

Planning Commission Members

District 1: Richard Crandall
District 2: Vacant
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards, Chair
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Mara Mata

Interim Planning Director
Shannon Catoe

**September 15, 2026
6:00 PM**

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

AGENDA

- 1. Call to Order Regular Meeting**
- 2. Prayer and Pledge of Allegiance**
- 3. Approval of the Agenda**
- 4. Approval of Minutes**
 - a. August 18, 2026 Regular Minutes
- 5. Citizens Comments**

[Lancaster County welcomes comments and input from citizens. However, because items before the Planning Commission may not move forward to the County Council, citizens are best served speaking during the Public Hearing for each individual item. Please sign up for comments under the Public Hearing Item about which you wish to speak. If you are here to speak on more than one item, please sign up under each item you wish to discuss. The Chair will call your name to speak during the Public Hearing portion of discussion of that item as listed on the agenda.]

- 6. Special Presentation**
 - a. Countywide Impact Fee Study Kickoff Presentation
- 7. Public Hearing Items for Planning Commission Decision**
 - a. **SD-2023-1198 The Pinery East (Edgewater):**

Application by True Homes LLC on behalf of B & C Landholdings LLC and Red Pill Land Holdings LLC, for a Preliminary Plat for 105.67 acres (p/o TM 0106-00-003.02) for a phase of Edgewater comprising 309 single-family residential lots.

- 8. Other**

9. Adjournment

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://lancastercosc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: <https://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 9/15/2026

Information to Show on Agenda Below Title:

August 18, 2026 Regular Minutes

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. August 18, 2026 Minutes and Attachments



MINUTES
Lancaster County Planning Commission
August 18, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:01 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

Richard Crandall, District 1
Lynette Hinson, District 3
Michelle Richards, Dist. 5
Frances Liu, Dist. 7

Vacant, District 2
Judianna Tinklenberg, Dist. 4
Sheila Hinson, Dist. 6

Staff Present:

Shannon Catoe, Interim Planning Director
Matthew Blaszyk, Planner
Mara Mata, Administrative Assistant
Ginny Merck-Dupont, County Attorney

Corey Barnes, Planner
Kirsten Willis, Planner
Brian Tucker, County Administrator

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. Pledge of Allegiance and Prayer.....M. Richards

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

3. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to amend Agenda to move item 6a. to the end of the Agenda by J. Tinklenberg;
2nd by R. Crandall.

Motion to approve Agenda as amended by J. Tinklenberg; 2nd by L. Hinson.

Called Vote: 6:0. Motion approved unanimously.

4. APPROVE MINUTES

a. July 21, 2026 Regular Meeting Minutes

Chairman Richards called for a motion to approve July 21, 2026 Regular Minutes as written.

Motion to Approve by S. Hinson; 2nd by L. Hinson.

Called Vote: 5:0. **Motion approved unanimously.** F. Liu abstained.

b. August 6, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve August 6, 2026 Workshop Meeting Minutes as written.

Motion to Approve by R. Crandall; 2nd by L. Hinson.

Called Vote: 6:0. **Motion approved unanimously.**

Chairman Richards opened the floor to comments from the public.

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

No citizens signed up to speak.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

The following item was moved to be the last item for consideration:

a. Unified Development Ordinance Draft

The proposed ordinance constitutes a comprehensive rewrite of the County's land development regulations for the unincorporated areas of Lancaster County and is intended to implement the goals, objectives, and policies of the Lancaster County Comprehensive Plan by modernizing, reorganizing, clarifying, and updating the County's zoning, subdivision, development review, environmental protection, and land development regulations.

Presentation: Kelly Cousino (Charleston) from White Smith Cousino, LLC, introduced the consultant firm and detailed the history of this current UDO draft with the firm.

Sean Scoopmire (Charleston) from White Smith Cousino, LLC detailed the major changes within this proposed UDO:

- Increasing the distance between curb cuts above the SCDOT requirement
- Decreased the width of the highway corridor overlay buffer from 1,000 ft to 500 ft
- Flood plane hazard regulations
- Infrastructure and review for commercial and minor subdivisions
- Minor subdivision process and family exemptions

- Change to 25ft easement and flag lots

The Commission and the consultant discussed:

- The overlap between the highway corridor overlay and airport overlay
- New change to limiting the street connections to the highway corridor overlay
- Maintenance of private roads and connectivity in regards to public access
- The possibility of Commercial and Residential projects being divided between Staff review and Commission review
- Requirements of minor subdivisions

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

1. Renette Helms signed up to speak but was not present when called.
1. Jeanine Clifton (Indian Land) provided a document for the Commission to review and summarized certain points.
2. Nicole Robinson (Columbia) introduced herself with the Manufactured Housing Institute of South Carolina and discussed possible changes to the UDO regulations on manufactured homes.
3. Stephany Snowden (Lancaster Deputy County Administer) introduced herself and shared that the County Wide Impact Fee Study would be presented August 26th, 2026 from 10:00 a.m. to 11:30 a.m. here in Council Chambers, as well as the September Planning Commission meeting.

Chairman Richards closed Public hearing and called for a motion or discussion on item **6a. Unified Development Ordinance Draft.**

Discussion:

Commissioner Liu shared concerns over the newspaper article regarding discussion from the prior Planning Commission meeting and stated that she had no frustration with any member of staff.

Motion to approve with stated and written comments by J. Tinklenberg; 2nd by F. Liu.

Discussion:

Chairman Richards provided a list of both editorial changes and UDO specific comments.

Changes recommended by the Planning Commission:

- Minor commercial subdivisions are approved by the Planning Commission
- Handling a project within the highway corridor overlay differently as Page 45, Chapter 2.7.1.3.B7 Heel splitter overlay states final decisions are made by Planning Commission
- Overlays being separated in several chapters
- Add overlays in table of contents
- Open Space Table being incorrect on page 229
- Possibility of adding Highway 5 to the highway corridor overlay

- Table of Contents, lists page 240 as tree removal within the tree save area is not on that page
- Stronger wording for connectivity requirements within the highway corridor overlay
- SCHEC is now SCDES and correcting any outdated SC department names
- Revision of table 3.14.4-2. Temporary uses limited to specific districts regarding food trucks
- Horse per six acres changed from one horse for every half acre on 3.3.5.c
- Revision to Preliminary Plat requirements
- 14.9.3a.2 and 14.9.5b contradiction
- 3.11.9.c Graphics are missing
- 3.13.5.2 apiary lot size needs to be adjusted
- Chapters 4, 9, and 16 section numbers for tree preservation are incorrect in all chapters
- Page 228, section 4.4.1.b.1. It says, "Commercial development is not generally required to provide open space." However, the next table lists open space requirements
- 4.4.2.d.2, which is on page 231, you said the tree protection plan that complies with section 1.1.1 tree preservation. Tree preservation is not in section 1
- 8.1.d, then lower case c, it still refers to the northern panhandle overlay district
- Current amendments included into this draft
- Farmer's markets on page 81, it's singular farmer's and then it's the plural for markets
- Planning Commission's rezoning review deadline is incorrect, under state law it must be 30 days
- Revision of parking requirements for a single-family home

The consultant provided an overview of comments submitted from the design consultant UDO meeting and public comments.

The Commission requested the document provided by Jeannine Clifton be forwarded to County Council for consideration.

Called Vote: 6:0. Motion is approved unanimously.

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

b. CU-2026-1423 McDonald:

Application by Gary Pakozdy on behalf of James and Cynthia McDonald for a Conditional Use Permit for an approximately 4.37-acre property at 1955 Great Falls Highway (TM- 0086F-0A-009.00) to allow the buildings to be used for a restaurant and personal services.

Staff Presentation: Corey Barnes presented the application consistently with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Chairman Richards and Staff discussed the proposed conditional use's proximity to a place of worship in regards to liquor license laws.

Comment From Applicant(s):

Gary Pakozdy (Lancaster) shared that an ABC license has already been obtained and it is on contingency for a 9-month holdover.

Questions From Commissioners:

The applicant and Chairman Richards discussed the renovation plans and possible outdoor seating.

Commissioner Liu and the applicant discussed the proposed operating hours and she shared concerns over the hours affecting the residential uses nearby. The Commission and applicant discussed the nearby uses.

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

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion to approve item **CU-2026-1423 McDonald** as presented to the Commission as it meets all the qualifications for a conditional use permit in this area.

Motion to approve by L. Hnson; 2nd by S. Hinson.

Discussion:

The Commission and the applicant discussed the buffer presently on the parcel.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

c. RZ-2026-1441 Justin's Tree Service

Application by Brandon, Justin, & Greg Roope on behalf of Justin's Tree Service and Jerry Yarborough to rezone a parcel of 50.86 acres at 9546 Olin Yarborough Rd (0007-00-015.00) from Low Density Residential (LDR) to Regional Business (RB) to allow commercial development for a tree service business.

Staff Presentation: Corey Barnes presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

The Commission had no questions or concerns to share.

Comment From Applicant(s):

Brandon Roope (Charlotte) and Justin Roope (Charlotte) introduced themselves.

Questions From Commissioners:

Chairman Richards and the applicants discussed the intentions for this property. The applicant explained that they had been before the Commission for a different property that had been withdrawn on the owner's behalf.

Commissioner Tinklenberg shared that this proposed rezoning is in her district and inquired as to why Regional Business was chosen. The applicant shared that this zoning district would better align with their proposed use. Commissioner Tinklenberg shared concerns over the possibility of other uses within that zoning district and the proximity to residential use. She also shared that this property is not on a main thoroughfare, which is a requirement in the definition of Regional Business.

The applicant shared that nearly the entire southern part of that parcel, around 25 acres, is flood plain and acts as a natural barrier from residential use. The applicant has no plans to develop the land and this land will belong to the family.

The Commission and the applicants discussed the road and improvements the applicant will need to make, as well as the residence currently on the property.

Commissioner Liu shared concerns over the possibility of this land's use changing in the future and the current state of Lancaster County's panhandle area. She also shared that this area is residential and the Commission needs to consider the residents nearby.

Commissioner Tinklenberg shared concerns of spot zoning.

Commissioner Crandall discussed the possibility of General Business zoning district as it has more limited uses but allows a conditional use for vehicle services.

Chairman Richards agreed with the concerns over the proposed zoning district but did share that the road may be a deterrent for larger uses.

Commissioner Crandal and Staff discussed why Regional Business was proposed. Staff shared that this was suited for corridors and vehicle maintenance use the applicant was looking for.

Commissioner L. Hinson shared that the flood plain would limit the development of the land and agreed that the road may be a deterrent for larger uses.

Commissioner Tinklenberg reminded the Commission that their obligation and responsibility is to follow the UDO and read aloud the definition of Regional Business and does not agree with Staff's recommendation.

The Commission and Staff discussed General Business. The applicant shared the uses of the surrounding area that are not residential and asked why this proposed rezoning is being considered differently than when they previously applied with another parcel.

The Commission, Staff, and the applicants discussed spot zoning, the definition of Regional Business and the incompatibility of the area.

Commissioner Liu and the applicant discussed why this proposed rezoning is more concerning than the first parcel they proposed.

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

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-1441 Justin's Tree Service.**

Motion to deny based on Chapter 2 section 2.4.12 Regional Business District definition as it does not meet the standards listed in the definition, as well as concerns of spot zoning, and it does not follow the current character of the community by J. Tinklenberg; 2nd by F. Liu.

Discussion:

The Commission had no questions or concerns to share.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

d. RZ-2026-1414 Kotha

Application by Sridhar Kotha on behalf of Melvin Deese to rezone a parcel of 0.95 acres on 792 Fort Mill Highway (TM# 0006N-0A-006.00) from Medium Density Residential (MDR) to Neighborhood Business (NB) district to allow professional offices.

Staff Presentation: Matthew Blaszyck presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

The Commission had no questions or concerns to share.

Comment From Applicant(s):

Sridhar Kotha (Fort Mill) introduced himself.

Questions From Commissioners:

Chairman Richards and the applicant discussed the demolition of the current residence.

Commissioner Liu and the applicant discussed the proposed use for this rezoning.

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

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion to approve or deny item **RZ-2026-1414 Kotha.**

Motion to approve based on the application meeting the qualifications of the UDO and the Comprehensive Plan by R. Crandall; 2nd by L. Hinson.

Discussion:

Commissioner Liu explained that this proposed rezoning does meet the definition of Neighborhood Business, which is generally located on main thoroughfares, and continued to read aloud the definition.

Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

7. NON-HEARING ITEMS

a. NRN-2026-1681 August Group Submittal:

New road name from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance.

Staff Presentation: Matthew Blaszyck presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

The Commission had no questions or concerns to share.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-1681 August Group Submittal**.

Motion to approve by F. Liu; 2nd by J. Tinklenberg.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

Recess taken at approximately 6:53 p.m.; motioned by F. Liu; 2nd by L. Hinson.

Meeting resumes at approximately 6:59 p.m.

The Commission resumes consideration of item 6a. Unified Development Ordinance Draft.

Commissioner S. Hinson leaves at 9:45 p.m.

8. Other

The Commission nor Staff had any questions or concerns to share.

9. ADJOURN

Motion to adjourn by F. Liu; 2nd by L. Hinson. Motion approved by unanimous consent.

Meeting adjourned at 9:46 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MR
8/18/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 18, 2026

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

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

YMR
8/18/26

Item 6a: Unified Development Ordinance Draft:

The proposed ordinance constitutes a comprehensive rewrite of the County's land development regulations for the unincorporated areas of Lancaster County and is intended to implement the goals, objectives, and policies of the Lancaster County Comprehensive Plan by modernizing, reorganizing, clarifying, and updating the County's zoning, subdivision, development review, environmental protection, and land development regulations.

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PLEASE PRINT

1.	Renette Helms
2.	Jeannine Clifton
3.	Nicole Robinson Manufacturing Homes Industry

left
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SIGN IN ONLY IF YOU WISH TO SPEAK

4.	Stephanie Snowden
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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MS
8/15/26

Item 6b: CU-2026-1423 McDonald:

Application by Gary Pakozdy on behalf of James and Cynthia McDonald for a Conditional Use Permit for an approximately 4.37-acre property at 1955 Great Falls Highway (TM- 0086F-0A-009.00) to allow the buildings to be used for a restaurant and personal services.

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UABZ
8/18/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6c: RZ-2026-1441 Justin's Tree Service:

Application by Brandon, Justin, & Greg Roope on behalf of Justin's Tree Service and Jerry Yarborough to rezone a parcel of 50.86 acres at 9546 Olin Yarborough Rd (0007-00-015.00) from Low Density Residential (LDR) to Regional Business (RB) to allow commercial development for a tree service business.

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SIGN IN ONLY IF YOU WISH TO SPEAK



MP
8/18/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6d: RZ-2026-1414 Kotha:

Application by Sridhar Kotha on behalf of Melvin Deese to rezone a parcel of 0.95 acres on 792 Fort Mill Highway (TM# 0006N-0A-006.00) from Medium Density Residential (MDR) to Neighborhood Business (NB) district to allow professional offices.

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101 N. Main Street, Lancaster South Carolina
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ATTACHMENT:

Comments to the new UDO provided by Michelle
Richards

COMMENTS TO NEW UDO BY MICHELLE RICHARDS

UDO specific comments:

- 3.3.5.C – minimum lot size for horses (why limited to one acre?)
- 3.11.9.C – graphics are missing
- 3.13.5.2 – apiary lot size (why limited to one acre, bees forage over 2-3 miles, maybe state that one acre minimum in urban/subdivision areas)
- Tree Preservation and Open Space sections are not correctly noted in multiple locations in Chapters 4, 9 and 16
- 4.4.1.B.1 – change to “Commercial development is not generally required to provide open space unless required by an overlay district or other restriction such as improved open space”.
- 4.4.2.D.2 – Section 1.1.1 is not Tree Preservation
- 8.1.D.c – remove reference to Northern Panhandle Overlay District
- Table 12.1.2-1, Section 12.2.1 – Minor Subdivisions & Recombinations were supposed to be moved to the PC as the decision making agency, especially commercial
- Table 16.1.2-1 – no preliminary plat for Minor Subdivisions? (have we done away with preliminary plats for minor?)

COMMENTS TO NEW UDO BY MICHELLE RICHARDS

UDO editing comments:

- finalize page numbers in Table of Contents
- in Table of Contents sometimes there is not a tab between the section # and title (3.9 Lodging)
- add widow/orphan control (see bottom of page 5)
- sometimes “Purpose” and sometimes “Purpose and Intent”
- fix hyperlinks – some are missing (see 1.2.7.B.3 page 10)
- all tables – use same formatting (some have larger font, all caps/some caps)
- make sure that footnotes for tables are not on a page alone
- footnote notations arbitrarily underlined in some tables (page 20)
- sometimes have a period after ft, sometimes not (ft vs. ft.)
- all tables in Chapter 3 need to be resized so as not to extend over the header
- in several of the tables, the section numbers referred to in the table are incorrect
- put a non-breaking space between all quantity/units, times and Sections X.X so they stay together on the same line (examples on page 88, 103)
- add a number digit for all numbers less than 10 so they are easier to see in the text [five (5)]
- Highway Corridor Overlay is sometimes HC-O, change all to HCO
- Standardize text: Section Title (no italics), Table Title (italics) – it currently switches back and forth
- Lots of places where an extra return is present leading to an unusual blank space on the page (page 240 between B and 1.)
- Sometimes there is semicolon between Section and title and sometimes not

ATTACHMENT:

UDO PowerPoint Presented by Consultants



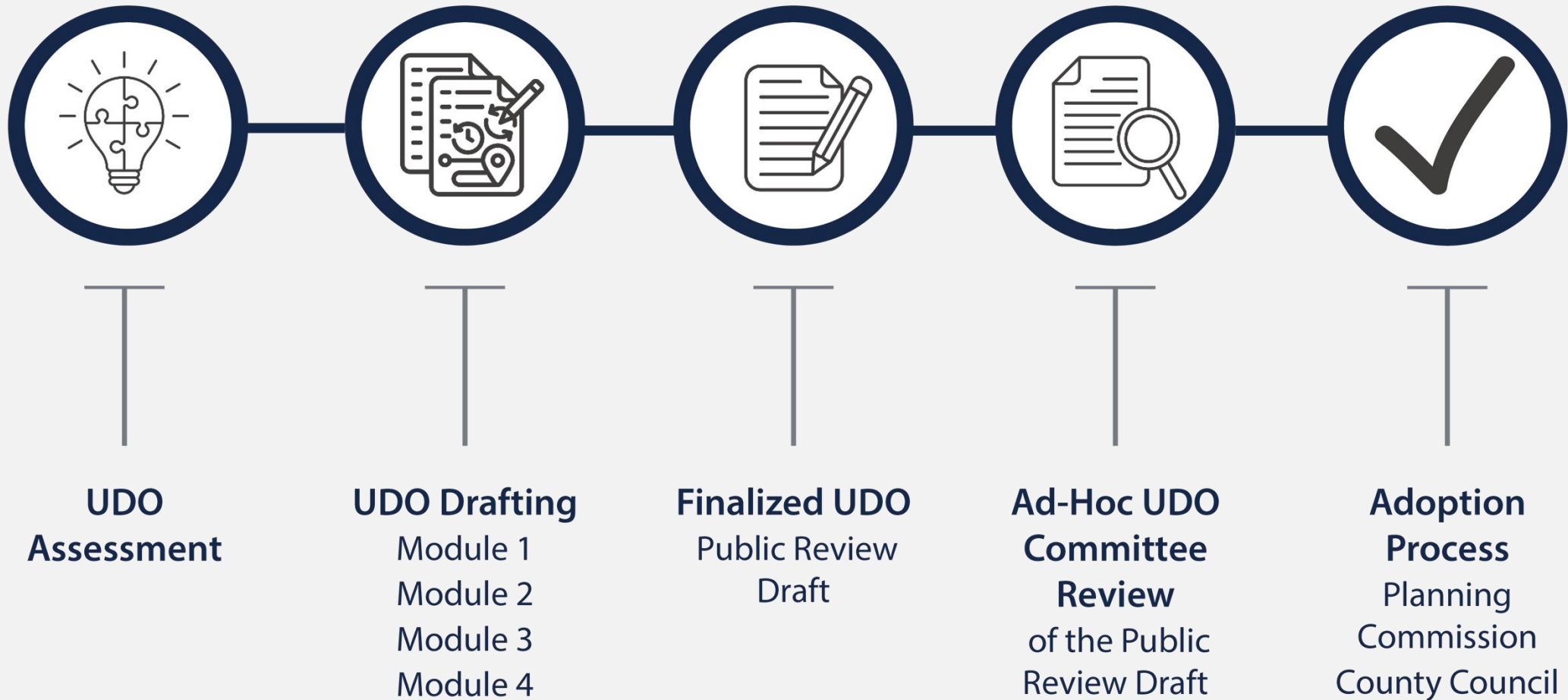
Lancaster County, South Carolina
Aug 18, 2026

Agenda

- Project Timeline
- Introduction to the UDO
- Major Changes
- Public Feedback
- Adoption Process



Project Timeline



Revised UDO Chapters

1. Introduction
2. Zoning Districts
3. Use Regulations
4. Landscaping and Open Space
5. Parking & Loading
6. Outdoor Lighting
7. Signs
8. Building Design
9. Subdivision & Infrastructure Standards
10. Natural Resource Protection
11. Flood Damage Prevention
12. Procedures
13. Administration
14. Nonconformities & Vested Rights
15. Definitions
16. Submittal Requirements

2.1 INTRODUCTION

- ## 2.2 DISTRICTS ESTABLISHED

- > 1 Introduction
- ✓ 2 Zoning Districts
 - 2.1 Introduction
 - 2.2 Districts Established
 - 2.3 Zoning Map
 - > 2.4 Base Zoning Districts
 - > 2.5 Base Zoning District Dimensional Standards
 - > 2.6 Planned Development District
 - > 2.7 Overlay Zoning Districts
 - > 2.8 Legacy Districts
- > 3 Use Regulations
- > 4 Landscaping and Open Space
- > 5 Parking & Loading
- > 6 Outdoor Lighting
- > 7 Signs
- > 8 Building Design
- > 9 Subdivision and Infrastructure Standards
- > 10 Natural Resources Protection
- > 11 Flood Damage Prevention
- > 12 Procedures
- > 13 Administration
- > 14 Nonconformities & Vested Rights
- > 15 Definitions
- > 16 Submittal Requirements

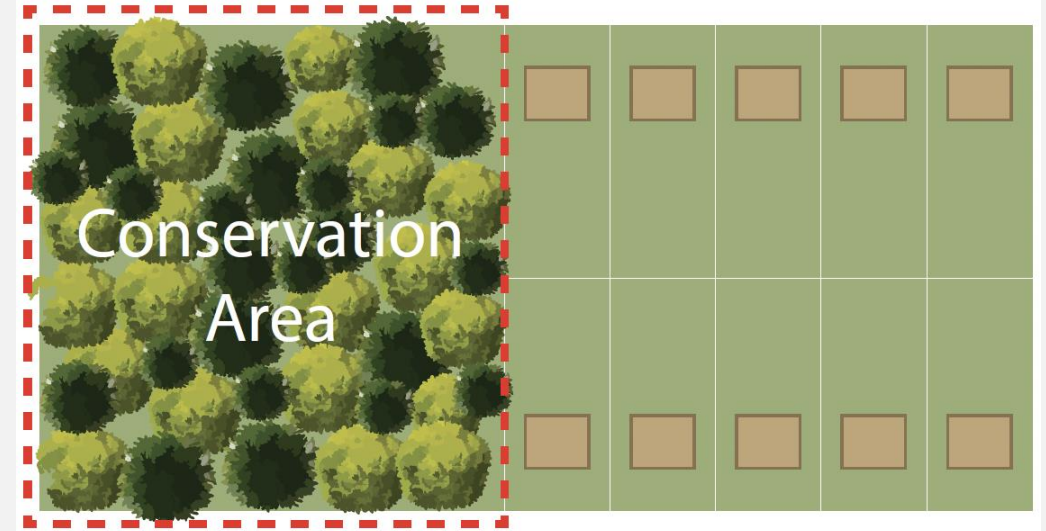
Major Changes

- Conservation Subdivision Design
- Open Space for Conventional Subdivisions
- New Residential Districts
- New Business District
- Replacement of MX Districts
- Highway Corridor Overlay Expansion
- Flood Regulations
- Subdivision Thresholds and Infrastructure



Conservation Subdivision Design

- Proposed to Eliminate Cluster Subdivision Overlay in MDR
- Replaced with Conservation Subdivision available in LDR and RN



SUBDIVISION TYPE	DISTRICT	CONSERVATION AREA	IMPROVED OPEN SPACE	MIN. LOT SIZE	MAX. DENSITY
Current Cluster	MDR	25%	N/A	5,000 sf	1.5 du/ac
Proposed Conservation	LDR	35%	5%	14,520 sf	1.5 du/ac
Proposed Conservation	RN	25%	5%	32,670 sf	1.0 du/ac

Open Space for Conventional Subdivisions

- Proposed to require open space for all new subdivisions.

Table 4.4.2-1: Open Space Requirements

DISTRICT	OPEN SPACE	IMPROVED OPEN SPACE ¹
RN	15%	5%
LDR	20%	5%
MDR	25%	5%
MFR	25%	10%
MFRA	25%	10%

¹ For information on the requirements for improved open space, refer to Section 4.4.3: Open Space Types.



Parks



Playgrounds



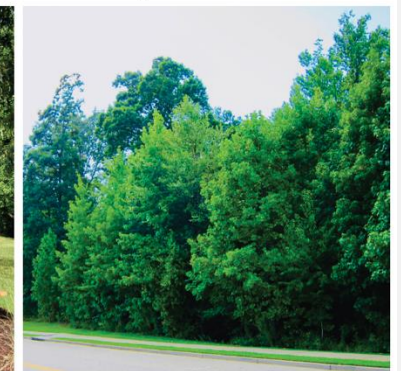
Squares/Greens



Community Gardens



Greenways



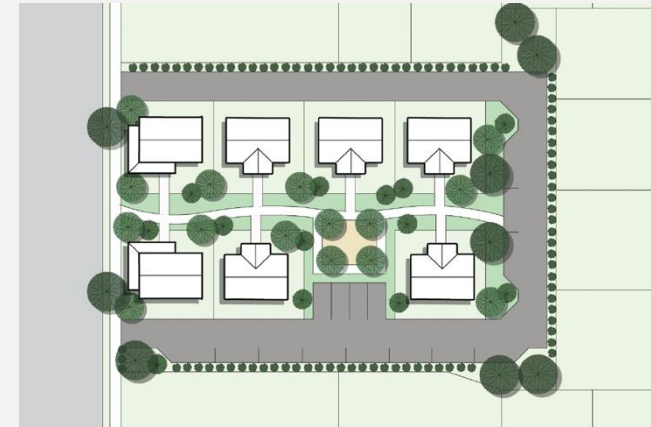
Natural Areas

New Residential Districts

- MFR allows “missing middle” housing:
 - Duplexes
 - Triplexes
 - Fourplexes
 - Cottage Courts
 - Townhouses
- MFRA allows:
 - The housing types allowed in the MFR District
 - Plus conventional apartment complexes



Duplexes



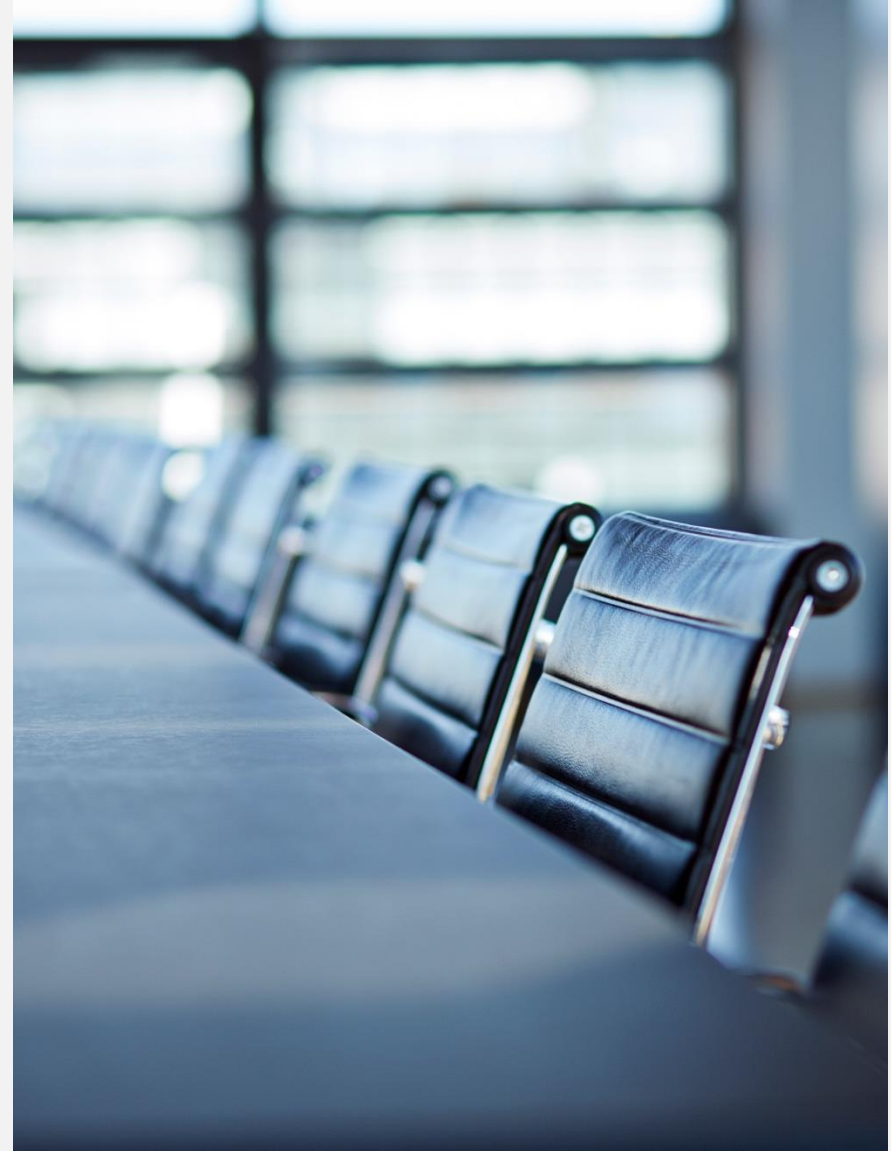
Sample Cottage Court Layout



Townhouses

New Business District

- Adds a new Business and Technology (BT) District
- Goal is to support the County's goals for economic growth for office uses that are more compatible with residential and retail uses



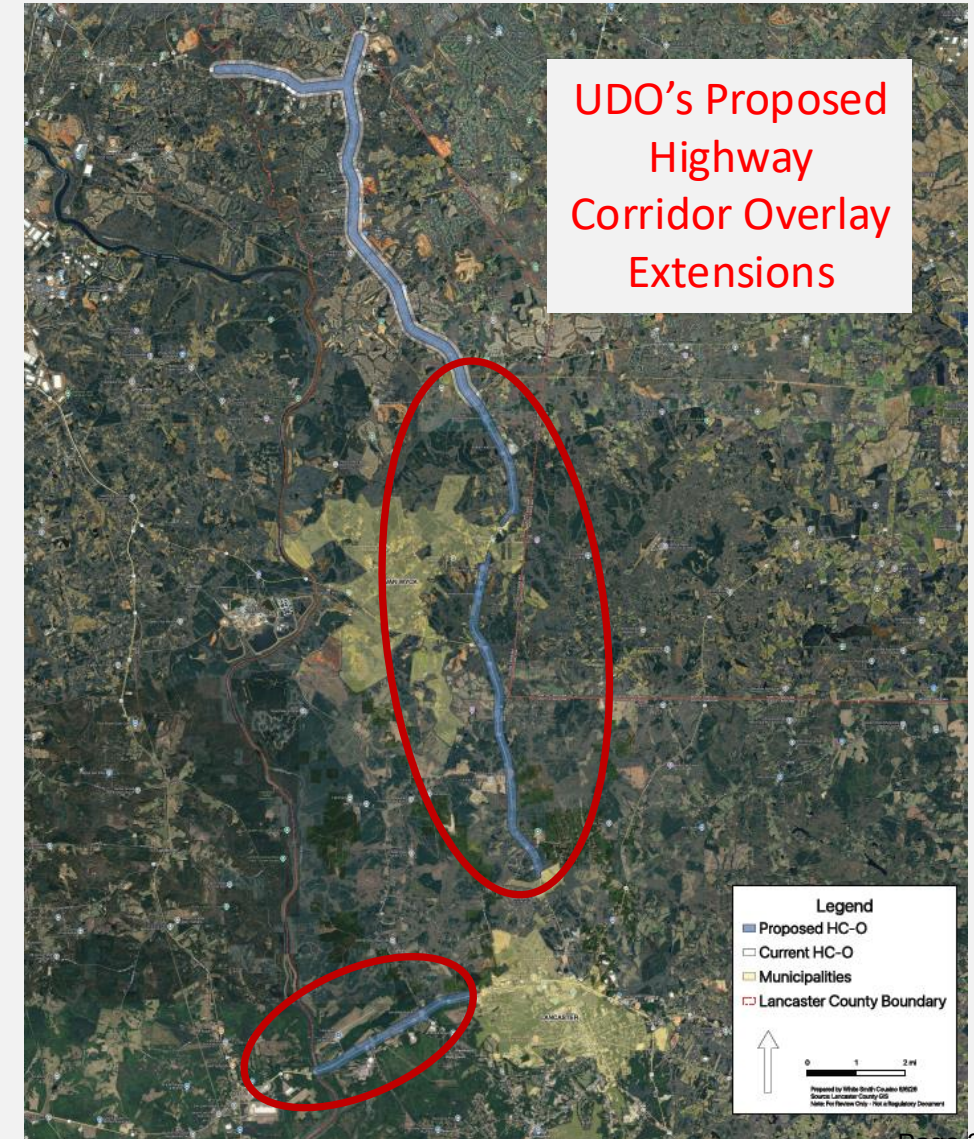
Replacement of MX Districts

- Makes all MX Districts Legacy Districts
- Proposes a New Planned Development District (PDD).
 - The PDD District is the Primary Tool for Flexible Zoning Allowed in South Carolina
 - Requires a Plan
 - Includes at Least Two kinds of Residential Uses and Commercial Use



Highway Corridor Overlay

- Extends the HCO to:
 - Hancock South on Hwy 521 to Lancaster City Limits
 - Catawba River on Hwy 9 to the City Limits (Excluding Industrial Uses)
- Increases Distance Between Curb Cuts to 600 Feet
- The HCO Buffer is Decreased from 1,000 Feet to 500 Feet



New Flood Hazard Regulations

- Updates Flood Control Regulations to Match State's Model Ordinance
- Goals are to:
 - Protect County Residents from Flooding
 - Ensure Residents' Eligibility for Federal Flood Insurance



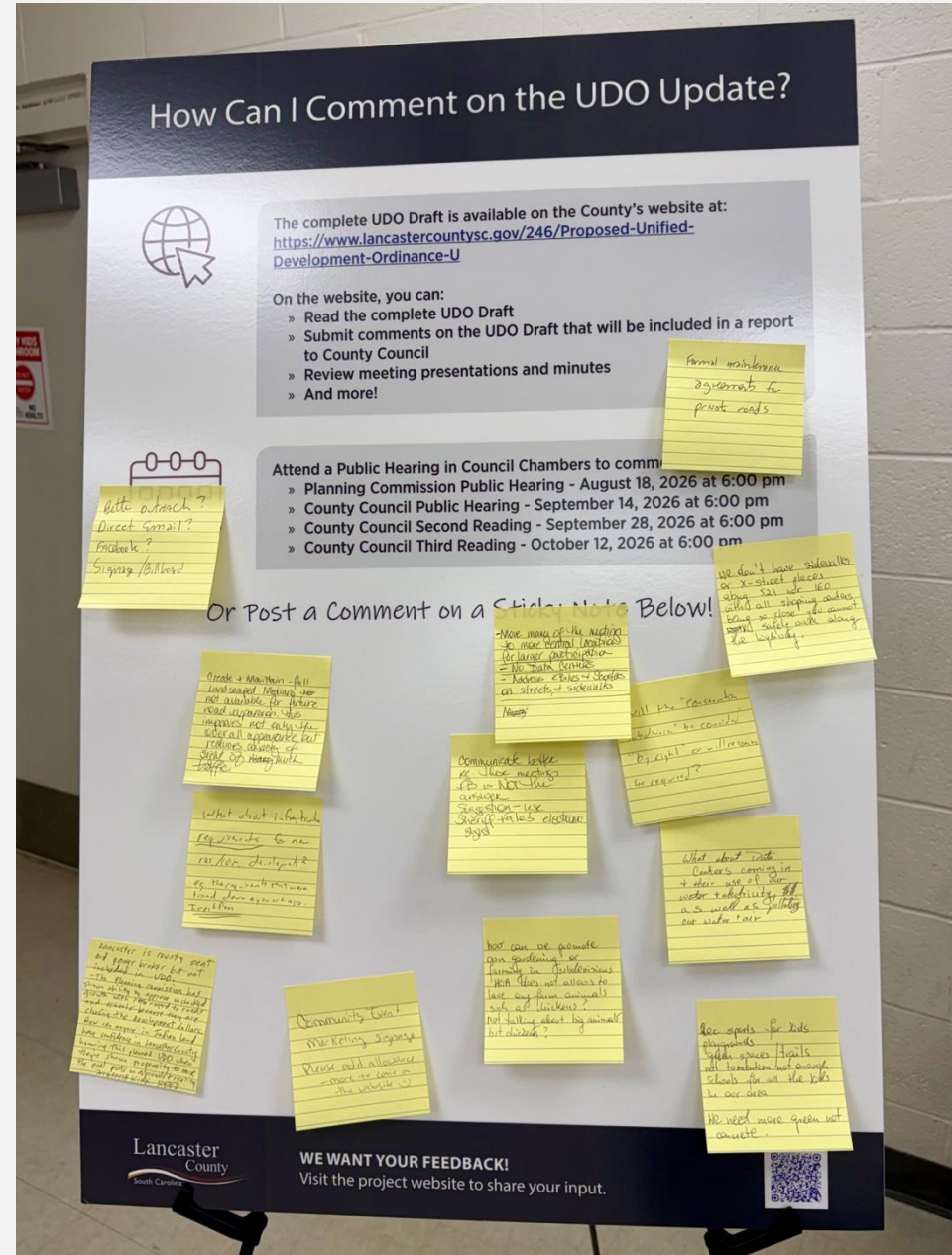
Subdivision Thresholds and Infrastructure

- Commercial Subdivisions
 - If Under 5 Lots and no Public Streets, Currently Reviewed by Staff
 - Proposed Non-Residential Subdivisions Change to Planning Commission Review
- Minor Subdivision Infrastructure
 - If Under 5 Lots, Currently Allowed to Develop on a 25-Foot Easement
 - Proposed Change to a 30-Foot Easement with Design Standards for 22-Foot Fire Apparatus Access Road



- Developers' Open House
- Public Open Houses
- Website
- Public Meetings

- Developers' Open House
- Public Open Houses
- Website
- Public Meetings



Website Features

FAQs

Open
House
Boards

Staff
Email
Link

2026 Unified Development Ordinance Frequently Asked Questions

Home › Departments › Departments: A to D › Development Services › Planning
› Proposed Unified Development Ordinance (UDO)

Proposed Unified Development Ordinance (UDO)

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Click anywhere in the document to add a comment. Select a bubble to view comments.

Lancaster County
South Carolina

UNIFIED DEVELOPMENT ORDINANCE UPDATE

AI Search Full Document ED UDO DRAFT

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Review and Comment

Feedback

Proposed Unified Development Ordinance (UDO)

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Click anywhere in the document to add a comment. Select a bubble to view comments. ✕

11.4 PROVISIONS FOR FLOOD DAMAGE PREVENTION AND FLOODWAYS

11.4.1 GENERAL STANDARDS FOR FLOOD DAMAGE PREVENTION AND FLOODWAYS

11.4.2 SPECIFIC STANDARDS FOR FLOOD DAMAGE PREVENTION AND FLOODWAYS

11.4.3 STANDARDS FOR STREAMS AND FLOODWAYS

11.4.4 STANDARDS FOR STREAMS WITHOUT FLOODWAYS

11.4.5 STANDARDS FOR AREAS OF FLOOD DAMAGE PREVENTION AND FLOODWAYS

11.5 VARIANCE PROCEDURES

11.5.1 APPOINTMENT OF APPEAL

11.5.2 RIGHT TO APPEAL

11.5.3 HISTORIC STRUCTURES

11.5.4 FUNCTIONALLY DEPENDENT STRUCTURES

11.5.5 ACCESSORY STRUCTURES

11.5.6 CONSIDERATIONS

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11.6 LEGAL STATUS PROVISIONS 453

11.6.1 EFFECT ON RIGHTS AND LIABILITIES UNDER THE EXISTING FLOOD DAMAGE PREVENTION ORDINANCE 453

11.6.2 EFFECT UPON OUTSTANDING BUILDING PERMITS 453

→ Comments Cancel ✕

Your name *

E-mail *

Add Comment *

Comment Type *

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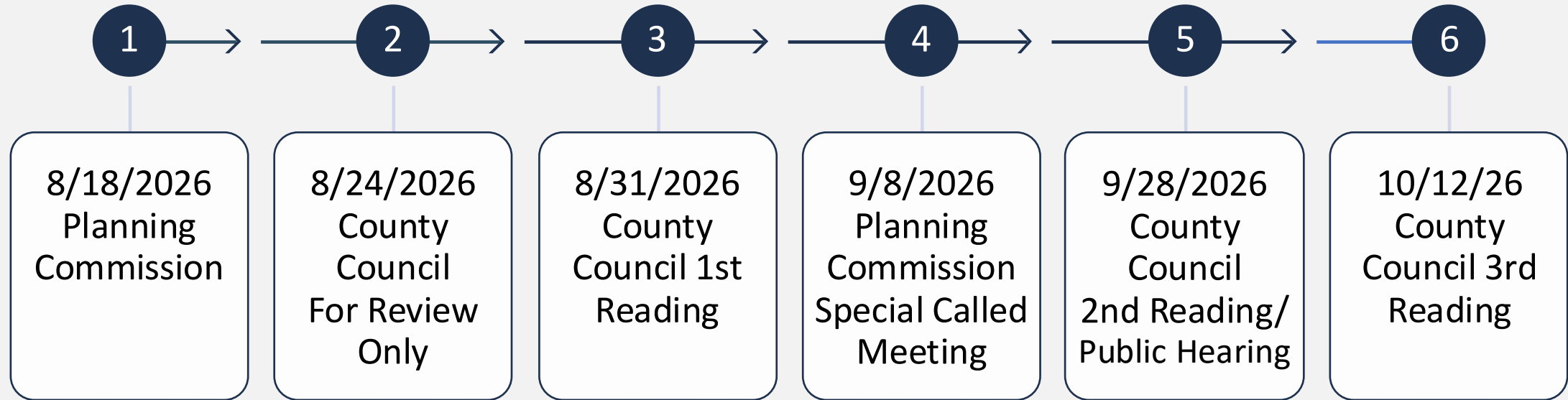
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Adoption Schedule (Tentative)



Questions?

ATTACHMENT:

Document provided by Jeannine Clifton for item 6a

Specific Comments:

Gas Station (Vehicle Services - Minor) need to stay as Conditional Use to prevent abuse.
 Section 12.2.6 - There must be a public record of UDO interpretations rendered, or they are not legally enforceable according to state or federal law.
 Section 14.8.6 - PC should be able to consider another "substantial non-compliance with UDO provisions at time of approval" in cases where erroneous approval was given.
 Section 4.5.2C. - "greater or" requires multiple options for a condition
 Section 4.5.3B.2. - "hardship" is too broad and easily abused
Buffers: Office next to Residential need at least Type B (Section 4.2.2.2B.)
 General: Use "shall" instead of "should"
 Where is the MSSD attachment? It is mentioned 25 times.
 There is no definition for Certificate of Occupancy (or Occupancy Permit).
Tree Preservation in Buffers: Why was requirement removed?!

Other Comments:

Hierarchy: 15.3 definitions multiple A/B. in same letter
 General: need something specifying no "mix of use types/categories" in a single building or lot, only one principal use per lot and per building. Exception for mixed-use districts and PDD.
 "principle" -> "principal" in definition of perimeter landscape area
 General: Somewhere should be a clear statement that "Each parcel or lot shall have only one principal use and one principal structure". Section 3.1.1 would be a good place.
 Ref issues in table 3.13.4
 "HC-O" -> "HCO" type in 3.8.8.10B.
 General: Why was requirement removed where all Commercial Subdivisions had to be approved by the PC regardless of number of lots? This could open major loopholes.
 Ref issues: Type B buffer option 2 image shows 10ft but charge says 15ft
 Comment: 14.8.1B. - If specific standard is less than general standard, it can't control. Most restrictive must always control per many other provisions.

Topic	Reference	Detail(s)	Comment
Stricter Standards - Other Statutes	13.3.3C.	Stricter Standards in Other Statutes, Local Ordinances, or State or Federal Regulations. When the provisions of any other statute, local ordinance, or state or federal regulation impose higher standards than are required by this UDO, the provisions of such statute, local ordinance, or regulation apply.	This is inconsistent with the inverse requirement right before it, and inconsistent with SC Code 6-29-960. The language should be: "When the provisions of another statute or local ordinance or regulation impose higher standards than are required by this UDO, the provisions of such statute, local ordinance, or regulation apply." This is important because adding the words "state or federal regulation" is not the language of the SC statute being referenced. Inserting those terms could muddy waters with implication that a state permit supercedes UDO in situations that it does not. The law does not say that state or federal regulations can supercede, only statutes. Permits issued under authority of statute are already included in the term (i.e., USACE permit/authorization and SCDES permitting related to Clean Water Act). Statutes are inherently state or federal in nature, so it is also redundant.
Accessory Use Setback	3.13.3	non-residential accessory structures have zero lot line side and rear setback requirement	Add required setback when nonresidential next to residential. It makes no sense that this or large lots should be the types that have no side/rear setback requirement.
Accessory Use Setback Exemptions - General	3.13.2	The following accessory uses are exempt from the locational requirements and the setback requirements due to their nature as essential elements to be located near lot boundaries or adjacent to streets or sidewalks, due to their minor size and character	"locational requirements" is far too broad, and combined with open-ended "including" language in 3.13.2E. gives carte blanche for anything to be claimed as "essential"
Accessory Use Setback Exemptions (Playground Equipment)	3.13.2	The following accessory uses are exempt from the locational requirements and the setback requirements due to their nature as essential elements to be located near lot boundaries or adjacent to streets or sidewalks, due to their minor size and character	Outdoor play areas are required for day cares. They "shall be safely segregated from parking, loading, or service areas". Playground equipment absolutely isn't "essential elements to be located adjacent to streets". This is dangerous precedent and serves no public good except providing violators with immunity.
	3.13.2.E.	Customary minor structures, including utility poles; mailboxes; flagpoles; playground equipment; landscape features; driveways; parking areas; commercial and industrial equipment and fixtures	Playgrounds are only permitted as primary use in UDO language (15.3 def of Private Recreation Facilities). Is the exemption supposed to be for the full playground/play area, or for singular pieces of "playground equipment"? Not to mention, it creates a conflict between a mandated requirement and an exemption.
Accessory Use Setback Exemptions (Parking Areas)	3.13.2.E.	Customary minor structures, including utility poles; mailboxes; flagpoles; playground equipment; landscape features; driveways; parking areas; commercial and industrial equipment and fixtures	14.3.3A. already grandfathered nonconforming parking and loading (see comments about this below), so is this specifically intended to allow all new development to design parking up to the lot line?
Accessory Use Setback Exemptions (Industrial Equipment)	3.13.2.E.	Customary minor structures, including utility poles; mailboxes; flagpoles; playground equipment; landscape features; driveways; parking areas; commercial and industrial equipment and fixtures	Why would an exemption be added for all commercial and industrial equipment to be placed right up to the lot line, without qualifying at least for adjacent use or zoning compatibility? Also, it is not clear but parking should not be considered an "accessory use or structure".
Nonconforming Landscaping and Buffers - Existing Uses/Buildings	14.3.2A.	Existing uses and buildings with landscaping and buffers that do not conform to the standards of this UDO may continue unchanged without providing landscaping or buffers that conform with this UDO.	Please add a qualifier to these where it must have been: "compliant with all UDO requirements at the time of installation, or installed or part of a plan approved by the county prior to June 9, 2014", and/or "...unless such landscaping and/or buffers did not conform with the UDO at the time of installation or development", and/or alternatively "unless the County was aware of such landscaping and/or buffers being in violation of the UDO prior to adoption of this ordinance, in which case 1.2.6.2.B. controls"
Nonconforming Parking and Loading - Existing Uses/Buildings	14.3.3A.	Existing uses and buildings with parking and loading that do not conform to the standards of this UDO may continue unchanged without providing conforming improvements for parking and loading.	This term is not used anywhere in the UDO. It serves no purpose other than muddying the waters on what is considered a "street", and therefore what standards apply, especially in commercial subs.
Interior Street	15.3(S)	STREET, INTERIOR A private drive or other means of automotive circulation located on the interior of a development site.	
Open Space Requirements - Commercial Exemption	4.4.1B.	1. Commercial development is not generally required to provide open space. 2. However, master planned commercial developments that include multiple parcels or buildings intended for more than one tenant or user must provide the open space improvements specified in this Section.	"Master planned" is VERY limiting qualifier. Exempting nearly all commercial development from open space requirements is a huge disservice to the future of the county.

Open Space Requirements - Residential	4.4.1A.2.	However, subdivisions that qualify as a minor subdivision according to the criteria in Section 12.2: Land Development Procedures, are exempt from the requirements of this Section.	Clarify this is only for "residential subdivisions that qualify as minor subdivision"
Open Space Requirements	4.4.2A.	NB and GB open space requirement has been reduced to 5%	This is a very small amount of open space.
Open Space Calculations - Exclusions	4.4.2B.4.		This needs to also exclude: * stormwater facilities, such as BMPs and similar or other related structures/areas * areas for required screens- these are not usable areas, and function specifically to "close" the area they are in * graded areas with severe slope equal to or exceeding 3:1 incline (this space is not safely usable), where such slope exists after being altered from its natural state * Stream channels (in addition to riparian areas and wetlands)
Open Space Calculations - Structure Exclusions	4.4.2B.4.g.	Structures, except that structures are permitted in the open space when they serve an accessory function related to the open space use, such as picnic shelters, gazebos, fishing docks, playground equipment, or play structures.	The playground equipment or play structure can't be part of a the lot's principal or accessory use for it to count as part of the "open space" (which is specifically separate from the lot's use)
Open Space - Counting Buffers and Setbacks	4.4.2C.1.	Required setbacks and buffers may be included in calculating the open space requirement. Buffers required by Subsection 4.2.2: Buffers & Screening may constitute up to one-third of required open space if the buffers meet the other requirements of this Section. Buffers are considered a "natural area" open space type.	Consider adding "contiguous" language to encourage large and continuous areas. Verify the way this is written means the min sizes apply from table 4.3.3-1.
HCO Nonconformities - Change of Use	14.8.3	A change in use does not require compliance with the additional development standards applicable to structures and sites in the HCO District provided by this UDO, except as provided in Paragraph B, below. The conversion of a residential use to a commercial use requires compliance with all development standards applicable to the HCO.	Add another paragraph "C" that requires, prior to a change in use being allowed, that all violations or alleged violations reported in a complaint to the county as of adoption of the ordinance must first be mitigated or otherwise brought into compliance with requirements at the time of violation or report of alleged violation. This is a fair approach to grandfathering that prevents a get-out-of-jail-free card to active investigations or reported issues that "should have been under active investigation".
Buffer - More Restrictive to Apply	4.2.2.1B.	Where a proposed use or development-type abuts multiple use types or Development Area Overlay Districts along the same side or rear property line, the largest buffer requirement will apply along the entire side or rear property line.	This covers 1-to-many, but not many-to-1. If a commercial subdivision has two parcels that border one residential (e.g., single HOA) parcel, and one of the commercial lots has denser buffer requirement, the denser buffer should extend the whole length of the commercial subdivision on the side that borders residential.
HCO Min Building Setback - Right-of-Way	8.4.2B.	With the exception of hospitals, medical clinics, and large-scale retailers, in no instance shall a building be setback from the right-of-way less than 50 feet.	This requirement should also apply to accessory uses and structures.
Screening - Equipment and Storage	4.2.2A.1. and 2.	Where a Type B or C buffer exists or is installed along adjacent property lines, this shall be considered sufficient screening from adjacent properties.	Change to "along ALL adjacent property lines" at minimum. Type B buffer is functionally insufficient to provide screening, especially where property line is at lower elevation for drainage, and the buffer doesn't actually screen view in any appreciable manner.
Screening - Exceptions	4.2.2A.4.(b)	The screening requirements of this Section may be waived by the Administrator based on a determination that site specific constraints render compliance impracticable.	This is too much discretion to staff. Variances exist for such situations.
Screening - Utility Structures	4.2.2B.1.	Utility equipment and facilities associated with on-site electric, cable, telephone, gas, or other similar utility, including ground-based electrical transformers and power meters, shall be placed in service areas on the sides or rear of buildings, and shall be completely screened, to the extent possible, with an evergreen shrub screen or other acceptable alternative approved by the Zoning Administrator.	This is fine for ground-based small structures, but structures mounted on the building should have the same screening as dumpsters.
Definition - "Street"	15.3(S)	STREET A public or private thoroughfare intended for automotive travel that provides the principal means of access to adjacent property. This UDO uses the terms "street" and "road" synonymously and includes highways in the definition.	Specify that it is principal means of accessing adjacent property not within the same subdivision. A driveway/private drive is specifically NOT a street. A lane is specifically within a parking area and not a street. An alley by the definition written is specifically not a street. All "could" provide access to "adjacent property".
Definition - "Private Street"		STREET, PRIVATE A way in private ownership that is used for vehicular travel by the owners and those having express or implied permission from the owners but not by other persons is a "private road" or "driveway." However, "private drives" used to access minor subdivisions are not considered "streets."	Private Street attempts to address this, but has issues. It conflicts with SCDOT ARMS Manual that specifically separates "driveway" as being for access points only. There is risk of muddying waters on basic lot and subdivision requirements that rely on "fronting a street". Neither a driveway nor private drive is a "street" for those purposes.
Dimensional Standards - NB/GB	2.5.2.3		Preferably, there would be greater side and rear min setbacks when adjacent to residential, especially for NB.
Wireless Tower Design Standards	3.8.8.10		Add provision that makes removal of trees within the fall zone without BZA or PC approval to expressly be a violation.
Lot Division - Exceptions to Street Frontage Requirement	9.4.3C.2.	Commercial, Mixed-Use, and Townhouse Lots. Commercial, mixed-use, and townhouse buildings may be erected or used on a lot that does not abut a street, provided that the lot is part of a development in which other individual lots abut a street, and provided the lot fronts one of the following: (a) A privately maintained drive in a parking area; or (b) An approved open space or park shared with other lots; or (c) Some other designated area used in common with other lots.	1. For clarity, update or remove "in a parking area". Other updates have blurred what counts as "private drive", and the original purpose of this exception seems only applicable to a PDD. Further, a parking area is specific to a given lot, so a private drive in a parking area would not be on the perimeter because it would have parking aisles on both sides of it within a single lot, and another lot inherently can't "front" to that. 2. A "designated area used in common with other lots" is vague and reads as referring to a central square or common area that would only apply to certain district types. Can this exception be made more narrow/concrete?
Private Drive - Applicability	9.4.4A.2.	No more than five lots may be accessed by a newly created private drive. After five lots, the drive must be converted to a private street and meet the street design and material standards of this UDO.	This should clarify that it only applies to RESIDENTIAL subdivisions. Commercial subdivisions already require private drives to meet private road standards. Leaving this as it is would give commercial subdivisions a HUGE loophole argument that could undermine all basic lot standards for street frontage.
Width of Pavement or Right-of-Way	9.7.4B.2.		County Council is given power to require additional width, but what is the mechanism to bring a particular drive/road/street before them to do so?
Minor Subdivision Submittal Requirements	16.1.2-1		Minor subdivisions no longer require Site Plan, Site Analysis, Preliminary Plat, or other basic protections against clear-cutting and grading without proper review. Site Analysis is critical!
Proposed New Street	9.5.7		Any subdivision that includes a new street or change to existing street requires Major Subdivision process. The Planning Director does not have authority to approve and bypass that requirement.

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 9/15/2026

Information to Show on Agenda Below Title:

SD-2023-1198 The Pinery East (Edgewater)

Application Submitted On: 8/13/2026

1998 UDO

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

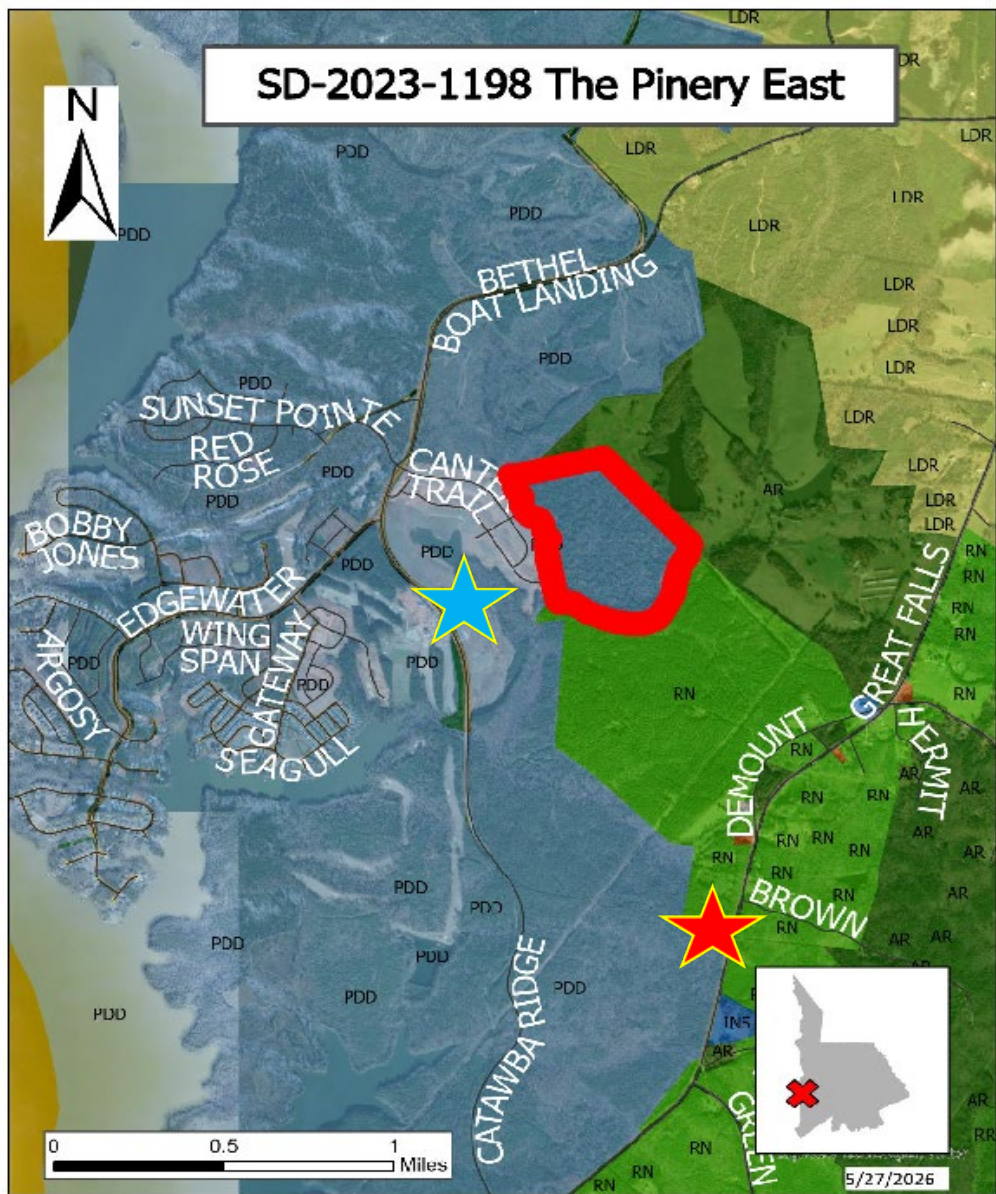
Points to Consider:

Recommendation:

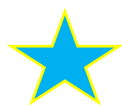
Attachments:

1. Map Frame

2. SD-2023-1198 The Pinery East (Edgewater) Staff Report
3. Pinery East Application
4. TRC Letter
5. PreliminaryPlat_Pinery East 5-1-2026



Proposal:
309 Lot Single Family
Residential Subdivision



Edgewater Golf Club



Bell Town Fire Department



Subject Property

PROPOSAL: Application for Preliminary Plat for 62.10 acres off Monterrico Drive and Antela Lane (TM 0106-00-003.02) for 309 single family homes.

PROPERTY LOCATION: Off Monterrico Drive and Antela Lane

CURRENT ZONING DISTRICT: Planned Development District (PDD-2 Edgewater)

APPLICANT: True Homes LLC (Developer)
B & C Landholdings LLC (owner)

COUNTY COUNCIL DISTRICT: District 5, Steve Harper

NOTICE: Published hearing notice The Lancaster News 8/29/2026
 Posted signs 8/27/2026
 Mailed notices 8/28/2026
 Agenda published and posted in Lobby 9/8/2026

OVERVIEW & BACKGROUND

Site Information & Existing Condition

This area is currently undeveloped and located East of the Pinery West which is currently under construction.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	AR	Residential and Agriculture
South	Lancaster County	RN	Undeveloped Residential
East	Lancaster County	AR/RN	Residential and Agriculture Undeveloped Residential
West	Lancaster County	PDD-2	The Pinery West

Development Summary

This PDD is governed by Ordinances 348 and 356 as well as Lancaster County 1998 Subdivision Standards and Development Ordinance.

Development Summary	
Site Acreage	62.10 acres
Proposed Lots	309 lots
Project Overview	PDD residential
Open Space	16.31 ac
Streets	To be privately maintained

Technical Review Committee (TRC) Review:

The chart below provides the provided feedback, and the TRC letter is attached to this report.

✓ Approved ⚠ Conditional ✗ Not Approved ? Open (Awaiting Decision)

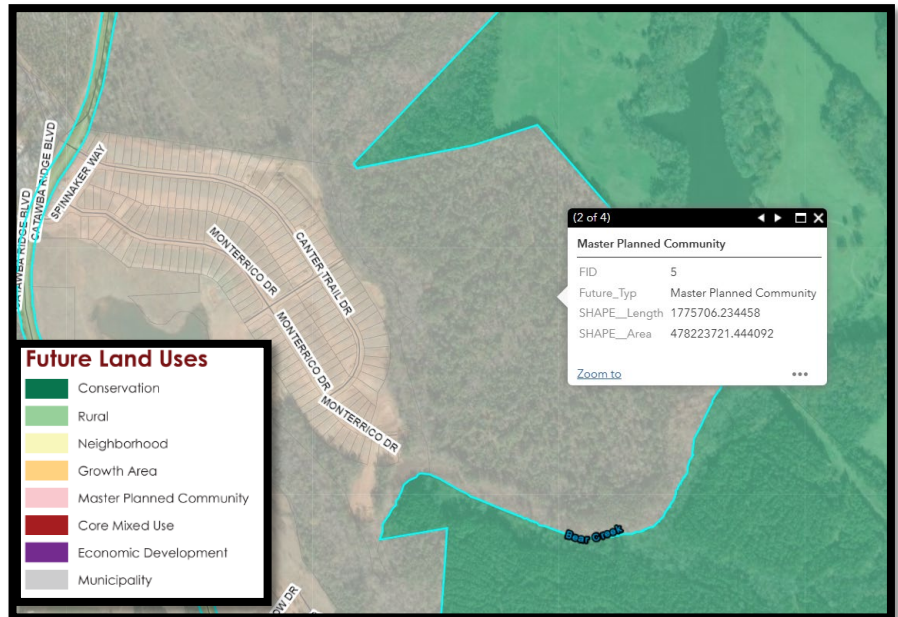
DEPARTMENT (REVIEWER)	Preliminary Plat
County Engineer	No Review Done
E911 Address	✓
Fire Marshal	✓
LC Water & Sewer District	✓
Planning	✗
LC School District	⚠
Impact Fee	No Review Needed
Building	No Review Needed
Traffic Impact Analysis	✓

New Road Names

The proposed road names of Prairie Meadows Drive, Saratoga Lane and Santa Anita Lane have been vetted by our E911 Addresser and meet the county standards.

Comprehensive Plan

The comprehensive plan for this area designated the subject parcel is Master Planned Community. This proposal would be consistent with the comprehensive plan. Edgewater Pinery East does meet Comprehensive Plan Goal LC 7.3 “Work with residential developers to guide the creation of usable open space and parks within residential and mixed-use neighborhoods”



Site Photo:



RECOMMENDATION:

Staff recommends *approval* of this preliminary plat.

STAFF:

Matthew Blaszyk, Planner

803-416-9380 | mblaszyk@lancastercountysc.gov

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC Letter



Planning Department

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

Phone: 803.285.6005, planning@lancastercountysc.gov

www.mylancastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

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

APPLICATION AND APPROVAL PROCESS

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

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

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

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

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

PROJECT INFORMATION

Project Address/Location: CONNECTS TO MONTERRICO DRIVE AND ANTELA LANE OFF CATAWBA RIDGE BLVD.

Tax Map ID/Parcel No.: 0106-00-003.02

Project Description: 251 LOT SINGLE-FAMILY SUBDIVISION IN EDGEWATER COMMUNITY

Applicant Name: TRUE HOMES LLC

Address: 2649 BREKONRIDGE CENTRE DRIVE MONROE, NC 28110

Phone: 704-281-5459 Email: JMADDEN@TRUEHOMES.COM

Property Owner Name: B & C LAND HOLDINGS, LLC & RED PILL LAND HOLDINGS, LLC

Address: 2649 BREKONRIDGE CENTRE DRIVE MONROE, NC 28110; 2649 BREKONRIDGE CENTRE DRIVE MONROE, NC 28110

Phone: 704-774-1964; 704-238-1229 Email: JMCCALL@CAROLINA-DEVELOPMENT.COM; MBOYCE@TRUEHOMESUSA.COM

Other Project Contacts

Name: CLAIRE FOLK, P.E.

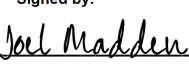
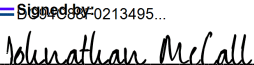
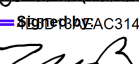
Address: 230 E. PETERSON DR., SUITE B CHARLOTTE, NC 28217

Phone: 980-312-5450 Email: CFOLK@SEAMONWHITESIDE.COM

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Signature:	Signed by:  _____	Date: <u>4/28/2026</u>
Owner Signature:	Signed by: 0213495...  _____	Date: <u>4/28/2026</u>
Owner Signature:	Signed by: AC314E6...  _____	Date: <u>4/28/2026</u>

45EFE4C7F8C8410...

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

PRELIMINARY PLAT CHECKLIST

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

GENERAL PROJECT INFORMATION:

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

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

EXISTING CONDITIONS:

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

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

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

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

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

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

TREE RETENTION

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

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

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

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

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

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

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

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

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

LOT DESIGN

Identify a lot configuration that complies with the following standards.

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

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

USE-SPECIFIC STANDARDS

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

OVERLAY DISTRICTS

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

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



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

September 02, 2026

Claire Folk
SeamonWhiteside
230 E PETERSON DR, STE B
Charlotte, NC 28217

Project Number	20231198
Project Name	The Pinery at Edgewater-East Parcel
Location	Monterrico Drive
Stage	Preliminary Plat
Parcel(s)	0106-00-003.02
Status	Not Approved

Dear: Claire Folk

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Chanda Kirkland".

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

County Engineer - Angela Crockett - 803-286-3610
acrockett@lanastercountysc.gov

No Review Done

Review Comments:

The proposed project is located outside the Lancaster County regulated MS4 jurisdiction. South Carolina Department of Environmental Services (SCDES) is the permitting authority for stormwater review under its NPDES MS4 Program, and no further stormwater comments are provided. The applicant is responsible for obtaining all applicable permits and approvals from the appropriate regulatory agencies.

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

Approved

Review Comments:

No issues noted. Road names have been approved by the Planning Commission. Please send me a CAD file when Civil Plans are submitted so that I can begin addressing lots.

Fire Marshal - Benjamin Ward - 803-283-8888
bward@lanastercountysc.gov

Approved

Review Comments:

This is a preliminary plat review only, a more detailed fire marshal review will occur on civil plan.

LC Water & Sewer District - James Hawthorne - (803) 285-6919
jhawthorne@lcwasd.org

Approved

Review Comments:

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lanastercountysc.gov

Not Approved

Review Comments:

The Planning Commission makes the final determination on Preliminary Plats. This project will be heard by the Planning Commission on September 15th.

LC School District - Jonathan Duke - 803-416-8010
john.duke@lcsd.k12.sc.us

Conditional

Review Comments:

Although we currently have some capacity in Lancaster area schools, we do have concerns about how currently approved residential developments will affect school capacities going forward.

Impact Fee - Chanda Kirkland - 803-416-9390
ckirkland@lanastercountysc.gov

No Review Needed

Review Comments:

Building - Darin Robinson - (803) 416-9399
drobinson@lanastercountysc.gov

No Review Needed

Review Comments:

Traffic Impact Analysis - Corey Barnes - 803-416-9394
cdbarnes@lanastercountysc.gov

Approved

Review Comments:

TIA memo was sent out updating the information for recommendations during the Aug. 11, 2026, meeting with developer, SCDOT and Lancaster County.

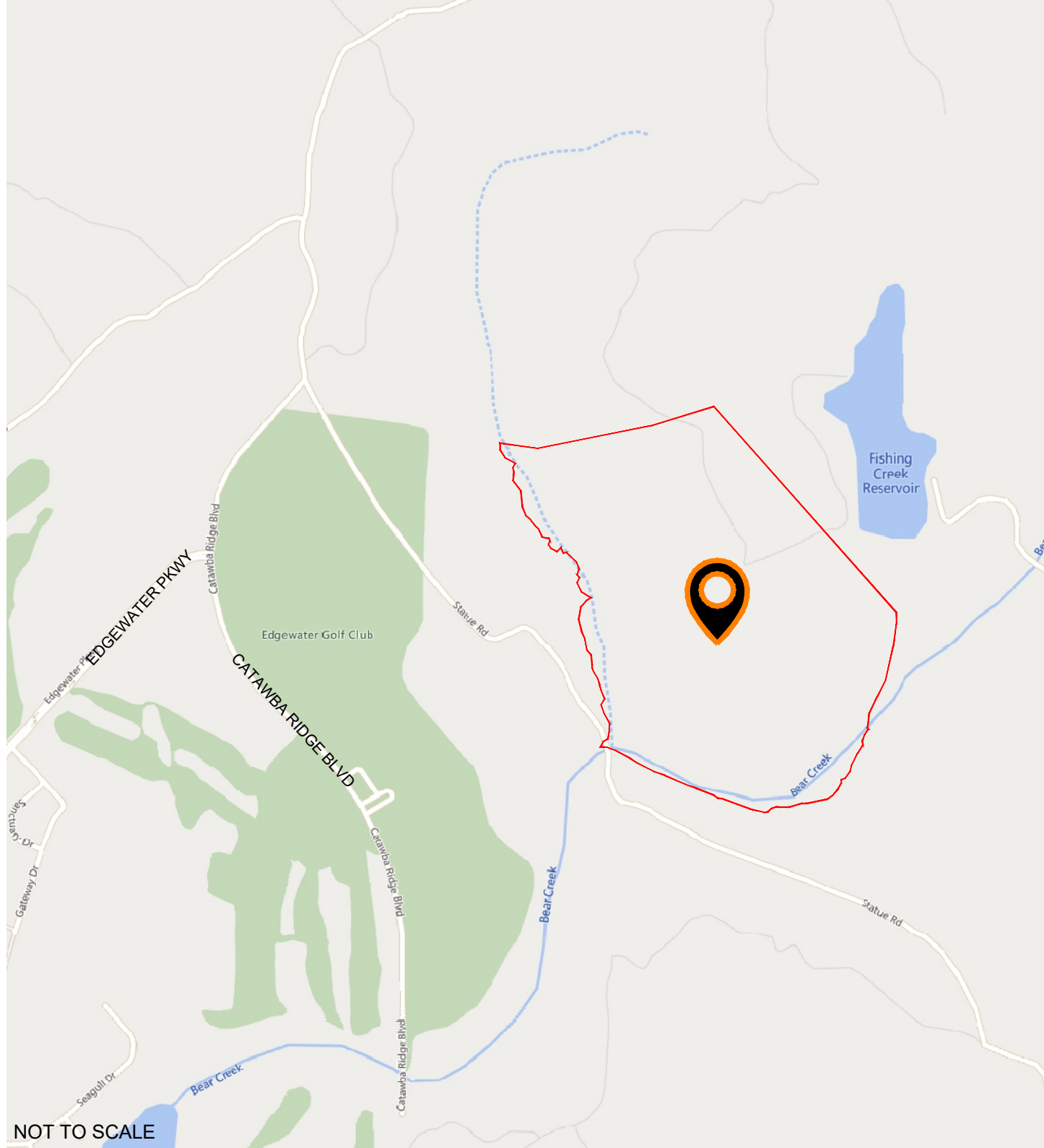
501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING GROUP, 371 E. ELMLEY BRIDGE RD, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSON DR., I CHARLOTTE, NC 28217 | 7701 S. DEAN STREET | SUMMERVILLE, SC 29486 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
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THE PINERY AT EDGEWATER EAST PARCEL

LANCASTER COUNTY, SC

TMS# 0106-00-003.02

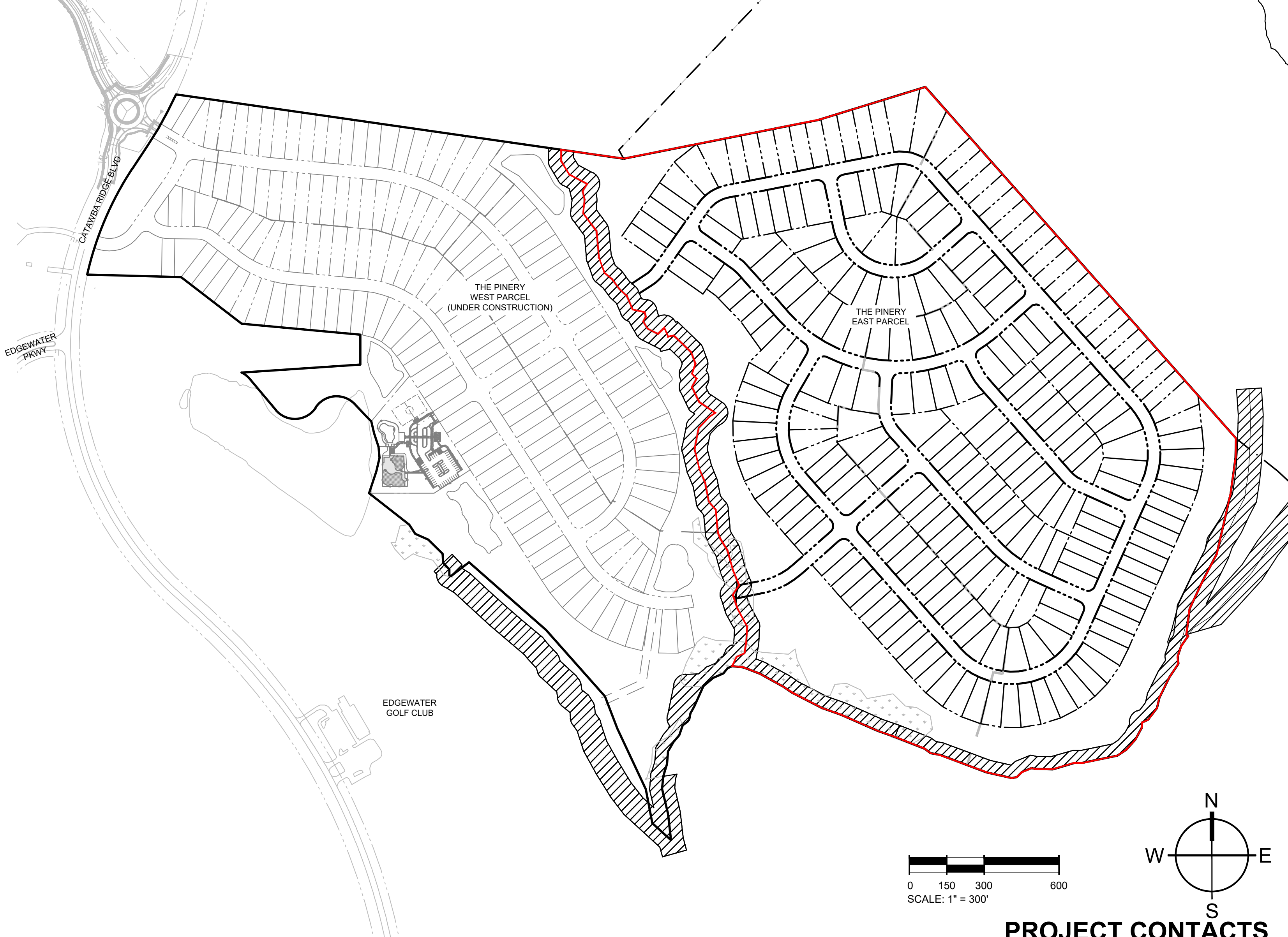
SITE LOCATION MAP



PROJECT DESCRIPTION

TRUE HOMES, LLC IS PROPOSING TO DEVELOP THE EAST PARCEL OF THE PINERY AT EDGEWATER INTO A 251 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN LANCASTER COUNTY, SC.

SITE OVERVIEW



GENERAL NOTES

- ALL TOPOGRAPHIC INFORMATION AND ELEVATIONS ARE BASED ON SEPARATE TOPOGRAPHIC SURVEY CAD FILES PROVIDED BY PROVIDENCE LAND GROUP DATED 6/20/2020 AND 5/29/2023 AND ASSOCIATED STAMPED BOUNDARY AND TOPO SURVEYS DATED 1/24/2020 AND 5/29/2023.
- ALL ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM, HORIZONTAL DATUM IS STATE PLAN NAD 83 (2011).
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

Sheet List Table	
Sheet Number	Sheet Title
C1.0	TITLESHEET
C1.1	LEGEND & REVISION NOTES
C1.2	PRELIMINARY PLAT NOTES & TABLES
C3.0	OVERALL PRELIMINARY PLAT
C3.1	PRELIMINARY PLAT
C3.2	PRELIMINARY PLAT
C3.3	PRELIMINARY PLAT
C3.4	PRELIMINARY PLAT
C3.5	PRELIMINARY PLAT
C3.6	PRELIMINARY PLAT
C3.7	PRELIMINARY PLAT
C3.8	OVERALL UTILITY, DRAINAGE, AND GRADING LAYOUT
L1.0	OVERALL LANDSCAPE PLAN

PROJECT CONTACTS

OWNERS

B AND C LAND HOLDINGS, LLC
2649 BREKONRIDGE CENTRE DR
MONROE, NC 28110
PHONE: (704) 774-1964
CONTACT: JOHNATHAN MCCALL

RED PILL LAND HOLDINGS LLC
2649 BREKONRIDGE CENTRE DR
MONROE, NC 28110
PHONE: (704) 238-1229
CONTACT: MARK BOYCE

DEVELOPER

TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DRIVE, SUITE 104
MONROE, NORTH CAROLINA 28110
PHONE: (704) 281-5459
CONTACT: JOEL MADDEN, PE
EMAIL: JMADDEN@TRUEHOMES.COM

CIVIL ENGINEER

SEAMON, WHITESIDE AND ASSOCIATES, INC.
230 E. PETERSON DRIVE, SUITE B CHARLOTTE, NC 28217
PHONE: (980) 312-5450
CONTACT: FRANCES YARBROUGH, PE
EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

SURVEYOR

PROVIDENCE LAND GROUP
PHONE: (704) 400-0117
CONTACT: JAY STIKELEATHER

WATER AND SEWER

LANCASTER COUNTY WATER AND SEWER DISTRICT
PHONE: (803) 285-6919
CONTACT: ERIN EVANS

LANCASTER COUNTY

PLANNING DEPARTMENT
PHONE: (803) 285-8005
CONTACT: KIRSTEN WILLIS

ZONING DEPARTMENT
PHONE: (803) 416-9777
CONTACT: SHANNON CATOE

PUBLIC WORKS DEPARTMENT
PHONE: (803) 283-2101
CONTACT: JEFF CATOE

STORMWATER DEPARTMENT
PHONE: (803) 286-3607
CONTACT: TERRANCE BARR

FIRE DEPARTMENT
PHONE: (803) 283-8888
CONTACT: MIKE MAGETTE

SCDES - BUREAU OF WATER, CONSTRUCTION

PERMITTING
SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES
PHONE: (803) 898-3733
CONTACT: MELANIE BARNES

SCDES - BUREAU OF WATER, STORMWATER

PERMITTING
SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES
PHONE: (803) 898-4198
CONTACT: MOHAMAD ISMAIL

ELECTRIC

DUKE ENERGY
PHONE: (704) 604-8995

GAS

LANCASTER COUNTY NATURAL GAS AUTHORITY
PHONE: (803) 285-2045
CONTACT: STEVE COX

TELEPHONE/CABLE

COMPORIUM
PHONE: (888) 403-2667



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



PRELIMINARY PLAT
THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC

SW+ PROJECT: 13313
DATE: 4/30/2026
DRAWN BY: ELP | MBY | IA
CHECKED BY: FTY

REVISION HISTORY

NO.	DESCRIPTION	DATE

TITLESHEET

C1.0



Know what's below.
Call before you dig.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON HILLS BUILDING GROUP, 371 E. CLEVEY PROCE RD, SUITE 600 | GREENVILLE, SC 29614 | 230 PETERSBORO | CHARLOTTE, NC 28017 | 7701 S. GERMAS STREET | SUMMERVILLE, SC 29486 | 131 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
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DRAWING LEGEND			NOTE: THIS LEGEND DOES NOT APPLY TO 'EXISTING CONDITIONS' SHEET(S). THOSE ARE SHOWN IN THE ORIGINAL FORMAT AS RECEIVED BY THE SURVEYOR		
OBJECTS AND SYMBOLS	EXISTING	NEW	OBJECTS AND SYMBOLS	EXISTING	NEW
Right of Way			Benchmark		N/A
Lot Line			Sanitary Sewer Manhole		
Adjoining Property Line		N/A	Sanitary Sewer Manhole ID #	N/A	
Centerline		(Same as Existing)	Sanitary Sewer Cleanout		
Easement			Double Sanitary Sewer Service (Residential Only)		
Setback		(Same as Existing)	Single Sanitary Sewer Service (Residential Only)		
Sanitary Sewer (Gravity)			TYPE 1 Storm Drainage Structure (CI-1)		
Sanitary Sewer (Force Main)			TYPE 16 Storm Drainage Structure (CI-16)		
Water Line			TYPE 17 Storm Drainage Structure (Right) (CI-17)		
Curb & Gutter (Straight)			TYPE 17 Storm Drainage Structure (Left) (CI-17)		
Curb & Gutter (Roll)			TYPE 18 Storm Drainage Structure (CI-18)		
Previous Phase Storm Drain Pipe		N/A	Catch Basin (CB)		
Storm Drain Pipe			Isolation Box (IB)		
Drainage Flow Arrow	N/A		Storm Drainage Junction Box (JB)		
Roof Drain			Yard Inlet (YI)		
Subsurface Drainage			Control Structure (CS)		
Silt Fence, Standard			Storm Drainage Structure ID #	N/A	
Silt Fence, Reinforced			Telephone Box		N/A
Phase Line	N/A		Telephone Manhole		N/A
Drainage Basin Limits	N/A		Electrical Box		N/A
Flood Zone		N/A	Electrical Manhole		N/A
Conduit			Power Pole		
Natural Gas			Light Pole		
Overhead Electrical			Fire Hydrant Assembly		
Underground Electrical			Water Blowoff		
Underground Telephone			Water Line Bends, Angle Varies	N/A	
Underground Cable			Water Line Valve		
Underground Fiber Optic			Water Line Reducer		
Fence			Single Water Service (Residential Only)		
Elevation Contour			Double Water Service (Residential Only)		
Revision Cloud (Encloses Revision)	N/A		Sign		
			ADA Accessible Parking Space		
			Spot Elevation		
			Drainage Basin Area	N/A	
			Keynote	N/A	
			Parking Count ID #	N/A	
			Lot #	N/A	
			Revision ID #	N/A	
			Rip Rap at Pipe Outlet	N/A	
ABBREVIATIONS			HATCH PATTERNS		
EXISTING	NEW		EXISTING	NEW	
Sewer Easement	Ex. S.E.	S.E.	Freshwater Wetland		
Storm Easement	Ex. W.E.	W.E.	Freshwater Wetland Buffer		
Drainage Easement	Ex. D.E.	D.E.	Saltwater Marsh		
General Utility Easement	Ex. G.U.E.	G.U.E.	Saltwater Marsh Buffer		
Access Easement	Ex. A.E.	A.E.	Site Clearing Area		
Ingress/Egress Easement	Ex. I/E E.	I/E E.	Area Previously Cleared Included in Limits of Disturbance		
Pond Maintenance Easement	Ex. P.M.E.	P.M.E.	Area to be Permanently Stabilized		
Water Surface Elevation	Ex. W.S.E.	W.S.E.			
Polyvinyl Chloride Pipe	Ex. PVC	PVC			
Reinforced Concrete Pipe	Ex. RCP	RCP			
High Density Corrugated Polyethylene Pipe	Ex. HDPE	HDPE			
Ductile Iron Pipe	Ex. DIP	DIP			
Corrugated Metal Pipe	Ex. CMP	CMP			
Home Owner's Association	Ex. HOA	HOA			
Property Owners Association	Ex. POA	POA			
SWPP PLAN LEGEND					
Turf Reinforcement Mat					
Sodding (See Turf and Grasses Specs)					
Surface Roughening					
Temporary Seeding (See Schedule in EC Notes)					
Permanent Seeding (See Turf and Grasses Species)					
Mulching (See Turf and Grasses Species)					
Typical Lot Erosion Control Plan					
Flexible Growth Medium (See Turf and Grasses Species)					
Erosion Control Blanket (See Turf and Grasses Species)					
Dust Control					
Bonded Fiber Matrix (See Turf and Grasses Species)					
Concrete Washout Basin					
Portable Toilet					
Block & Stone Inlet Protection					
Temp. Sediment Control Tube (See Tube)					
Temp. Rock Ditch Checks					
Turf Reinforcement Mat Outlet Protection (and Turf and Grasses Specs)					
Temp. Curb Inlet Weep Filter					
Curb Inlet Sediment Filter					
Both Curb Inlet Filters (See Above)					
Construction Entrance					
Dandy Sack or Grate Gator Inlet Protection					



MOUNT PLEASANT, SC
843.884.1667
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CHECKED BY: FTY

REVISION HISTORY	

LEGEND & REVISION NOTES

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JORDAN HILLS BUILDING GROUP, 311 EIGHTH STREET, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSON DRIVE | SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S35°34'22"E	0.86
L2	N69°14'32"E	5.89
L3	S41°28'27"E	16.02
L4	S41°28'27"E	39.48
L5	S41°28'27"E	36.02
L6	S41°28'27"E	19.48
L7	S41°28'27"E	36.02
L8	S41°28'27"E	19.48
L9	S41°28'27"E	36.02
L10	S41°28'27"E	19.48
L11	S41°28'27"E	36.02
L12	S41°28'27"E	19.48
L13	S41°28'27"E	36.02
L14	S41°28'27"E	19.48
L15	S41°28'27"E	36.02
L16	S41°28'27"E	19.48
L17	S43°47'58"E	54.50
L18	S51°45'16"E	14.56
L19	S51°45'18"E	39.41
L20	S60°02'17"E	38.73
L21	S80°02'17"E	15.25
L22	S65°43'48"E	55.84
L23	N41°28'31"W	75.51
L24	N41°28'31"W	5.24
L25	N41°28'31"W	50.26
L26	N41°28'31"W	5.24
L27	N41°28'31"W	50.26
L28	N41°28'31"W	5.24
L29	N41°28'31"W	47.76
L30	N41°28'31"W	5.24
L31	N41°28'31"W	45.28
L32	N41°28'35"W	10.22
L33	N41°28'35"W	45.28
L34	N41°28'35"W	11.09
L35	N41°28'35"W	44.38

PARCEL LINE TABLE		
Line #	Bearing	Length
L103	S31°09'52"E	23.01
L104	N63°46'45"W	25.86
L105	N15°17'23"W	33.59
L106	N08°40'16"W	62.20
L107	S15°37'32"E	79.27
L108	N02°06'23"W	10.95
L109	S22°07'30"E	8.70
L110	S24°07'57"W	17.99
L112	S03°13'14"W	21.59
L113	S66°21'04"W	26.21
L114	N77°53'22"W	14.58
L115	N40°39'13"W	9.02
L116	N41°28'31"W	5.94
L117	N41°28'31"W	3.94
L119	N32°49'46"E	0.48
L120	N32°49'46"E	9.89
L123	S18°04'57"E	30.67
L124	S02°02'09"W	44.98
L125	S02°30'39"E	24.54
L126	S78°28'07"W	29.28
L276	N84°00'52"W	46.08
L277	N61°10'56"W	107.31
L278	N70°53'10"W	71.39
L279	S07°04'09"W	103.46
L280	S27°28'04"W	120.95
L282	S10°58'55"E	13.59
L285	S71°21'27"E	5.59
L286	S71°21'27"E	21.13

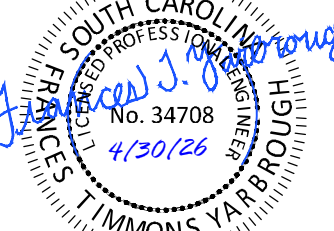
PARCEL LINE TABLE		
Line #	Bearing	Length
L36	N41°31'27"W	11.12
L37	N41°31'27"W	50.50
L38	N41°29'24"W	5.00
L39	N41°29'24"W	55.50
L40	N41°29'24"W	13.12
L41	N41°29'24"W	42.38
L42	N41°23'47"W	36.86
L43	N41°23'47"W	23.92
L44	N51°33'01"W	34.99
L45	N71°58'19"W	21.38
L46	N71°58'19"W	14.54
L47	N00°23'54"E	24.55
L48	N30°50'01"W	34.61
L49	N61°48'17"W	68.09
L50	S36°35'39"E	14.30
L51	N12°55'28"W	14.08
L52	S47°51'59"E	16.29
L53	N05°36'50"E	35.38
L54	N36°28'51"W	70.80
L56	N05°10'47"W	99.51
L57	N19°47'32"W	45.59
L58	N49°51'37"W	27.38
L60	N36°35'39"W	29.79
L90	S18°04'57"E	30.67
L91	N28°24'46"W	39.18
L93	N03°19'18"E	65.94
L94	N09°34'26"E	31.13
L95	S76°48'24"W	7.97
L96	N22°10'25"W	12.73
L97	N22°07'30"W	32.68
L98	N22°07'30"W	20.82
L99	N47°51'59"W	6.19
L100	N22°29'03"W	19.33
L101	N47°51'59"W	25.89
L102	N47°51'59"W	7.77

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.00	125.00	021.9994	N46°12'08"E	47.70
C2	39.57	175.00	012.9538	N41°40'45"E	39.48
C3	63.08	175.00	020.6512	N58°28'54"E	62.73
C4	30.40	175.00	009.9531	N73°47'02"E	30.36
C5	6.10	175.00	001.9967	S79°45'32"W	6.10
C6	62.25	175.00	020.3822	S89°03'06"E	61.93
C7	62.97	175.00	020.6179	S68°33'06"E	62.63
C8	51.21	175.00	016.7674	S49°51'33"E	51.03
C9	55.88	325.00	009.8511	N35°25'39"W	55.81
C10	52.16	325.00	009.1958	N25°54'15"W	52.11
C11	52.60	325.00	009.2737	S16°40'09"E	52.55
C12	55.37	325.00	009.7614	S07°09'06"E	55.30
C13	57.99	325.00	010.2229	S02°50'26"W	57.91
C14	59.33	325.00	010.4589	S13°10'53"W	59.24
C15	32.45	325.00	005.7215	S21°16'18"W	32.44
C16	53.66	325.00	009.4599	S33°43'14"W	53.60
C17	54.55	325.00	009.6170	S43°15'32"W	54.49
C18	53.98	325.00	009.5164	S52°49'32"W	53.92
C19	53.98	325.00	009.5164	S62°20'31"W	53.92
C20	53.98	325.00	009.5164	S71°51'30"W	53.92
C21	53.98	325.00	009.5164	S81°22'29"W	53.92
C22	53.98	325.00	009.5164	N89°06'32"W	53.92
C23	53.98	325.00	009.5164	N79°35'33"W	53.92
C24	53.98	325.00	009.5164	N70°04'34"W	53.92
C25	52.39	325.00	009.2361	N60°41'59"W	52.33
C26	56.41	325.00	009.9441	N51°06'35"W	56.34
C27	26.45	325.00	004.6624	N43°48'24"W	26.44
C28	47.12	30.00	090.0004	N86°28'31"W	42.43
C29	169.85	325.00	029.9440	S63°29'48"W	167.93
C30	143.72	275.00	029.9440	N63°29'48"E	142.09
C31	47.12	30.00	090.0000	N03°31'29"E	42.43
C32	38.48	325.00	006.7841	N38°05'00"W	38.46
C33	53.91	325.00	009.5032	N29°56'23"W	53.84
C34	53.88	325.00	009.4995	N20°26'18"W	53.82
C35	53.93	325.00	009.5069	N10°56'07"W	53.86

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C109	65.18	250.00	014.9385	N85°50'27"W	65.00
C110	63.43	250.00	014.5374	S79°25'17"W	63.26
C111	61.87	250.00	014.1797	S65°03'46"W	61.71
C112	41.23	250.00	009.4482	S53°14'56"W	41.18
C113	142.04	200.00	040.6927	S88°52'16"W	139.08
C114	146.54	200.00	041.9793	N69°47'35"W	143.28
C115	131.12	200.00	037.5639	N30°01'17"W	128.79
C116	36.91	175.00	012.0858	S03°09'48"E	36.85
C117	50.75	175.00	016.6160	S17°30'52"E	50.57
C118	47.81	175.00	015.6530	S33°38'56"E	47.66
C119	1.64	575.00	000.1630	S41°33'25"E	1.64
C120	55.09	575.00	005.4891	S44°22'59"E	55.07
C121	54.55	575.00	005.4354	S49°50'43"E	54.53
C122	54.33	575.00	005.4138	S55°16'11"E	54.31
C123	54.38	575.00	005.4189	S60°41'10"E	54.36
C124	24.81	575.00	002.4721	S64°37'54"E	24.81
C125	81.12	525.00	008.8532	S60°30'48"E	81.04
C126	81.14	525.00	008.8553	S51°39'33"E	81.06
C127	52.74	525.00	005.7562	S44°21'12"E	52.72
C128	59.89	125.00	027.4528	S27°44'56"E	59.32
C129	36.87	125.00	016.9019	S05°34'18"E	36.74
C130	55.11	225.00	014.0328	N34°27'32"W	54.97
C131	14.63	175.00	004.7913	N43°52'16"W	14.63
C132	54.35	175.00	017.7936	N55°09'48"W	54.13
C133	5.52	175.00	001.8074	N64°57'50"W	5.52
C134	47.22	125.00	021.6451	N55°02'42"W	503.23
C135	5.99	125.00	002.7472	N42°50'56"W	501.07
C136	42.86	175.00	014.0329	N34°27'32"W	42.75
C137	57.59	150.00	021.9994	N46°12'08"E	57.24
C138	114.03	150.00	043.5581	N56°58'53"E	111.31
C139	156.46	150.00	058.7641	S71°21'27"E	149.46
C140	343.52	300.00	065.6077	S08°40'17"E	325.06
C141	598.96	300.00	114.3923	S81°19'43"W	504.32
C142	14.50	125.00	006.6457	N82°05'00"E	14.49
C143	34.62	150.00	013.2250	N48°11'06"W	34.55

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C36	53.91	325.00	009.5032	N01°25'49"W	53.84
C37	53.91	325.00	009.5032	N08°04'23"E	53.84
C38	53.91	325.00	009.5032	N17°34'34"E	53.84
C39	44.36	325.00	007.8208	N26°14'17"E	44.33
C40	44.08	30.00	084.1798	N11°56'29"W	40.22
C41	41.32	625.00	003.7883	N52°08'14"W	41.32
C42	64.64	625.00	005.9261	N47°16'48"W	64.61
C43	29.94	625.00	002.7443	N42°56'41"W	29.93
C45	28.85	125.00	013.2250	N48°11'06"W	28.79
C47	47.12	30.00	090.0000	S09°47'51"E	42.43
C48	95.03	125.00	043.5581	S56°58'53"W	92.76
C50	47.12	30.00	090.0000	N56°14'22"W	42.43
C51	47.12	30.00	090.0000	N33°45'38"E	42.43
C52	101.66	125.00	046.5989	S71°17'39"E	98.88
C53	14.22	125.00	005.5195	S44°44'06"E	14.22
C54	47.12	30.00	090.0000	S03°31'29"W	42.43
C55	47.12	30.00	090.0000	N86°28'31"W	42.43
C56	47.12	30.00	090.0000	N03°31'29"E	42.43
C57	47.12	30.00	090.0000	S86°28'31"E	42.43
C58	99.35	275.00	020.6988	S31°07'33"E	98.81
C59	131.44	275.00	027.3850	S07°05'02"E	130.19
C60	84.11	275.00	017.5238	S15°22'14"W	83.78
C61	47.12	30.00	090.0000	S69°07'57"W	42.43
C62	47.12	30.00	090.0000	N20°52'03"W	42.43
C63	47.12	30.00	090.0000	N69°07'57"E	42.43
C64	47.12	30.00	090.0000	S20°52'03"E	42.43
C65	22.46	275.00	004.6791	S28°28'19"W	22.45
C66	109.73	275.00	022.8611	S40°14'31"W	109.00
C67	109.73	275.00	022.8611	S63°06'11"W	109.00
C68	111.10	275.00	023.1477	S86°06'27"W	110.35
C69	99.32	275.00	020.6933	N71°58'19"W	98.78
C70	96.71	275.00	020.1499	N51°33'01"W	96.22
C71	47.12	30.00	090.0000	N03°31'29"E	42.43
C72	47.12	30.00	090.0000	N86°28'31"W	42.43
C73	5.98	275.00	001.2450	N40°51'07"W	5.98

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C144	288.58	600.00	027.5573	N72°32'22"W	285.81
C145	325.93	600.00	031.1244	S78°07'11"W	321.94
C146	146.95	600.00	014.0329	S55°32'28"W	146.59
C147	472.17	225.00	120.2359	N71°21'27"W	390.17
C148	116.12	150.00	044.3548	S19°17'53"E	113.24
C149	234.15	550.00	024.3923	S53°40'17"E	232.38
C150	63.86	150.00	024.3923	N53°40'17"W	63.38
C151	48.97	212.71	013.1905	N34°27'32"W	48.86
C152	82.71	50.00	094.7740	N14°25'04"W	73.59
C153	16.18	50.00	018.5385	N30°39'19"W	16.11
C154	27.32	50.00	031.3010	N20°49'49"W	26.98
C155	11.58	50.00	013.2662	N43°13'38"E	11.55
C164	13.31	50.00	015.2570	N32°32'10"W	13.27
C165	27.69	50.00	031.7345	N12°32'44"W	27.43
C166	47.12	30.00	090.0000	S80°12'09"W	42.34
C167	67.19	175.00	021.9994	S46°12'08"W	66.78
C172	54.72	50.00	062.7081	S46°09'04"W	52.03
C174	79.26	50.00	090.8202	N71°44'50"W	71.22
C177	22.88	50.00	026.8180	N33°01'26"W	22.68
C180	34.71	50.00	039.7977	N00°01'30"W	34.02
C181	59.19	50.00	067.8314	N04°58'43"W	55.80
C184	99.07	50.00	113.5261	N00°46'03"E	83.64
C192	29.93	50.00	034.2916	N22°36'12"W	29.48
C201	9.59	50.00	010.9888	N16°37'51"W	9.57
C204	10.61	50.00	012.1613	N16°38'56"W	10.59
C205	375.02	300.00	071.6239	N05°39'48"W	351.08
C959	47.12	30.00	090.0000	S86°28'31"E	42.43
C986	47.12	30.00	090.0000	S31°32'19"W	42.43
C1055	156.79	300.00	029.9440	N63°28'49"E	155.01
C1175	55.09	50.00	063.1306	S34°47'09"W	52.35
C1176	11.76	50.00	013.4808	S19°29'28"W	11.74
C1177	21.84	50.00	025.0256	S05°36'24"W	21.67
C1179	11.48	59.72	011.0147	S25°00'42"W	11.46
C1278	27.56	325.00	040.8582	S24°33'41"W	27.55



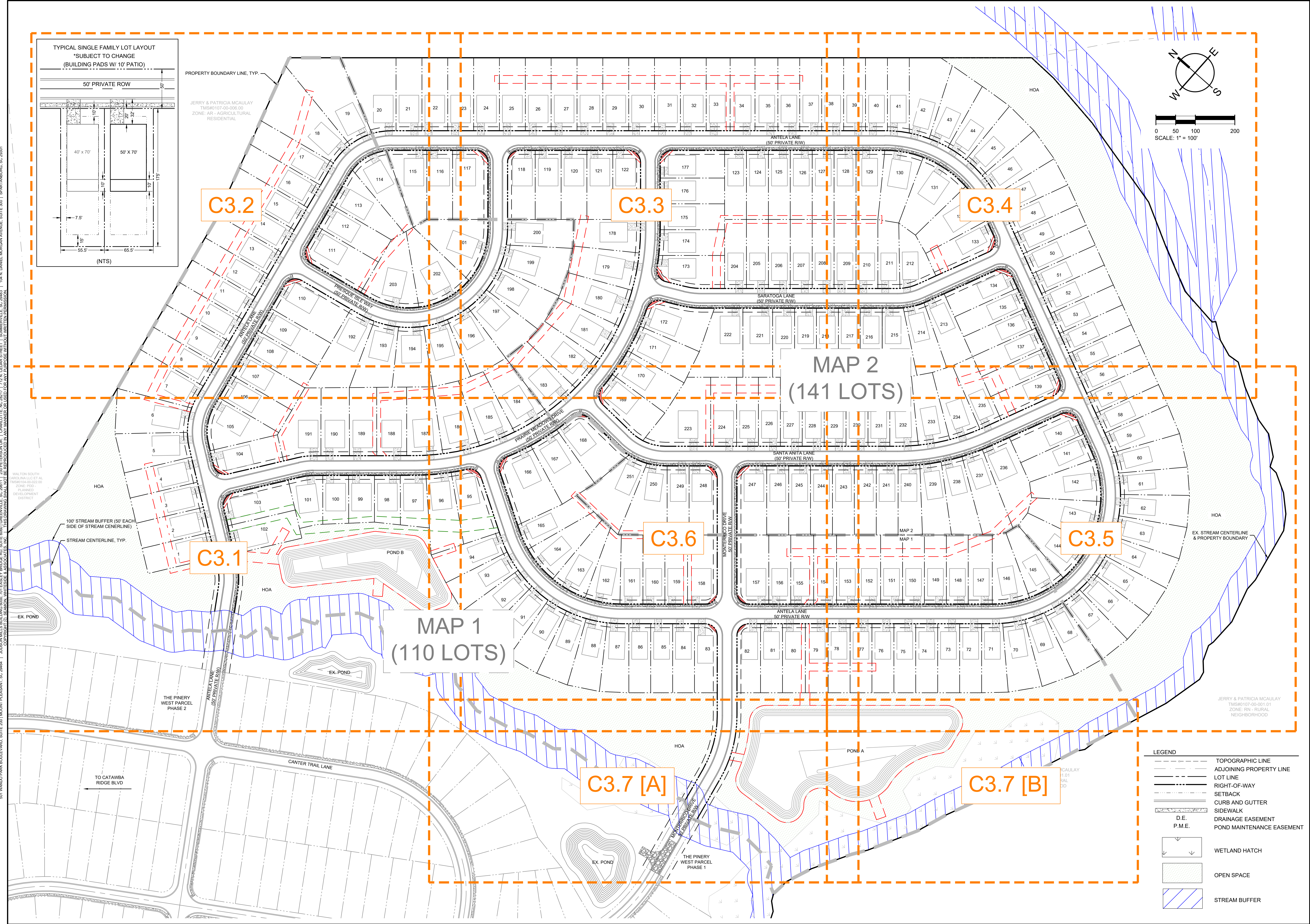
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THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC**

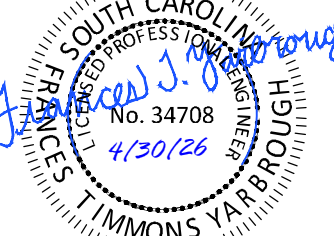
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 DRAWN BY: ELP | MBY | LA
 CHECKED BY: FT
REVISION HISTORY

OVERALL
PRELIMINARY
PLAT

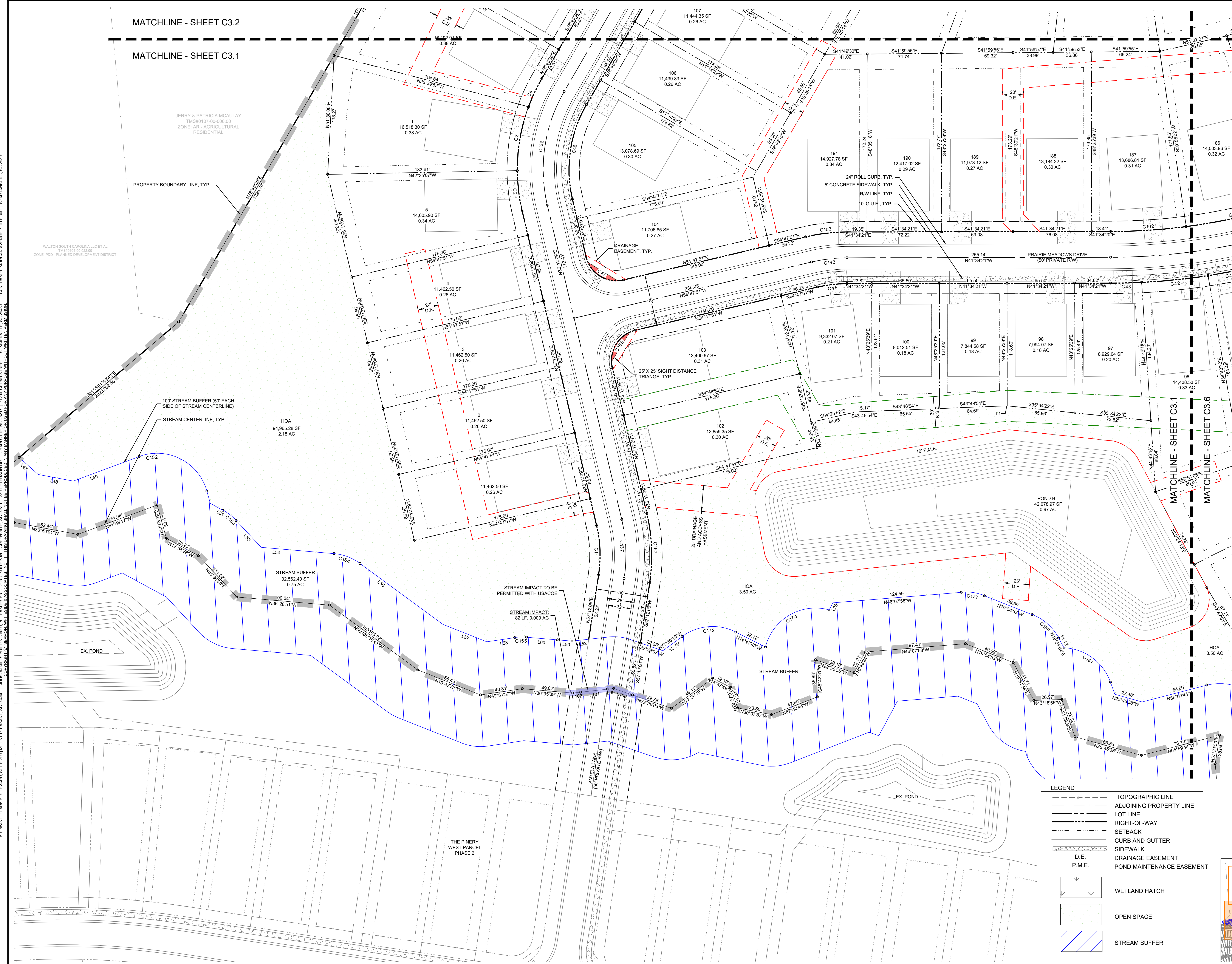
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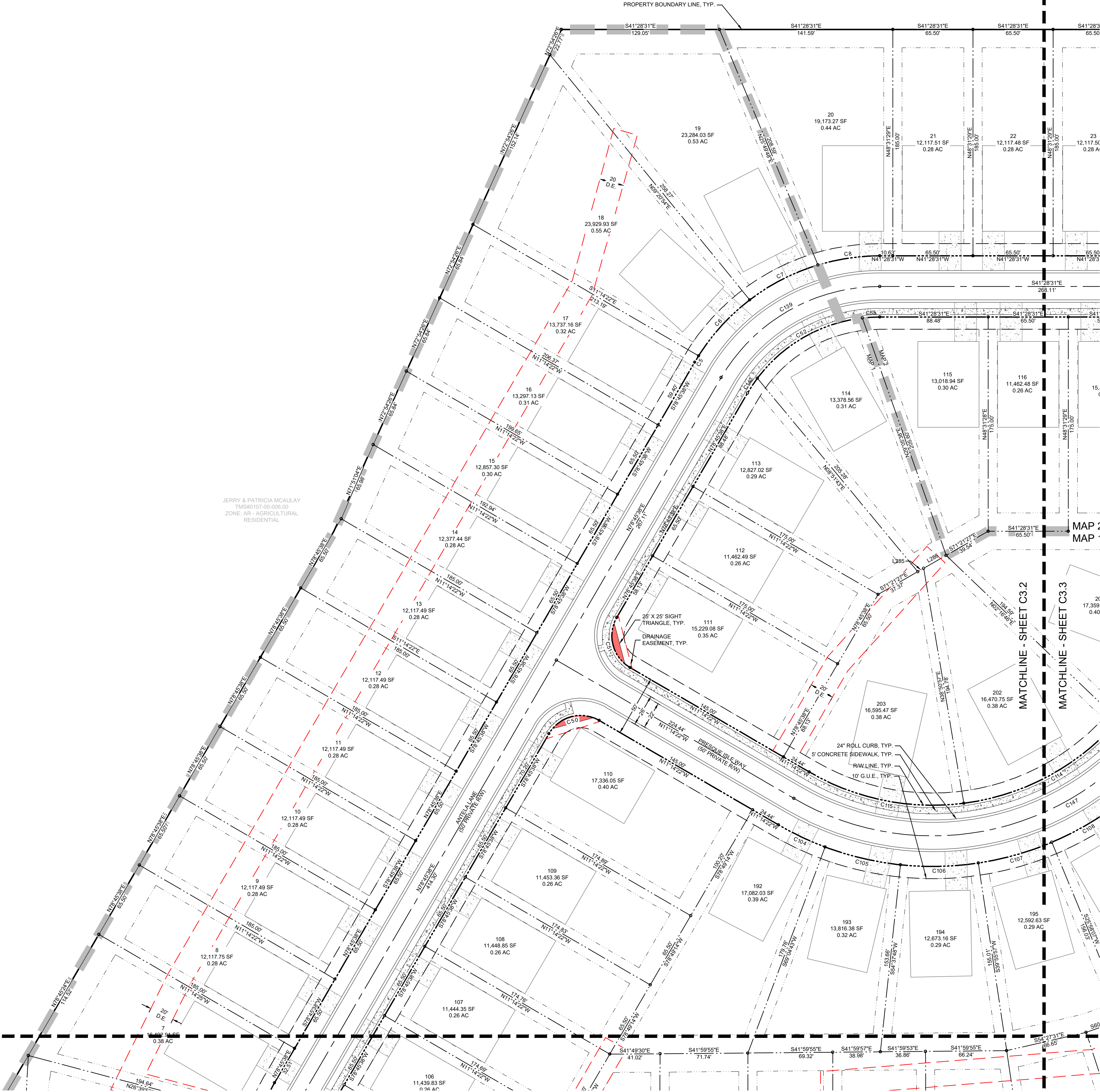
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PRELIMINARY
PLAT

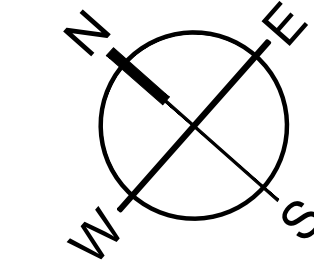
501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON HILLS BUILDING GROUP, 371 E. CLEET DRIVE, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 701 N. COLUMBIA STREET | SUMMERVILLE, SC 29585 | 150 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
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MATCHLINE - SHEET C3.2

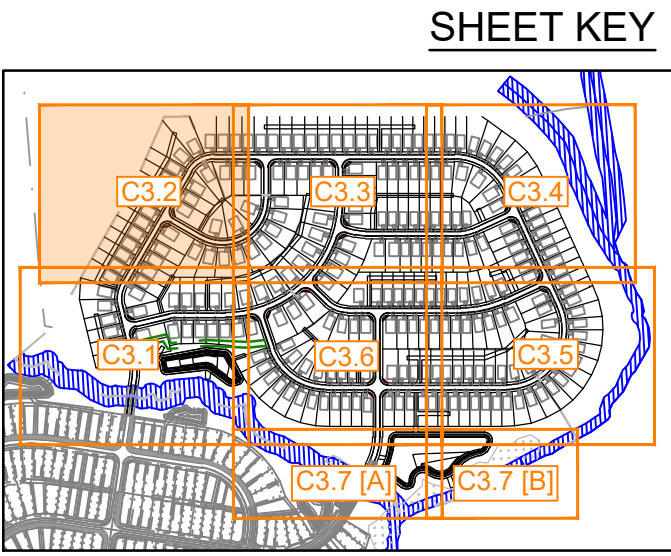
MATCHLINE - SHEET C3.1



- LEGEND
- TOPOGRAPHIC LINE
 - ADJOINING PROPERTY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - SETBACK
 - CURB AND GUTTER
 - SIDEWALK
 - DRAINAGE EASEMENT
 - POND MAINTENANCE EASEMENT
 - D.E.
 - P.M.E.
 - WETLAND HATCH
 - OPEN SPACE
 - STREAM BUFFER



0 20 40 80
SCALE: 1" = 40'



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SUMMERVILLE, SC
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PRELIMINARY PLAT THE PINERY AT EDGEWATER EAST PARCEL TRUE HOMES, LLC LANCASTER COUNTY, SC

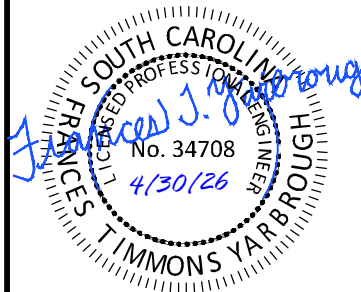
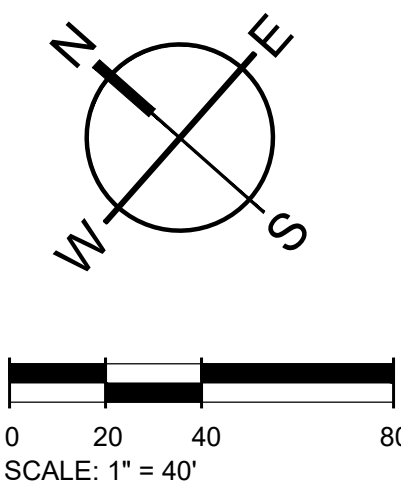
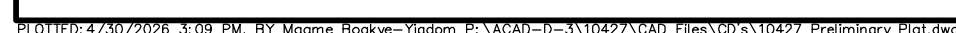
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DATE: 4/30/2026
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REVISION HISTORY

NO.	DESCRIPTION	DATE

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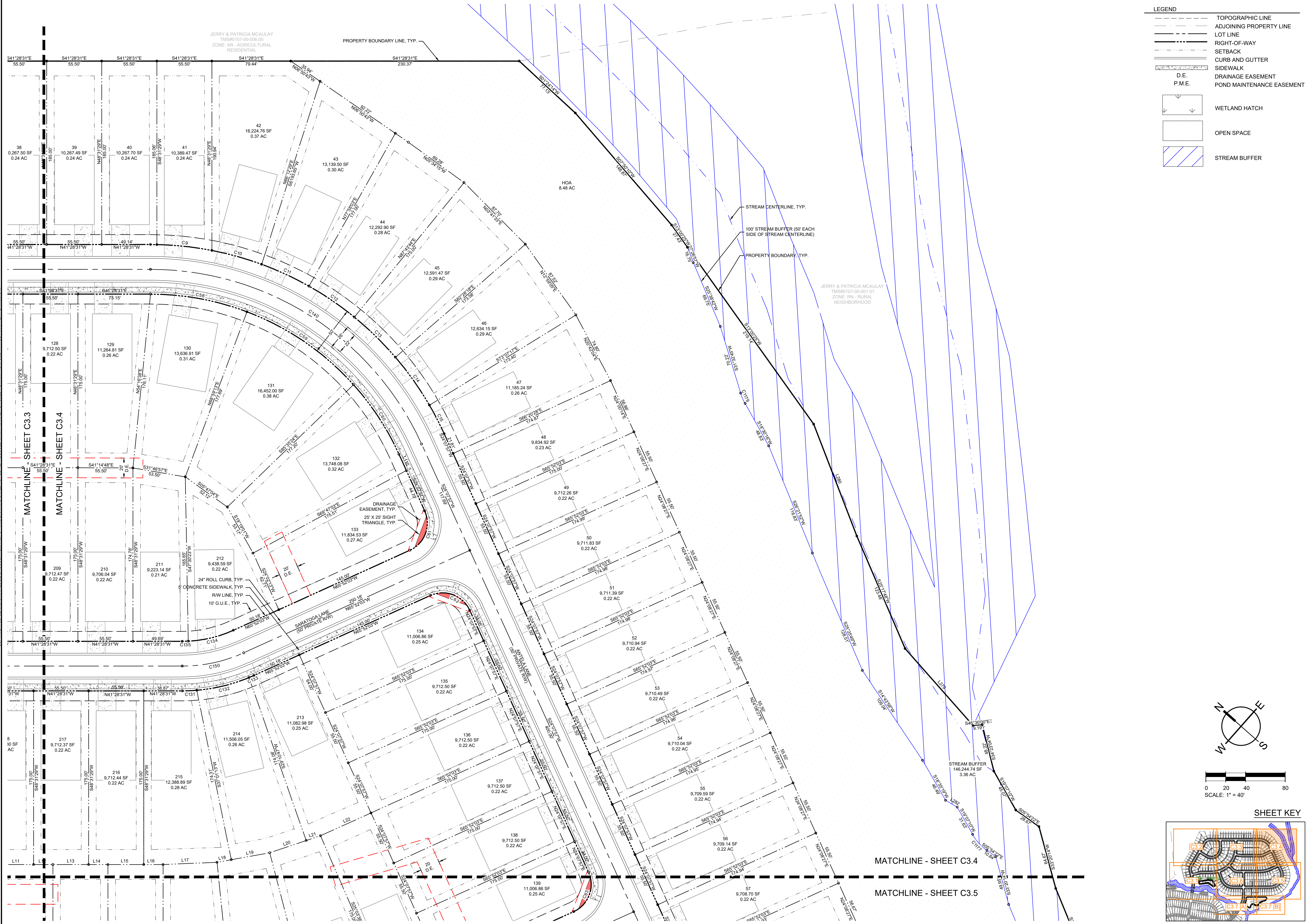
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SW+ PROJECT: 13313
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PRELIMINARY
PLAT

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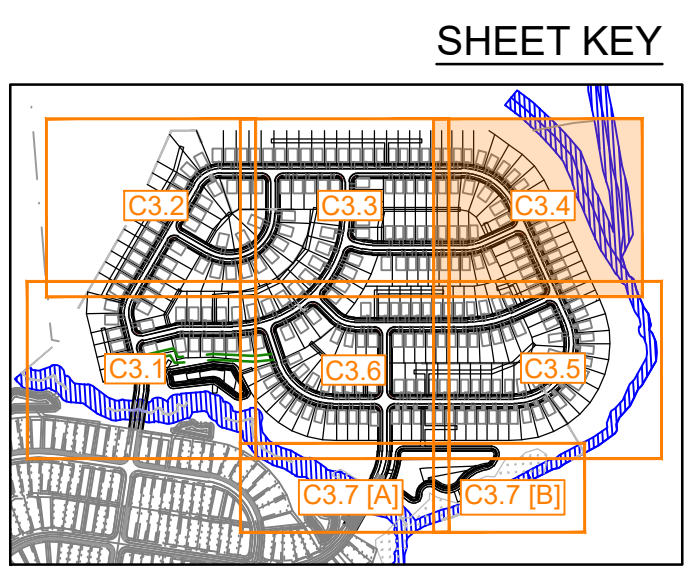
LEGEND

- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- DRAINAGE EASEMENT
- POND MAINTENANCE EASEMENT
- D.E.
- P.M.E.
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER

North Arrow

Scale

0 20 40 80
SCALE: 1" = 40'



SW
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THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC

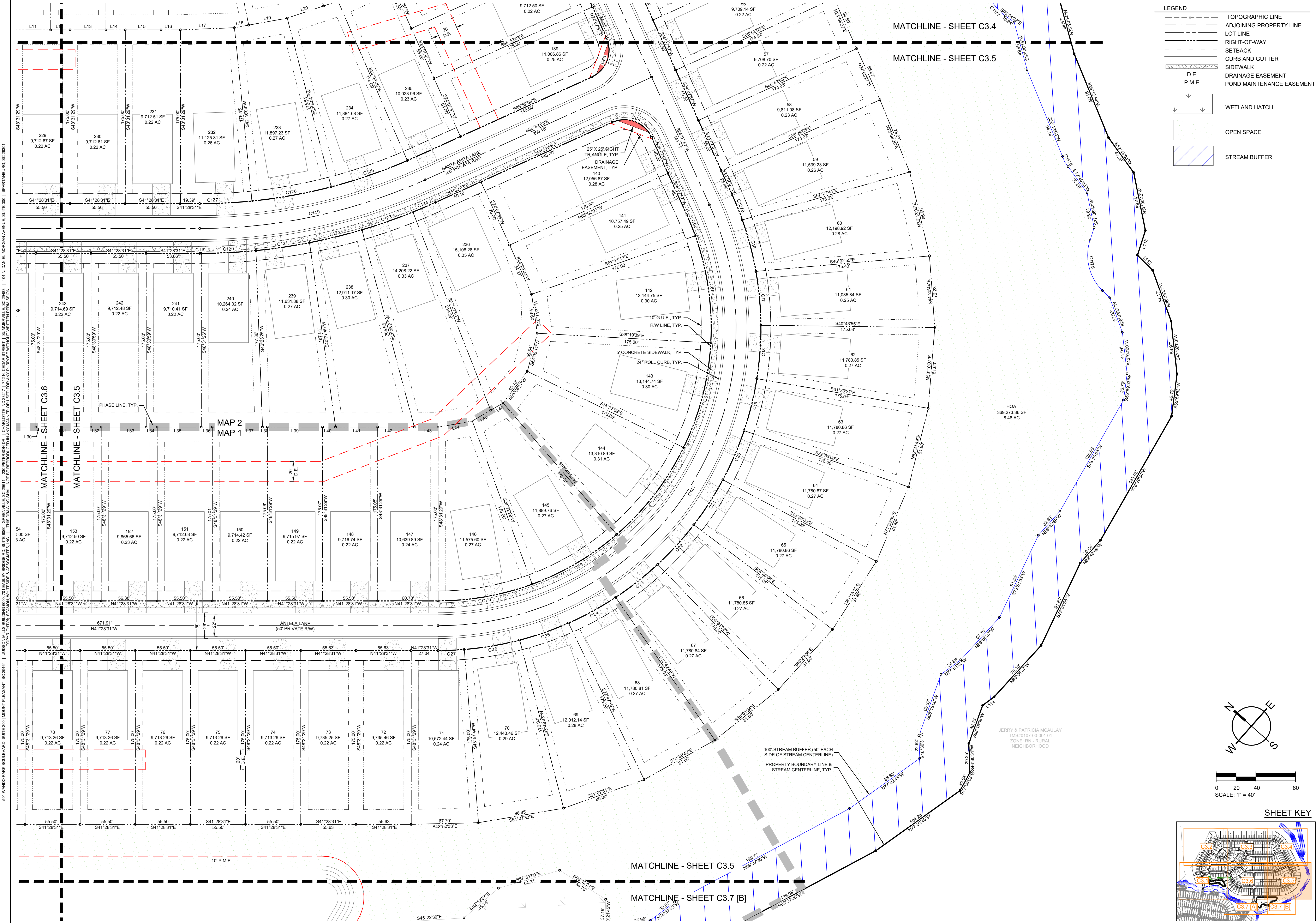
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REVISION HISTORY

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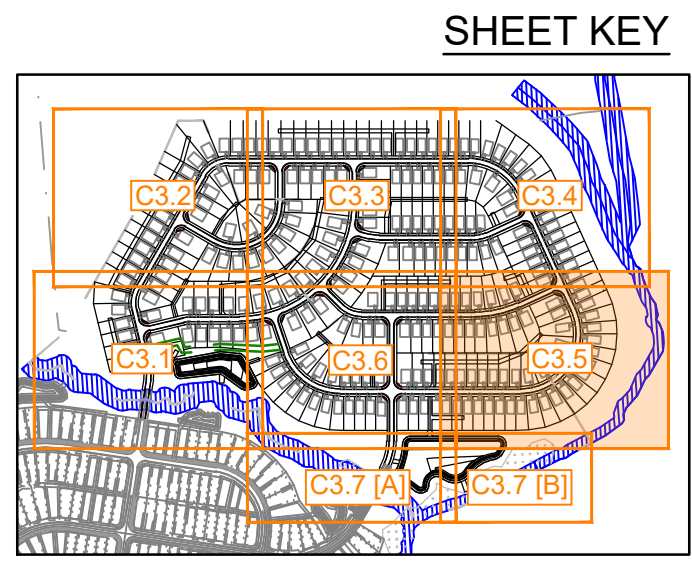
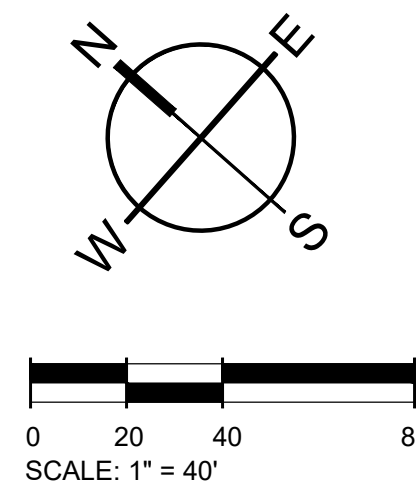
PRELIMINARY PLAT

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LEGEND

- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- DRAINAGE EASEMENT
- POND MAINTENANCE EASEMENT
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER



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STATE OF SOUTH CAROLINA
Professional Engineer

J. Morgan J. Brough
No. 34708
STATE OF SOUTH CAROLINA
Professional Engineer

PRELIMINARY PLAT
THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC

SW+ PROJECT: 13313
DATE: 4/30/2026
DRAWN BY: ELP | MBY | IA
CHECKED BY: FTY

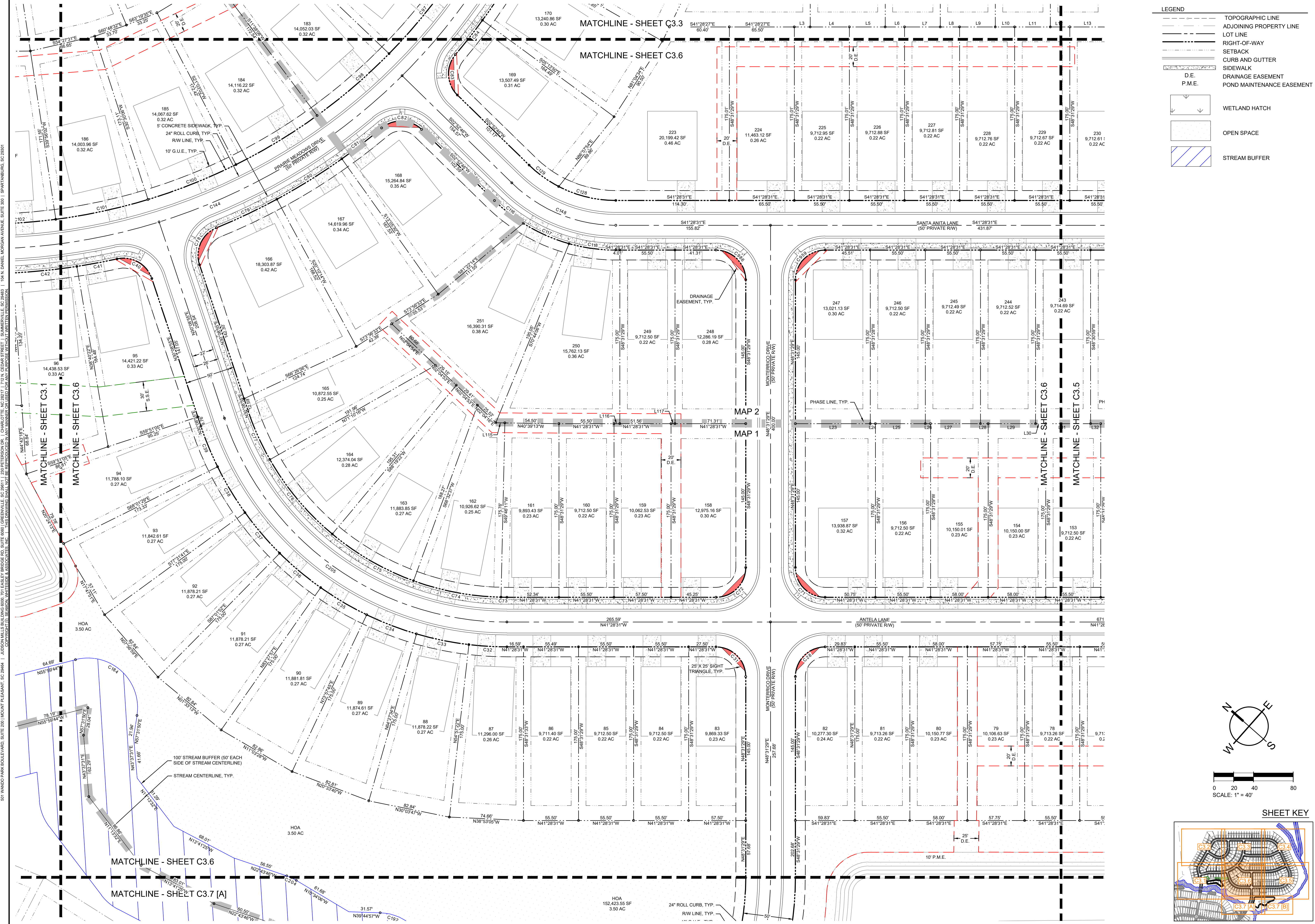
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PRELIMINARY PLAT

C3.5

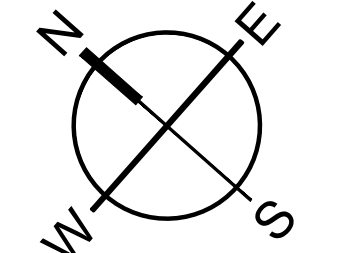
Page 69 of 73

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JORDAN MILLS BUILDING GROUP, 371 E. COTY DRIVE, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28201 | 701 N. CEMAS STREET | SUMMERVILLE, SC 29585 | 130 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301

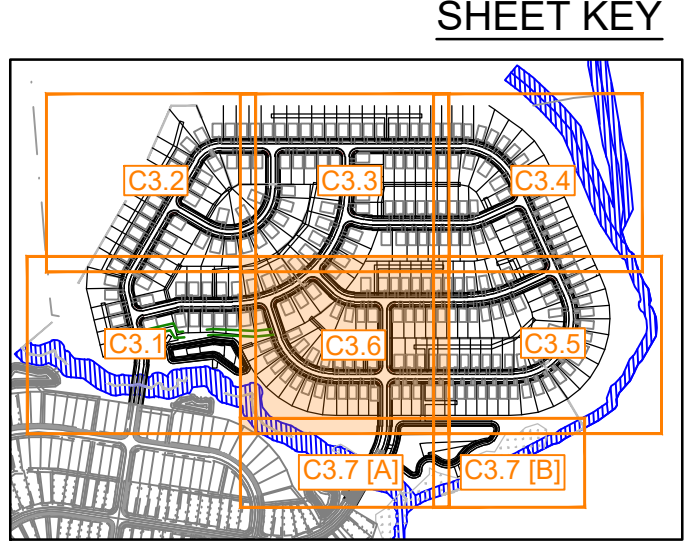


LEGEND

	TOPOGRAPHIC LINE
	ADJOINING PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY
	SETBACK
	CURB AND GUTTER
	SIDEWALK
	DRAINAGE EASEMENT
	POND MAINTENANCE EASEMENT
	WETLAND HATCH
	OPEN SPACE
	STREAM BUFFER



0 20 40 80
SCALE: 1" = 40'



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James J. Seamon
JAMES J. SEAMON
No. 34708
4/30/26
TIMMONS FARM BOUGH

PRELIMINARY PLAT
THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC

SW+ PROJECT: 13313
DATE: 4/30/2026
DRAWN BY: ELP | MBY | IA
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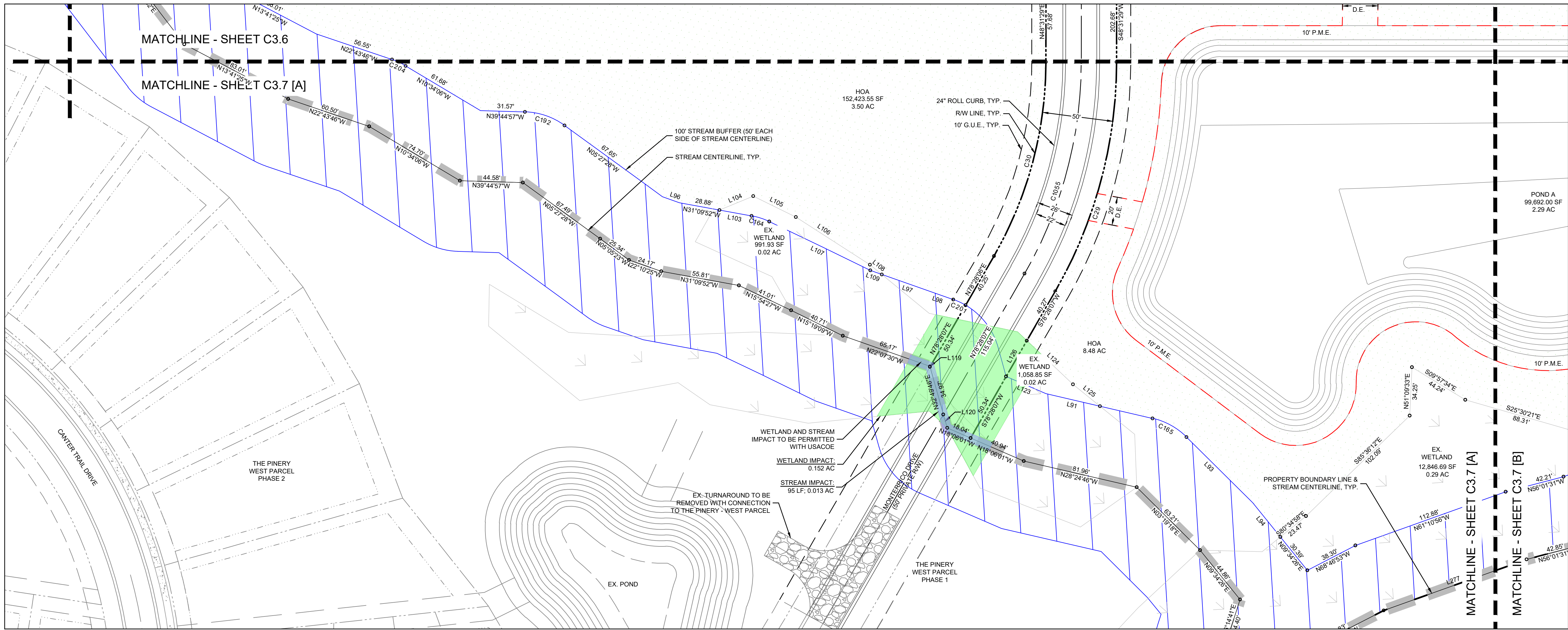
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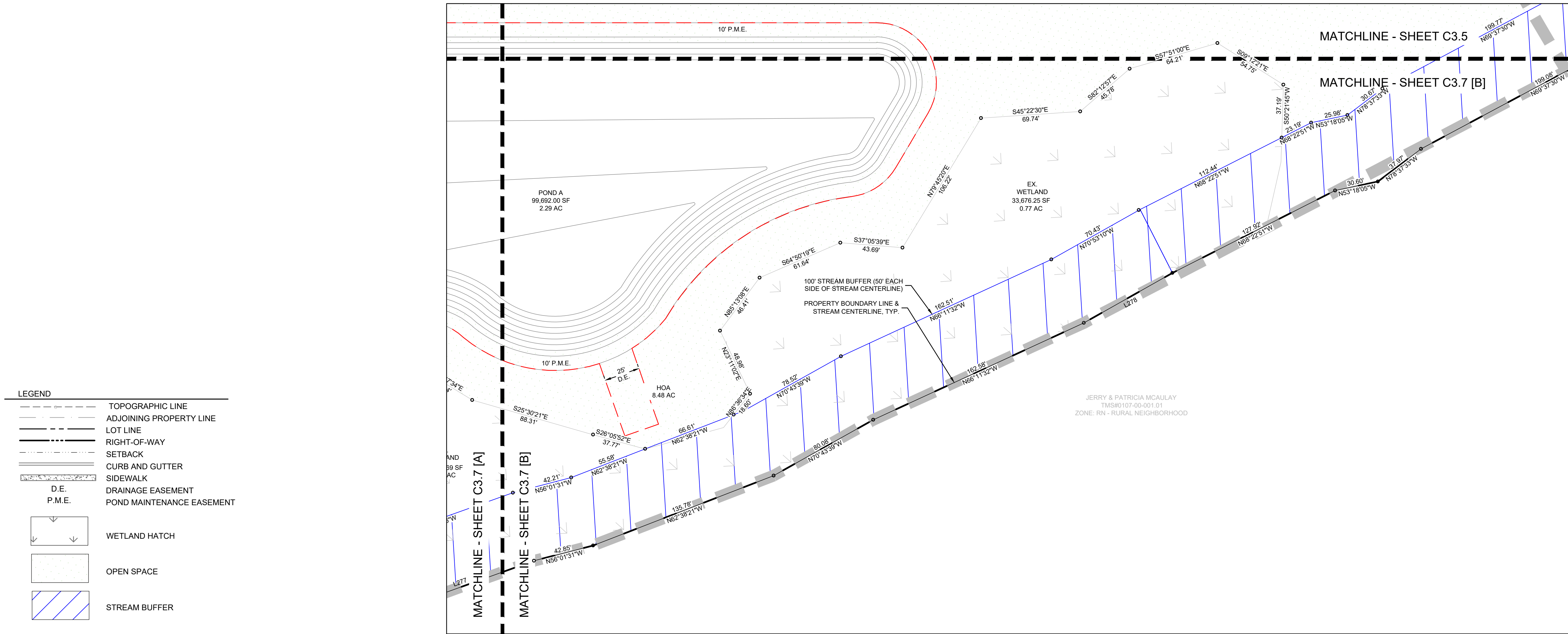
PRELIMINARY PLAT

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | J. JORDAN MILLS BUILDING GROUP, INC. | 150 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301

FILED: 4/30/2026 3:16 PM BY: Moiree Bodey-Yosom P. VANCE-D-3104291040 File: C:\01\10429 Preliminary Plat.dwg

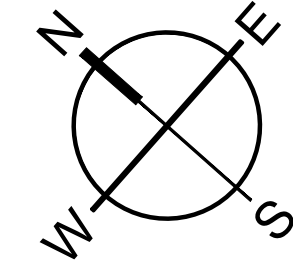


SHEET C3.7
VIEW [A]



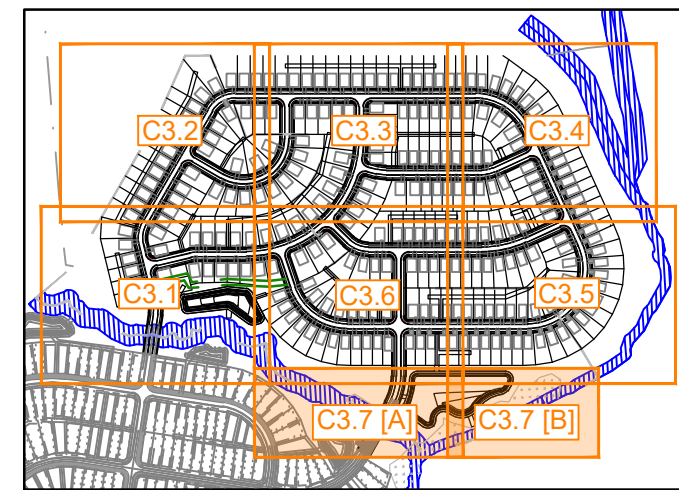
SHEET C3.7
VIEW [B]

- LEGEND
- TOPOGRAPHIC LINE
 - ADJOINING PROPERTY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - SETBACK
 - CURB AND GUTTER
 - SIDEWALK
 - DRAINAGE EASEMENT
 - POND MAINTENANCE EASEMENT
 - WETLAND HATCH
 - OPEN SPACE
 - STREAM BUFFER

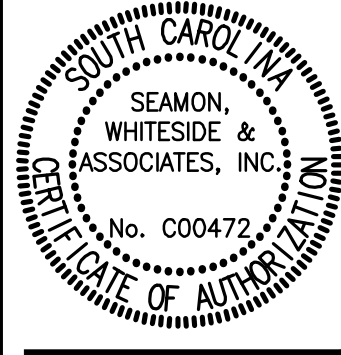


0 20 40 80
SCALE: 1" = 40'

SHEET KEY



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



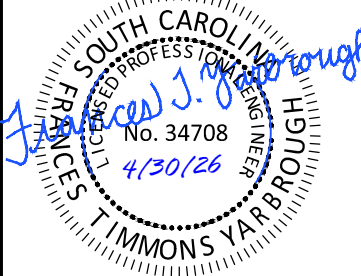
PRELIMINARY PLAT
THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC

SW+ PROJECT: 13313
DATE: 4/30/2026
DRAWN BY: ELP | MBY | IA
CHECKED BY: FTY

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
PLAT



**PRELIMINARY PLAT
THE PINERY AT EDGEWATER
EAST PARCEL
TRUE HOMES, LLC
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[illegible]

OVERALL UTILITY, DRAINAGE, AND GRADING LAYOUT

C3.8

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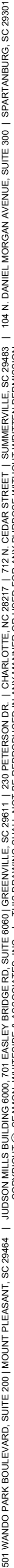
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THE PINERY AT EDGEWATER
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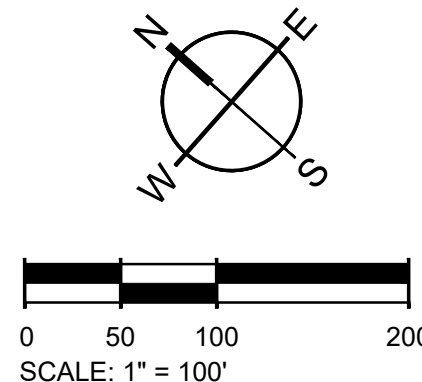
REVISION HISTORY

OVERALL LANDSCAPE PLAN

L1.0



STANDARD REQUIREMENTS:
SITE IS SUBJECT TO THE LANCASTER COUNTY
1998 UDO ORDINANCE CHAPTER 12.



Know what's below.
Call before you dig.