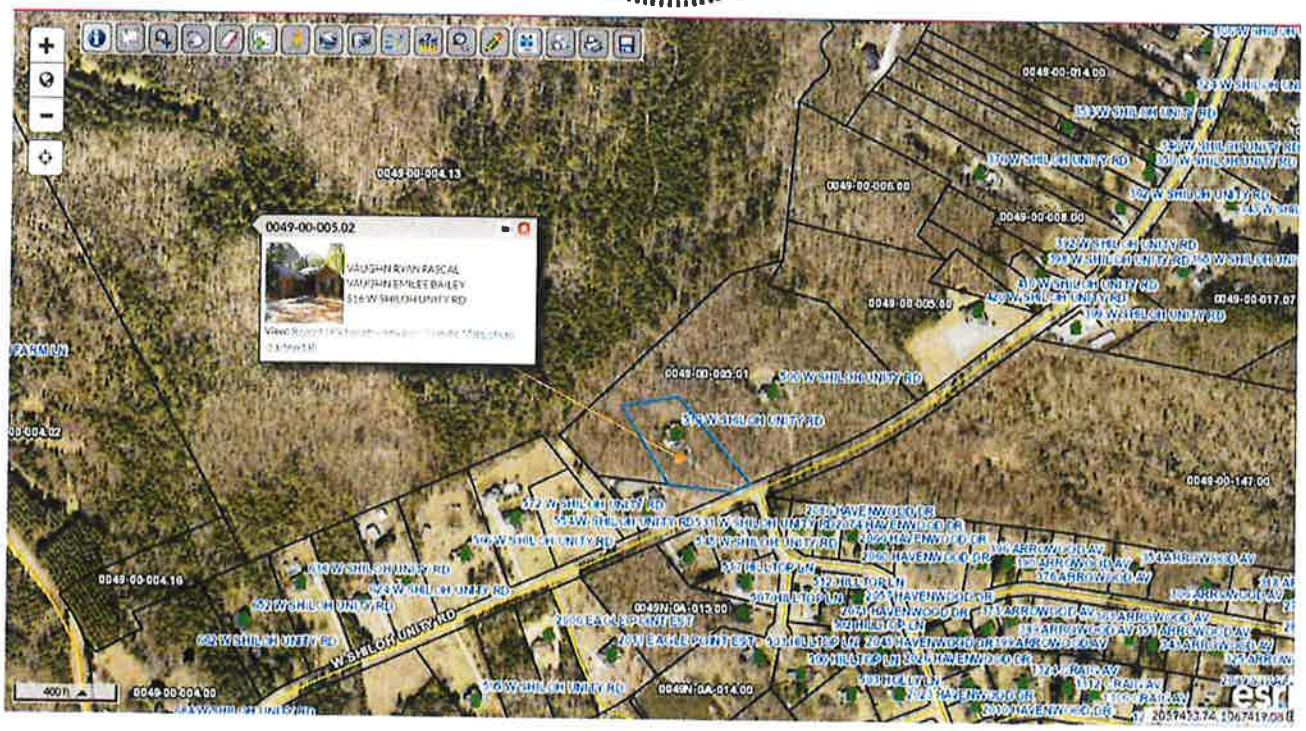
Notary Public

Emilee Vaughn

My Commission Expires 12/27/2029

[SEAL]

TORREY CLYBURN
NOTARY PUBLIC
My Commission Expires
February 27, 2029
SOUTH CAROLINA



RECORDED THIS 6th DAY
OF MARCH, 2019
IN BOOK 00 PAGE 00

Susan D. Hunter Wallace

Auditor, Lancaster County, SC

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW
TITLE NOT EXAMINED

LANCASTER COUNTY GIS
Tax Map:
0049 00 005 02

2019002958

DEED
RECORDING FEES $10.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED:
03-04-2019 01:59 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: STEPHANIE KNIGHT ROD
BK:DEED 1214
PG:48-51

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS, that, **Randall P. Vaughn and Pamela P. Vaughn**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Five and no/100ths ($5.00) Dollars, Love and Affection, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release the following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **Ryan Pascal Vaughn and Emilee Bailey Vaughn**, ("Grantee"), and Grantee's heirs, successors and assigns:

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TAM p/o 0049-00-005.01

Grantee's Address:
239 Community Lane
Lancaster, SC 29720

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 1st day of March, 2019, and in the two hundred forty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

_____

_____ (Seal)
Randall P. Vaughn

_____ (Seal)
Pamela P. Vaughn

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 1st day of March, 2019.

_____ (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
Notary Name: Robert K. Folks
My Commission Expires: 3-30-21

s:\dbr\deed\VaughnVaughnRyanAndEmilee

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

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Randall P. Vaughn

Pamela P. Vaughn

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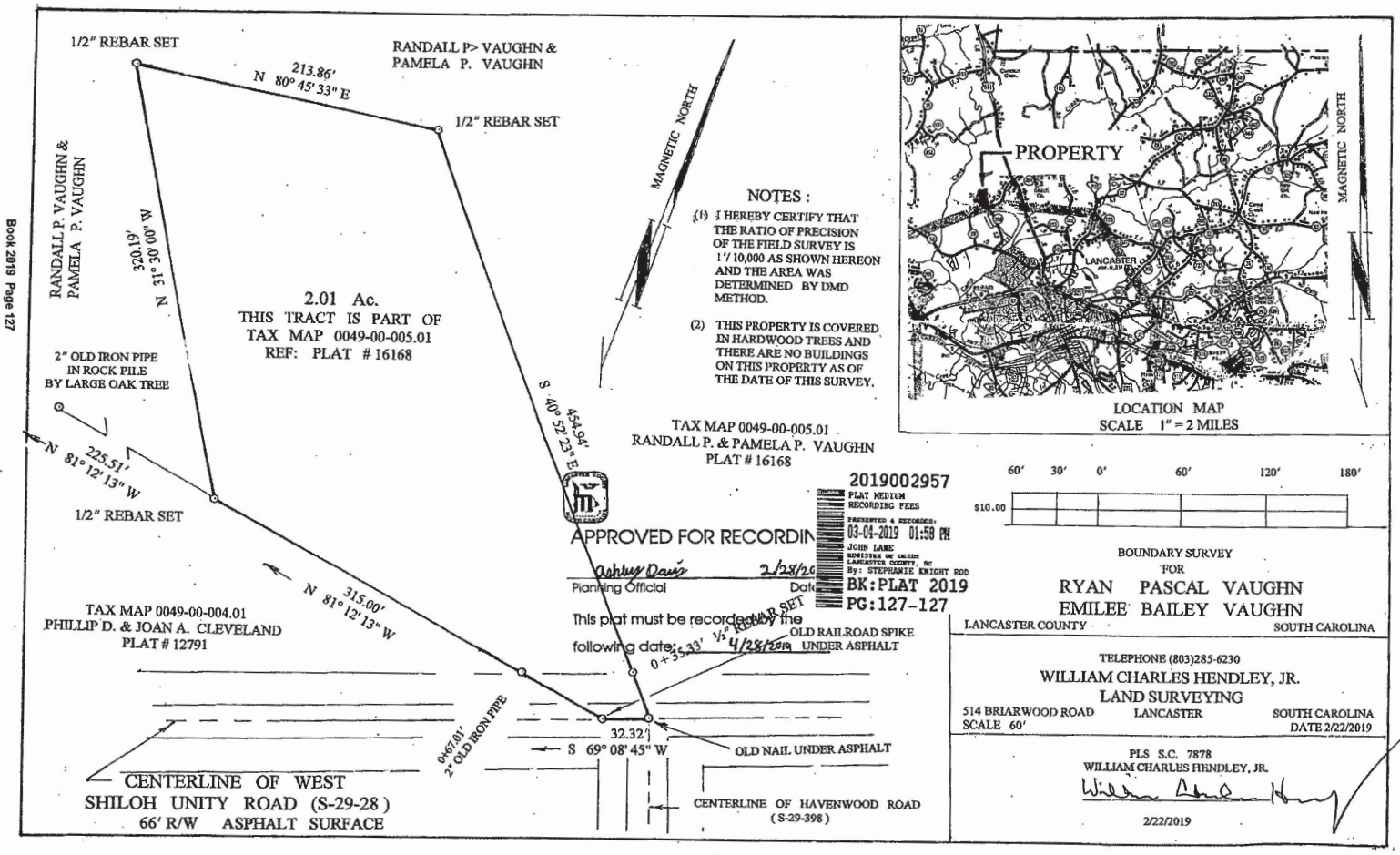
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(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

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Book 2019 Page 127

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
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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: Williamson Farm Lane

City: Lancaster State: SC Zip: 29720 Tax Parcel ID: 0049-00-004.16

Current Zoning: LDR Current Use: Qualified Agricultural

Proposed Zoning: MDR Total Acres: 3.54

Project Description: 3.54 acres of proposed Shiloh Woods residential subdivision, the primary piece which consists of 150 acres with tax parcel ID 0049-00-004.13 and is currently zoned MDR

Surrounding Property Description: A mixture of residences and vacant land consisting of MDR LDR properties

CONTACT INFORMATION

Applicant Name: Century Communities Southeast LLC c/o Ryan Hitchins

Address: 7401 Carmel Executive Drive Road, Suite 310

City: Charlotte State: NC Zip: 28266 Phone: 704-754-5457

Fax: Email: ryan.hitchins@centurycommunities.com

Property Owner Name: William L. Harper and Cane Mill Associates of Elgin LP

Address: P.O. Box 1146

City: Lancaster State: SC Zip: 29721 Phone: 803-283-9961

Fax: Email: Beau2@comporium.net

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.

Ryan Hickel — 7/19/22

Applicant — Date

William L Hayes — 7/19/2022

Property Owner(s) CAPE MIDA ASSOCIATES, — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

July 19, 2022

Lancaster County
Planning Department
P.O. 1809
101 N. Main Street
Lancaster, SC 29721

We, William L. Harper and Cane Mill Associates of Elgin, LP are the property owners of 3.54 acres on Williamson Farm Lane, Lancaster, South Carolina 29720, having a Parcel ID # 0049-00-004.16.

Notary Public

My Commission Expires 2/11/2025

[SEAL]

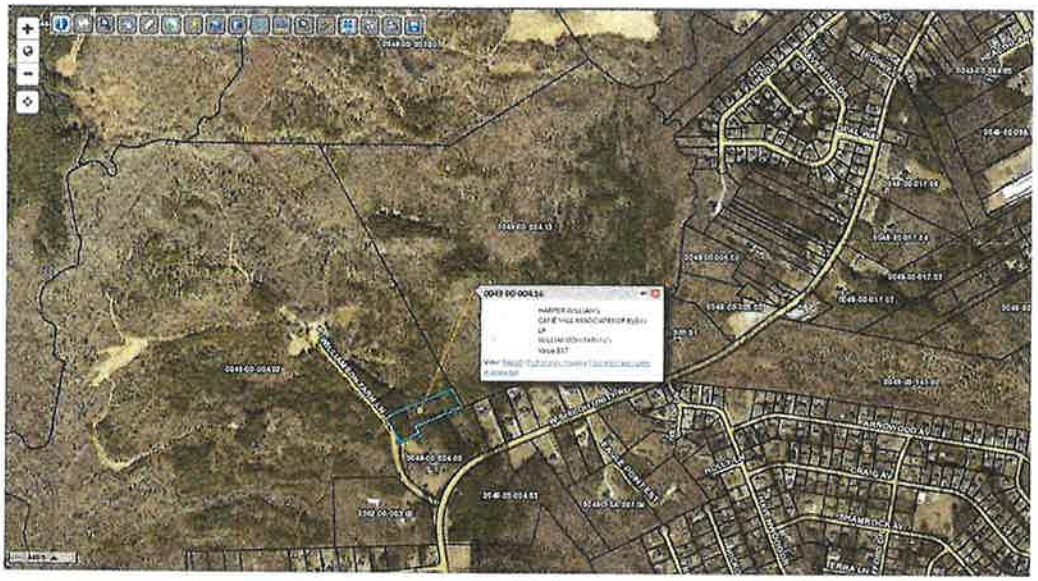
William L. Harper

Notary Public

My Commission Expires 2/11/2025

[SEAL]

Cane Mill Associates of Elgin, LP



2010008188

DEED
RECORDING FEES $10.00
STATE TAX $65.00
COUNTY TAX $27.50
PRESENTED & RECORDED:
07-29-2010 04:34 PM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE KIRKLEY DEPUTY
BK:DEED 574
PG:42-45

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS that BARBARA WILLIAMSON PAUL, individually, and BARBARA W. PAUL, TRUSTEE OF THE BARBARA W. PAUL RECOVCABLE TRUST DATED APRIL 29, 2009 (hereinafter collectively referred to as "Grantor"), for and in consideration of the sum of Twenty Five Thousand and No/100 Dollars ($25,000.00) hand paid at and before the sealing of these presents by WILLIAM L. HARPER and CANE MILL ASSOCIATES OF ELGIN, LP, a South Carolina limited partnership (hereinafter collectively referred to as the "Grantee"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever, the following described real property, to wit:

FOR A DESCRIPTION OF THE PROPERTY CONVEYED BY THIS DEED REFERENCE IS MADE TO THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN

DERIVATION: Being property devised to Barbara Williamson Paul, Norman Lloyd Williamson, Howard Knox Williamson III, and Kevin Gray Williamson under the terms of the Last Will and Testament of Howard K. Williamson, Sr., deceased, who died testate on May 16, 1991, with the estate being administered in the Probate Court for Lancaster County, South Carolina in File Number 91ES2900191. See also deed of distribution recorded in Deed Book U-10, page 22. The interest of Norman Lloyd Williamson a/k/a Norman L. Williamson was conveyed to Barbara Williamson Paul by deed dated December 15, 1992 and recorded in Deed Book C-11, page 278. The interest of Kevin Gray Williamson was conveyed to Barbara Williamson Paul by deed dated January 16, 2001 and recorded in Deed Book 106, page 184. The interest of Howard Knox Williamson III was conveyed to Barbara Williamson Paul by deed dated July 21, 2003 and recorded in Deed Book 203, page 269. Barbara Williamson Paul conveyed a remainder interest in the property to Barbara W. Paul, Trustee of the Barbara W. Paul Revocable Trust dated April 29, 2009 by deed dated April 29, 2009 and recorded in Deed Book 515, page 274. All deeds referenced above are recorded in the Office of the Register of Deeds for Lancaster County, South Carolina.

RECORDED THIS 11th DAY OF AUGUST, 2010 IN BOOK O PAGE H-1
Cheryl L. Morgan
Auditor, Lancaster County, SC

LANCASTER COUNTY GIS Tax Map: 0049 00 004 14

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

The Address of the Grantee is:

2625 Kershaw Camden Highway
Lancaster, SC 29720

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever.

AND Grantor, does hereby bind Grantor and Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Successors and Assigns and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS the Grantor's Hand and Seal this 27th day of July, 2010, and in the Two Hundred Thirty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Barbara Williamson Paul
Barbara Williamson Paul

Patti S. Evans

Barbara W. Paul
Barbara W. Paul, Trustee of the Barbara W. Paul Revocable Trust dated April 29, 2009

STATE OF SOUTH CAROLINA,)
)
COUNTY OF LANCASTER.)

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the above named, Barbara Williamson Paul and Barbara W. Paul, Trustee of the Barbara W. Paul Revocable Trust dated April 29, 2009, sign, seal and as their, her, his or its act and deed, deliver the within written instrument for the uses and purposes therein mentioned and that (s)he with the other witness above witnessed the execution thereof.

SWORN TO before me this

27th day of July, 2010.

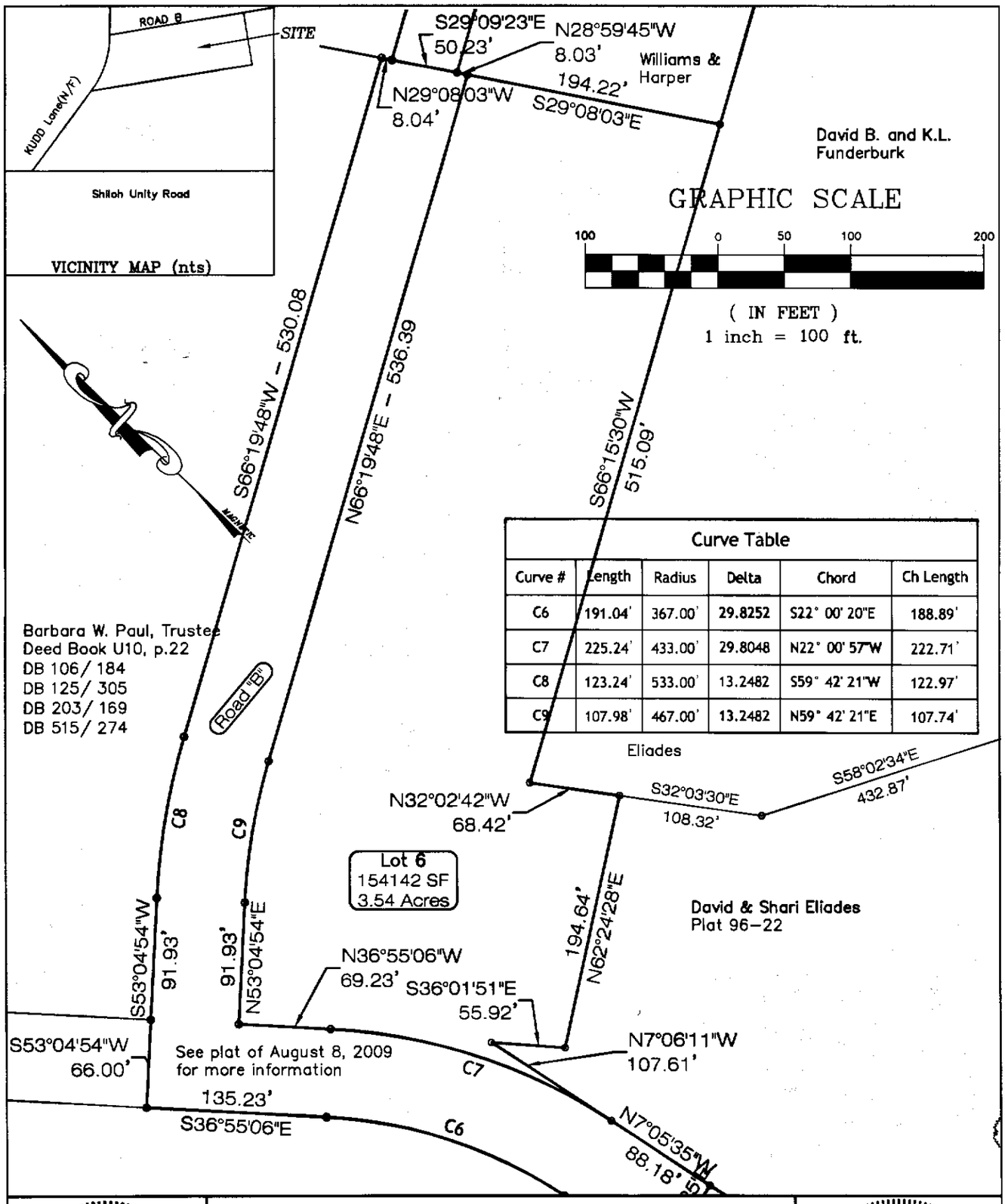
Patti S. Evans

NOTARY PUBLIC FOR SC
My Commission Expires: 5-3-2012

EXHIBIT "A"

(Legal Description)

"ALL that certain piece, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, lying to the north of Shiloh-Unity Road, containing three and fifty-four hundredths (3.54) acres, more or less, and being shown, described and designated as "Lot 6" on plat of survey entitled "Plat of Boundary and Closing Survey Surveyed for Barbara W. Paul", made by Precision Surveying, Inc., dated October 10, 2009, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2010, page 341. Reference to said plat is craved for a more minute description."



SOUTH CAROLINA REGISTERED PROFESSIONAL No. 19896 TIER "A" LAND SURVEYOR JULIAN E. SAVERANCE

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

This plat is certified only to the party (parties) listed below.. The unauthorized reproduction of this Plat is illegal and could result in legal action by Copyright Holder.

NO NEW PROPERTY LINES, EASEMENTS, OR RIGHTS OF WAY ESTABLISHED.

SOUTH CAROLINA PRECISION SURVEYING INCORPORATED No. – C01244 CERTIFICATE OF AUTHORIZATION

DATE: October 10, 2009

10-10-2009

PLAT

of BOUNDARY AND CLOSING SURVEY

COUNTY OF LANCASTER

STATE OF SOUTH CAROLINA

THE SAME BEING OF PROPERTY SHOWN ON PSI 8/6/09 AND RECORDED IN DEED Bk U10,p.22,106/184,etc. IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY. CURRENT TAX MAP NUMBER IS 49-00-4.02

SURVEYED FOR

BARBARA W. PAUL

SURVEYED BY

PRECISION SURVEYING, INC.

1991 TARA TRAIL – LANCASTER, SC – 29720 – (803)-283-2022

2010008187

PLAT SMALL RECORDING FEES $5.00

PRESENTED & RECORDED:

07-29-2010 04:33 PM

JOHN LANE

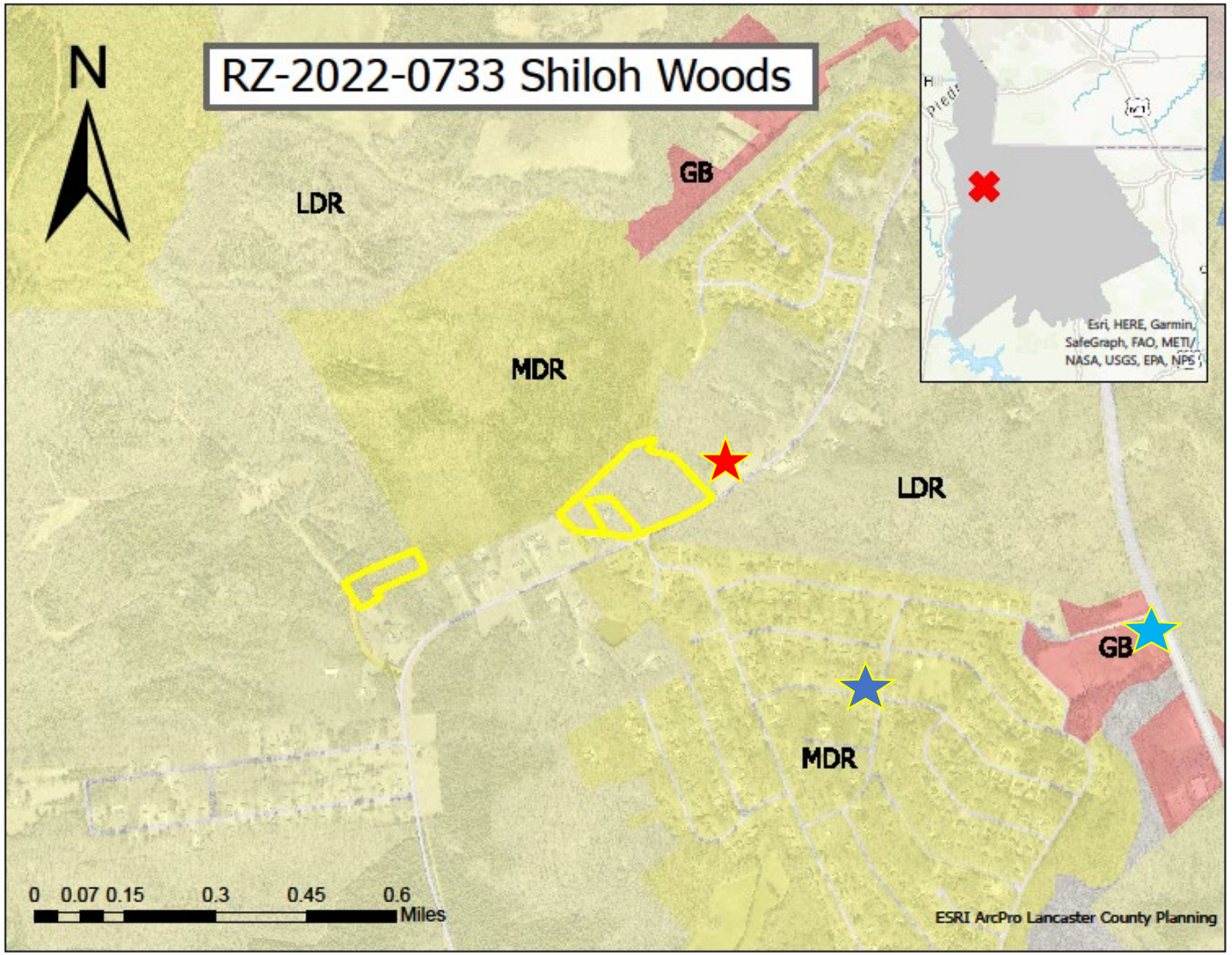
REGISTER OF DEEDS

LANCASTER COUNTY, SC

By: CANDICE KIRKLEY DEPUTY

BK:PLAT 2010

PG:341-341



Lancaster County
South Carolina

Proposal:
Request to rezone from LDR to MDR (CSO)

Legend:

Subject Property

Arrowood Subdivision

St. John Baptist Church

Crow's Nest Driving Range

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-1418 Elgin Fire Department
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 8/16/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/9/2022	Exhibit
Application	8/1/2022	Exhibit
Location Map	8/1/2022	Exhibit

PROPOSAL:	Request to rezone .285 acres of property
PROPERTY LOCATION:	125 Tram Road (TM# 0088P-0C-001.00)
CURRENT ZONING DISTRICT:	Medium Density Residential (MDR) District
PROPOSED ZONING DISTRICT:	Institutional (INS) District
APPLICANT:	Elgin Volunteer Fire Department Billy Harper, Treasurer
COUNCIL DISTRICT:	District 5, Steve Harper
STATUTORY NOTICES:	Sign posted 7/29/2022 at 125 Tram Road see photos Hearing notice published 7/30/2022 in The Lancaster News, Carolina Gateway 8/3/2022 Mailed notices August 1, 2022 Posted agenda in lobby August 9, 2022

OVERVIEW:

Proposal
The applicant has requested to rezone a parcel .285 acres in size.

Site Information
The parcel proposed to be rezoned is currently an undeveloped lot and is intended to be used as parking for the Elgin Volunteer Fire Department. Access will be provided via Tram Road.

Summary of Adjacent Zoning and Uses
The property is surrounded predominantly by MDR and INS zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	INS	Elgin VFD
South	Lancaster County	INS/MDR	Current application INS to MDR
East	Lancaster County	INS	Elgin VFD
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts
As previously noted, the subject property is currently in the MDR District. Pursuant to UDO Chapter 2.3, the MDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

Requested INS

UDO Chapter 2.3 describes the requested INS District as "*… intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities and public and private utility infrastructure."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the MDR and INS Districts. The surrounding uses are primarily institutional in nature (church and volunteer fire department).

Non-Conformance Status

The property is currently vacant, with no structures present. If the rezoning were to be approved (changing the zoning district to INS) the property would be utilized as a parking lot for the Fire Department.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single Family. The adopted Comprehensive Plan states that the Suburban Single Family neighborhood *"[is]...formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers."*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Suburban Single Family: Land Use Considerations		
Mobile / Modular Homes	School	Pool
Single-Family Detached Home	Community Park	Recreational Amenities
Single-Family Attached Home (Town Home / Duplex)	Community Center	
Church	Natural Area	

The Transitional Future Land Use Category extends in a ring around the City of Lancaster. The Transitional Future Land Use Category and Suburban Single Family Community Type are, compatible with the existing suburban character of the area.

The requested INS District is consistent with the Transitional Future Land Use Category.

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time. If institutional use were to move on to this property which would create more than 50 peak hour trips to or from this location a TIA would be required as part of their site plan submittal.

Public Schools

There are no capacity concerns for the schools within this area pertaining to this change.

PHOTOS OF PROJECT AREA:



Facing out from Property looking at Elgin Fire Department



Facing Subject Property off Tram Road with St. Lukes RZ in Background



Facing West on Tram Road



Aerial view of the Subject Parcel highlighted in yellow. The residential structure is no longer on the property.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone .285 acres (TM# 0088P-0C-001.00) from Medium Density Residential (MDR) District to Institutional (INS) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0088P-0C-001.00;
2. That the subject property is currently zoned MDR District and proposed to be rezoned INS District;
3. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban Single Family; and
4. That the proposed INS District is generally consistent with the surrounding area which is comprised of MDR and INS Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 125 Tram Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0088P-0C-001.00

Current Zoning MDR Current Use Vacant

Proposed Zoning INS Total Acres 0.285 ac.

Project Description Rezoning Request Only.

Surrounding Property Description St.Luke UMC property to SE zoned INS; Elgin Volunteer Fire Dept. properties across Tram Road and Old Camden Hwy. to NW, N, & NE, all zoned INS; Watson property to SW zoned MDR.

CONTACT INFORMATION

Applicant Name Billy Harper, Treasurer, Elgin Volunteer Fire Department, Inc.

Address 2605 Kershaw Camden Hwy.

City Lancaster State SC Zip 29720 Phone 803-416-3254

Fax 803-286-4489 Email harperb1956@gmail.com

Property Owner Name Elgin Volunteer Fire Department, Inc.

Address 114 Tram Road

City Lancaster State SC Zip 29720 Phone 803-286-4489

Fax 803-286-4489 Email elginvfd@gmail.com

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.

Billy Hanson, Treasurer, Elgin Volunteer Fire Dept, Inc — 4/21/2022

Applicant — Date

Elgin Volunteer Fire Department, Inc. — 4/21/2022

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

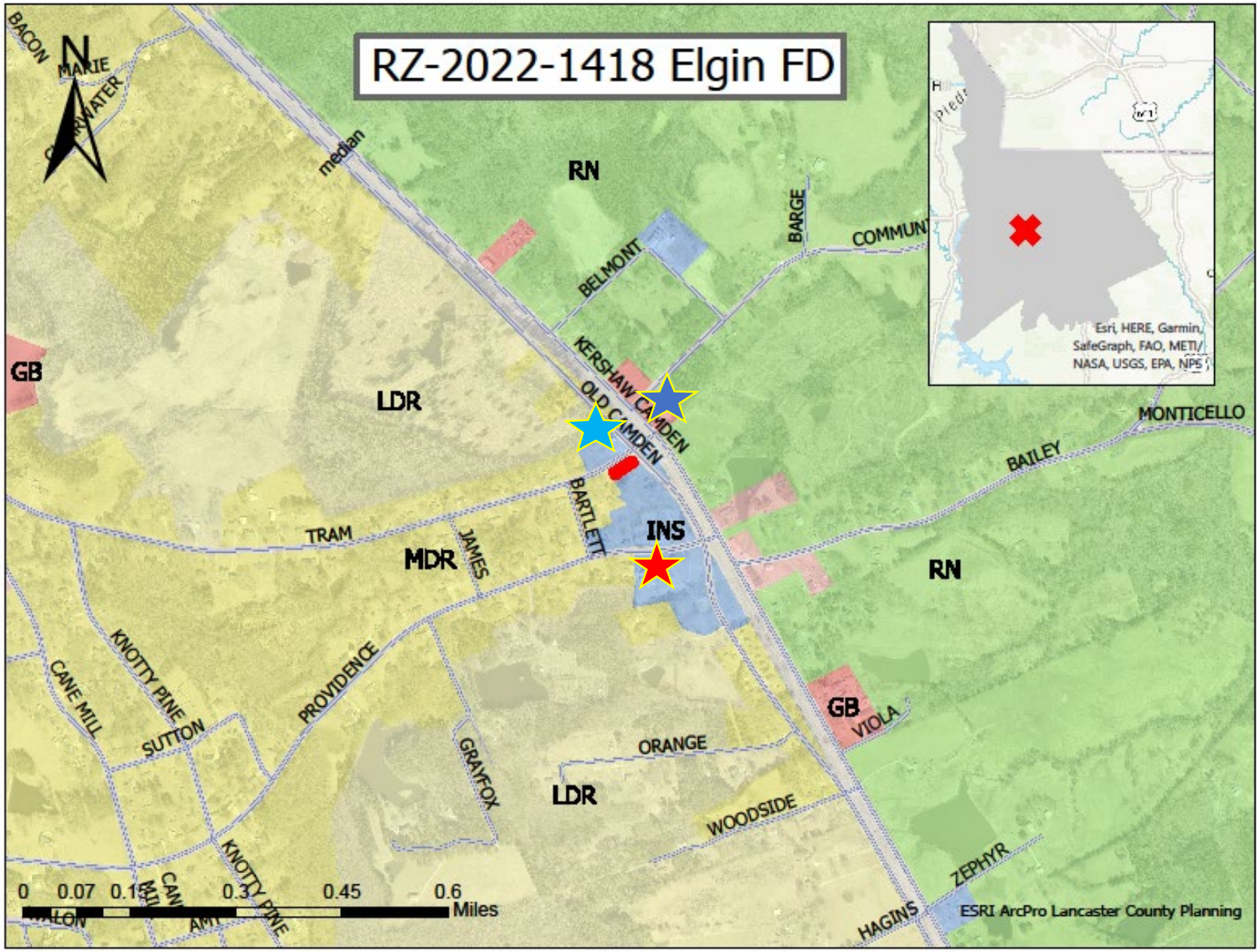
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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



Lancaster County
South Carolina

Proposal:
Request to rezone from MDR to INS

Legend:

Subject Property

Family Dollar

St. Luke Methodist Church

Elgin VFD

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-1428 Marilyn Thompson
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 8/16/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/9/2022	Exhibit
Application	8/1/2022	Exhibit
Location Map	8/1/2022	Exhibit

PROPOSAL:	Request to rezone .7 acres of property
PROPERTY LOCATION:	106 N. Floyd Street, Kershaw (TM#0156I-0P-010.00)
CURRENT ZONING DISTRICT:	Commercial (B1) District
PROPOSED ZONING DISTRICT:	Residential (R6)
APPLICANT:	Marilyn Thompson
COUNCIL DISTRICT:	Kershaw Town Council
STATUTORY NOTICES:	Sign posted 7/29/2022 at 106 N. Floyd Street, Kershaw (see photos) Hearing notice published 7/30/2022 in The Lancaster News, Carolina Gateway 8/3/2022 Mailed notices 8/1/2022 Posted agenda in lobby 8/9/2022

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel .7 acres in size. The intent is to combine the parcel with an adjacent lot and market it for residential development.

Site Information

The parcel proposed to be rezoned is currently vacant. Access will be provided via West Marion Street and North Floyd Street.

Summary of Adjacent Zoning and Uses

The property is surrounded by R-6 and R-15 zoned properties in a residential neighborhood within the town of Kershaw.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Kershaw	R-6	Vacant lot
South	Kershaw	R-15	Vacant (owned by Town of Kershaw)
East	Kershaw	R-6	Residential
West	Kershaw	R-6	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the B-1 District. Pursuant to Kershaw UDO Chapter 2.1.2, the B-1 Central Business District, "*is designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal arid business services to supply the needs of residents, transients, and business and industry in the town center as well as in the entire travel area. If located above the ground floor, dwellings are allowed in this district. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited*."

Requested R-6

Kershaw UDO Chapter 2.1.1 describes the requested R-6 District as "*established for the most dense residential development within the town. The principal use of land is for single-family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the R-6 and R-15 Districts. The surrounding uses are residential in nature (residences, vacant lots, and a Masonic Lodge).

Non-Conformance Status

The property is currently vacant. The reason for the extant commercial zoning is unclear. Rezoning to a residential district would bring the parcel into conformity with the surrounding property uses.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Urban, which corresponds to the Community Type of Walkable Neighborhood w/ additional intensity. The adopted Comprehensive Plan states that the Walkable Neighborhood w/ additional intensity *"is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development".*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Restaurant	School
Single-Family Attached Home (Town Home / Duplex)	Professional Office	Community Park
Condominium / Apartment	Government Building	Pocket Park
Neighborhood Commercial	Church	Natural Area

The Urban Future Land Use Category is present within the City of Lancaster, Town of Heath Springs, and Town of Kershaw.

The requested R-6 District is consistent with the Urban Future Land Use Category.

Prior to requesting rezoning, the owner had conferred with town officials regarding donating the parcel for use as a public park, but the town declined the offer.

INFRASTRUCTURE CONSIDERATIONS

Transportation
[N/A].

Public Utilities

Served by Town of Kershaw, has water and sewer.

Public Schools

There are no capacity concerns for the schools within this area pertaining to this change

PHOTOS OF PROJECT AREA:



An aerial view of the subject parcel



Facing East down West Marion Street



Facing out from subject parcel overlooking Marion State Park



Facing out from subject parcel overlooking North Floyd Street



Facing subject parcel

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone .7 acres (TM # 0156I-0P-010.00) from B1 Central Business District to R6 Residential District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0156I-0P-010.00;
2. That the subject property is currently zoned B-1 District and proposed to be rezoned R6 District; and
3. That the proposed R-6 District is generally consistent with the surrounding area which is comprised of R-6 and R-15 Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
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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 106 N Floyd ST
City Kershaw State S.C. Zip _____ Tax Parcel ID DB 00130204
Current Zoning Commercial Current Use Open Land
Proposed Zoning Residential Total Acres _____
Project Description I would like to have this property rezoned to residential. R6

Surrounding Property Description The surrounding properties are residential community.

CONTACT INFORMATION

Applicant Name Marilyn L. Thompson
Address 14972 AFShari Circle
City Florissant State MO Zip 63034 Phone (314) 288-5581
Fax (314) 831-5531 Email mthompson1212@att.net
Property Owner Name Marilyn L. Thompson
Address 14972 AFShari Circle
City Florissant State MO Zip 63034 Phone (314) 831-5266
Fax (314) 831-5531 Email mthompson1212@att.net

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.

Mandy S. Thompson — 6/6/2022

Applicant — Date

Mandy S. Thompson — 6/6/2022

Property Owner(s) — Date

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LANCASTER COUNTY OFFICE USE ONLY

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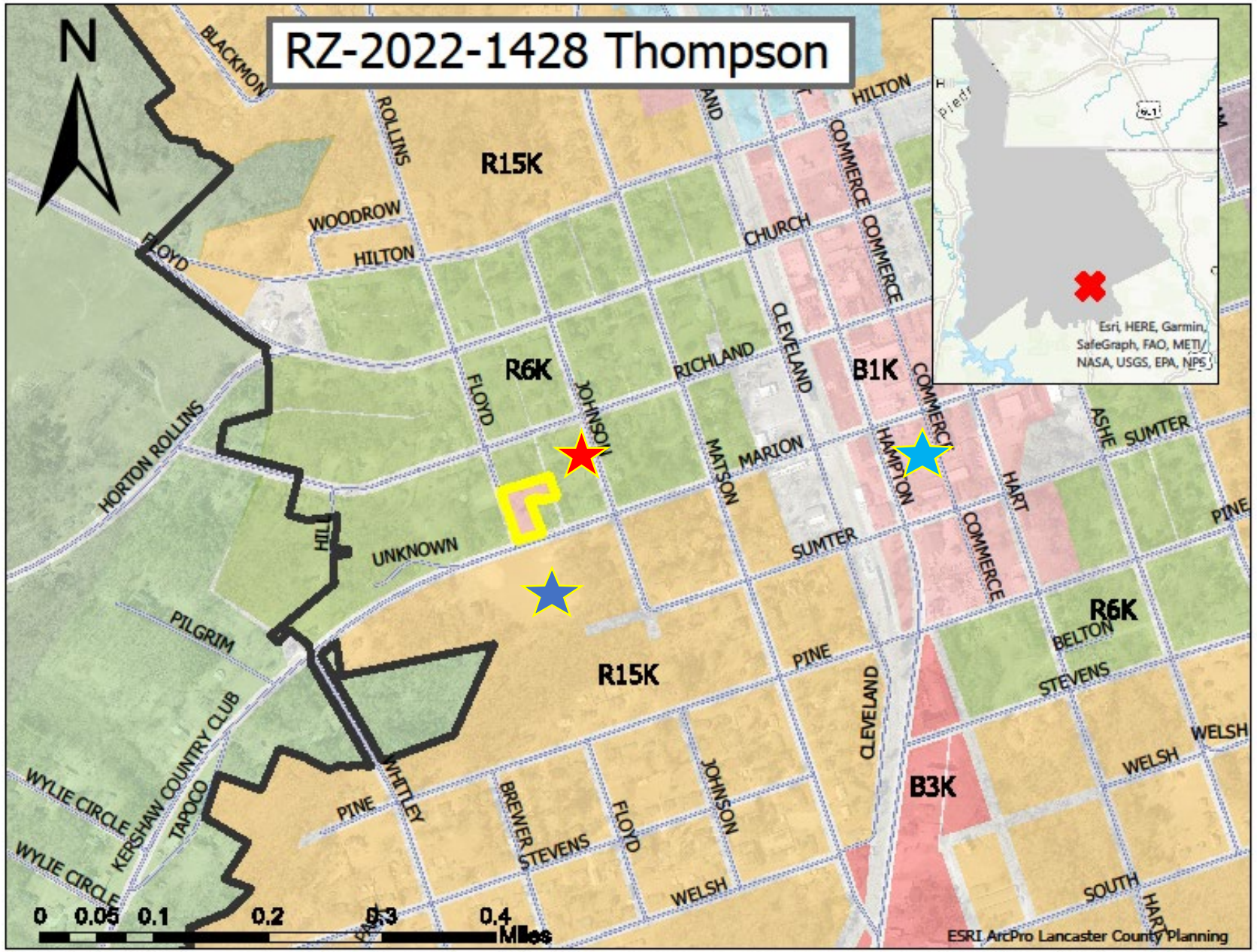
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Lancaster County
South Carolina

Proposal:
Request to rezone from B1 to R6

Legend:

Subject Property

Marion St. Park

Clinton AME Zion Church

Gus' Restaurant