

Planning Commission Members

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

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

August 5, 2021

5:00 PM

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

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

Planning Commission Workshop AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. RZ-2021-0664, The Exchange

Application by Crosland Southeast to rezone approximately 130 acres generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00) from Light Industrial (LI) District to Mixed Use (MX) District.

b. MX-2021-0664, The Exchange

Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 720-unit (townhome/multifamily apartment) and 70,000 square foot nonresidential development, generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).

c. DA-2021-0664, The Exchange

Application by Crosland Southeast to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 720-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).

d. SD-2020-2650, Redwood

Major preliminary plat consisting of 155 dwelling units (apartments) generally located at 10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.

e. RZ-2021-1666 Mark Bridges

Proposed rezoning from GB to MDR (TM# 0109-00-086.00). Property is approximately 0.46 acres in size.

f. Overview of next month's Agenda

g. Other

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0664, The Exchange

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 8/5/2021

Points to Consider:

This application is associated with the companion Master Development Plan MXU-2021-0664 and Development Agreement DA-2021-0664.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/4/2021	Planning Staff Report
Location / Zoning Map	8/4/2021	Exhibit
Site Plan	8/4/2021	Exhibit

PROPOSAL: ***RZ-2021-0664:*** Application by Crosland Southeast to rezone approximately 130 acres from Light Industrial (LI) District to Mixed Use (MX) District.

MX-2021-0664: Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 720-unit (townhome/multifamily apartment) and 70,000 square foot nonresidential development.

DA-2021-0664: Application by Crosland Southeast to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 720-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land.

PROPERTY LOCATION: 8918 Charlotte Highway (a portion of TM# 0010-00-029.00)

CURRENT ZONING: Light Industrial (LI) District

PROPOSED ZONING: Mixed Use (MX) District

APPLICANT: Crosland Southeast

COUNCIL DISTRICT: District 7, Brian Carnes

STAFF CONTACT:

Robert G. Tefft, Senior Planner

rtefft@lancastersc.net | 803-416-9394



	BUILDING
	BUILD TO ZONE
	PROPERTY LINE
	SETBACK LINE
	BUILD TO ZONE LINE

PARCEL NO: 0010-00-029-00

CURRENT ZONING: L1

PROPOSED ZONING: MX (RETAINED PARCEL WILL REMAIN L1)

TOTAL SITE AREA: 158.02 ACRES

ACREAGE RETAINED BY OWNER: 28.0 AC

ACTUAL SITE ACREAGE: 130.02 AC

DEVELOPER: CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

CURRENT USE: UNDEVELOPED

PROPOSED USE: MIXED USE

PROPOSED COMMERCIAL:

- 50K SF GROCERY
- 40K SF SHOPS / RETAIL

PROPOSED RETAIL OUTPARCELS:

- 10K SHOPS / RESTAURANTS

PROPOSED RESIDENTIAL UNITS:

- MULTI-FAMILY: ~350 UNITS
- TOWNHOMES: ~320 UNITS
- (21'X30' AND 24'X30' UNITS)

DENSITY: ±5.2 UNITS/ACRE

PROPOSED PARKING

- STANDARD SPACES: ~400 SPACES
- ON STREET SPACES: ~2300 SPACES

OPEN SPACE REQUIRED: 13.4C (10% OF SITE AREA)

OPEN SPACE PROVIDED: #69 AC (53% OF SITE AREA)

- ±6 AC PROGRAMMED OPEN SPACE
- ±61 AC OPEN SPACE / TREE SAVE
- ±60' BURET C-20 FOR OPEN SPACE PLAN, SHEET C-24 FOR TREE SAVE

IMPERVIOUS SURFACE AREA: ±54.5 AC (±42% OF SITE AC)

CONNECTIVITY: LINE 1, 22

THE DESIGN INTENT IS TO LIMIT DISRUPTION OF THE EXISTING STREET AND WATERWAY CONNECTIONS HAVE BEEN AGREED TO INCREASE CONNECTIVITY.

SOLID WASTE

TOWNHOMES TO BE SERVICED BY PRIVATE ROLLOUTS

BLDG. 1.	APARTMENT BUILDING - 4 STORY (60 UNITS)
BLDG. 2.	APARTMENT BUILDING - 4 STORY (60 UNITS)
BLDG. 3.	APARTMENT BUILDING - 4 STORY (60 UNITS)
BLDG. 4.	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 5.	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 6.	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 7.	APARTMENT BUILDING - 3 STORY (30 UNITS) RETAIL FIRST FLOOR
BLDG. 8.	APARTMENT BUILDING - 3 STORY (30 UNITS) RETAIL FIRST FLOOR (10K SF)
BLDG. 9.	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 10.	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 11.	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 12.	APARTMENT BUILDING - 3 STORY (30 UNITS)

APARTMENT BUILDING:

APARTMENT BUILDING:	
PRIMARY STREET	10 MIN.
SIDE STREET	10 MIN.
SIDE INTERIOR	9 OR 5 MIN.
REAR	7 TO 2 MIN.
BUILD TO ZONE (BTZ)	10 MIN - 20 MAX.
LOT WIDTH:	100' MIN.
LOT AREA:	12,000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
BUILDING HEIGHT (MAX.)	3 STORIES / 45' 4 STORIES / 55'
RETAIL BUILDINGS:	
PRIMARY STREET	5 MIN.
SIDE STREET	5 MIN.
SIDE INTERIOR	7 OR 5 MIN.
REAR	TO 5 MIN.
BUILD TO ZONE (BTZ)	5 MIN - 20 MAX.
LOT WIDTH:	50' MIN.
LOT AREA:	5,000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
BUILDING HEIGHT (MAX.)	2 STORIES / 35' 3 STORIES / 45'
TOWNHOMES:	
PRIMARY STREET	5 MIN.
SIDE STREET	10 MIN.
SIDE INTERIOR	5 MIN.
REAR	20 MIN.
ABUTTING ALLEY	4 OR 20 MIN.
BUILD TO ZONE (BTZ)	10 MIN - 15 MAX.
LOT WIDTH:	100' MIN.
LOT AREA:	1,300 SF MIN.
BUILDING HEIGHT (MAX.)	3 STORIES / 45'
MIXED USE:	

PRIMARY STREET	0' MIN.
SIDE STREET	0' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' OR 5' MIN.
ABUTTING ALLEY	5' MIN.
BUILD TO ZONE (BTZ)	0' MIN. - 10' MAX.
LOT WIDTH:	50' MIN.
LOT AREA:	5,000 SF MIN.
BUILDING HEIGHT (MAX.)	5 STORES / 60'
% OF OUTDOOR AMENITY SPACE:	10% MIN.



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	林林林林	7/22/21
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**NOT FOR
CONSTRUCTION**

28018-31

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN
LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.A

LAND DESIGN PROJ A 1020011

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'



0 75 150 300

OVERALL SITE PLAN

SHEET NUMBER

C2-00

Agenda Item Summary

Ordinance # / Resolution #: MX-2021-0664, The Exchange

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 8/5/2021

Points to Consider:

This application is associated with the companion Master Development Plan MXU-2021-0664 and Development Agreement DA-2021-0664.

Agenda Item Summary

Ordinance # / Resolution #: DA-2021-0664, The Exchange

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 8/5/2021

Points to Consider:

This application is associated with the companion Rezoning RZ-2021-0664, and Master Development Plan MXU-2021-0664.

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2650, Redwood

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 8/5/2021

Points to Consider:

A rezoning to PB and a companion Development Agreement were approved for this project by County Council earlier this year.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/4/2021	Planning Staff Report
Location / Zoning Map	8/4/2021	Exhibit

PROPOSAL: ***SD-2020-2650:*** Application for a Major Preliminary Plat consisting of 155 dwelling units (apartments). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.

PROPERTY LOCATION: 10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01)

CURRENT ZONING: Professional Business (PB) District

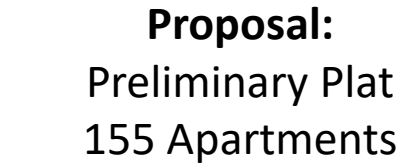
APPLICANT: Redwood Living, Inc

COUNCIL DISTRICT: District 7, Brian Carnes

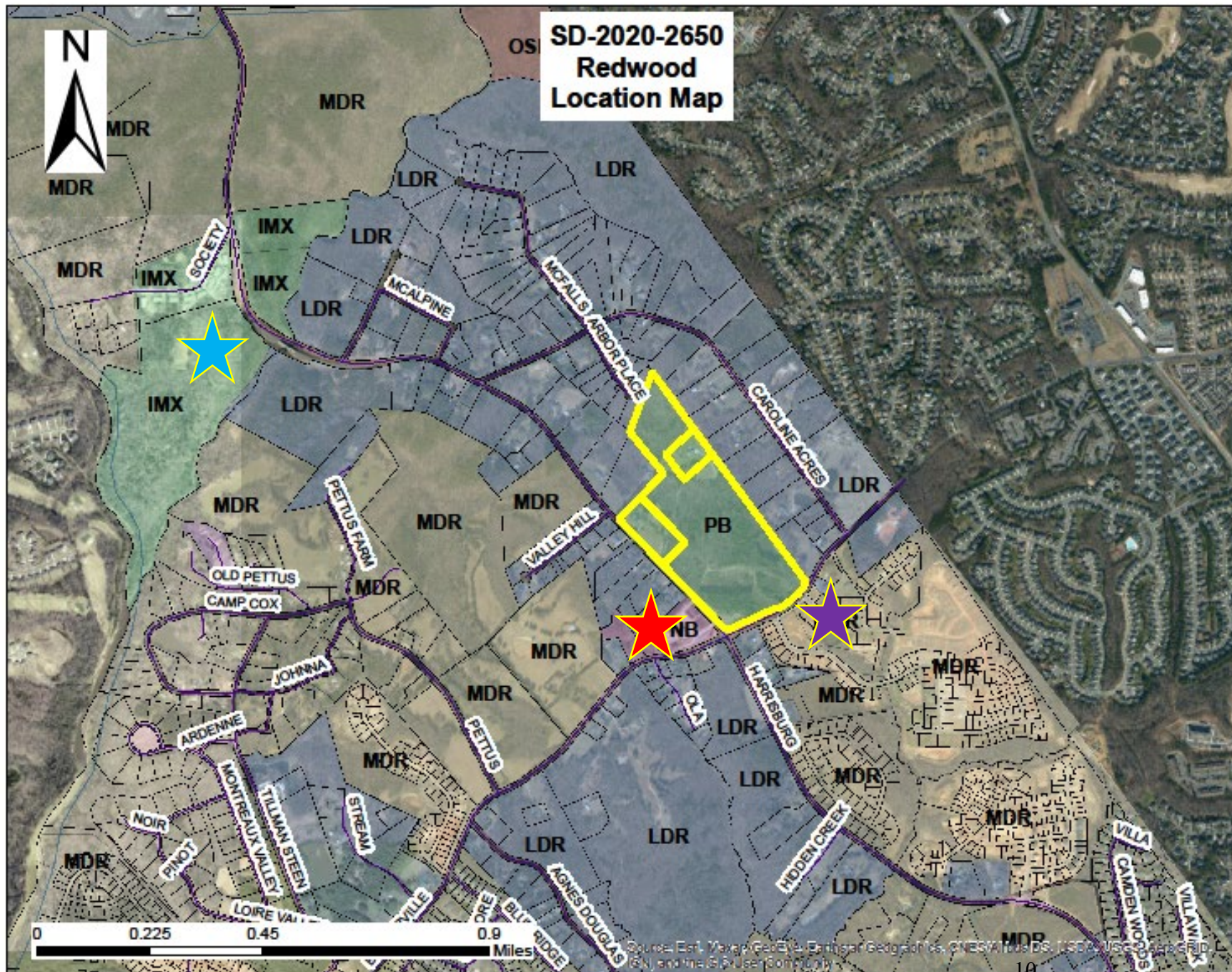
STAFF CONTACT:

Robert G. Tefft, Senior Planner

rtefft@lancastersc.net | 803-416-9394



Sugar Creek Townhomes



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1666 Mark Bridges

Contact Person / Sponsor: Ashley Davis /Planning

Department: Planning

Date Requested to be on Agenda: 8/5/2021

Points to Consider:

Prior to the 2016 County-wide rezoning this parcel was zoned R-30 (residential zoning).

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 1: Application	8/4/2021	Exhibit
Exhibit 2: Zoning Map	8/4/2021	Exhibit
Exhibit 3: Plat	8/4/2021	Exhibit

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 2239 McIlwain Road
City LANCASTER State SC Zip 29072 Tax Parcel ID 0109-00-086.00

Current Zoning GB Current Use land only

Proposed Zoning MDR Total Acres _____

Project Description Property was formerly residential, owner
sold as residential lot not knowing it had been rezoned
GB. Need to rezone as residential lot. -

Surrounding Property Description _____

CONTACT INFORMATION

Applicant Name MARK H. BRIDGES

Address 5761 FLAT ROCK RD. (PO BOX 297)

City HEATH SPRINGS State SC Zip 29058 Phone 803-289-8705

Fax _____ Email MHBTRUST2025@GMAIL.COM

Property Owner Name MICKEY C. ANDERSON

Address 3826 RIVER RD. (PO BOX 655)

City HEATH SPRINGS State SC Zip 29058 Phone 803-416-7604

Fax _____ Email MICKEYANDERSONCONSTRUCTION@GMAIL.COM

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

Applicant MARK BRIDGES Date 7-8-21

Property Owner(s) MICKEY ANDERSON Date 7-8-21

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

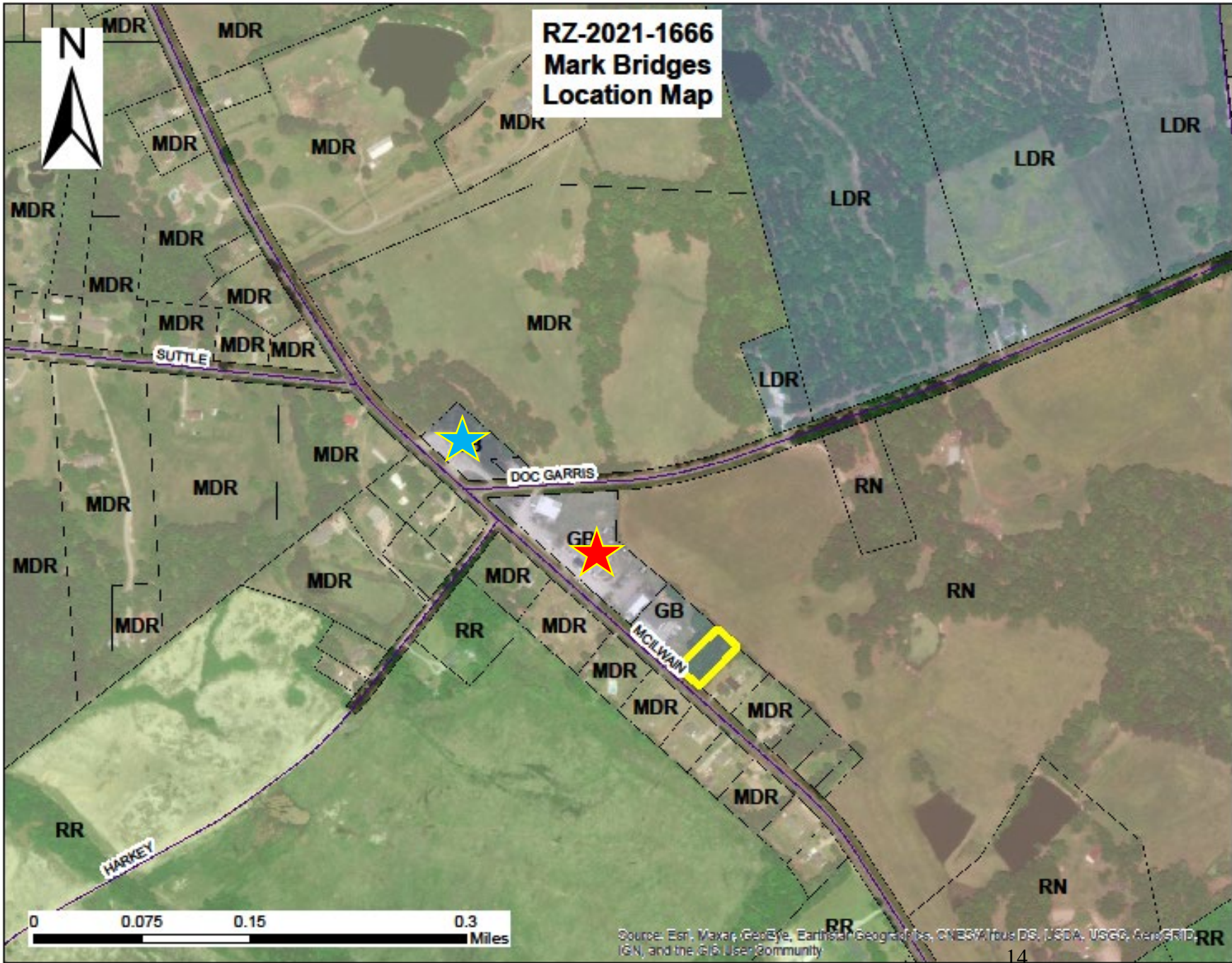
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. Planning Commission

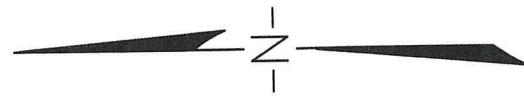
- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes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

3. County Council

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



Stop-N-Shop



This Plat Represents a Boundary Survey at the Request of Mickey Anderson
Being a 0.461 Acre Lot of Mickey Anderson's Property
Having Such Shape, Form, Marks, & Boundaries as Shown
Located Beside 2235 McIlwain Road Between Pleasant Hill & Lancaster
Lancaster County, South Carolina
July 5, 2021

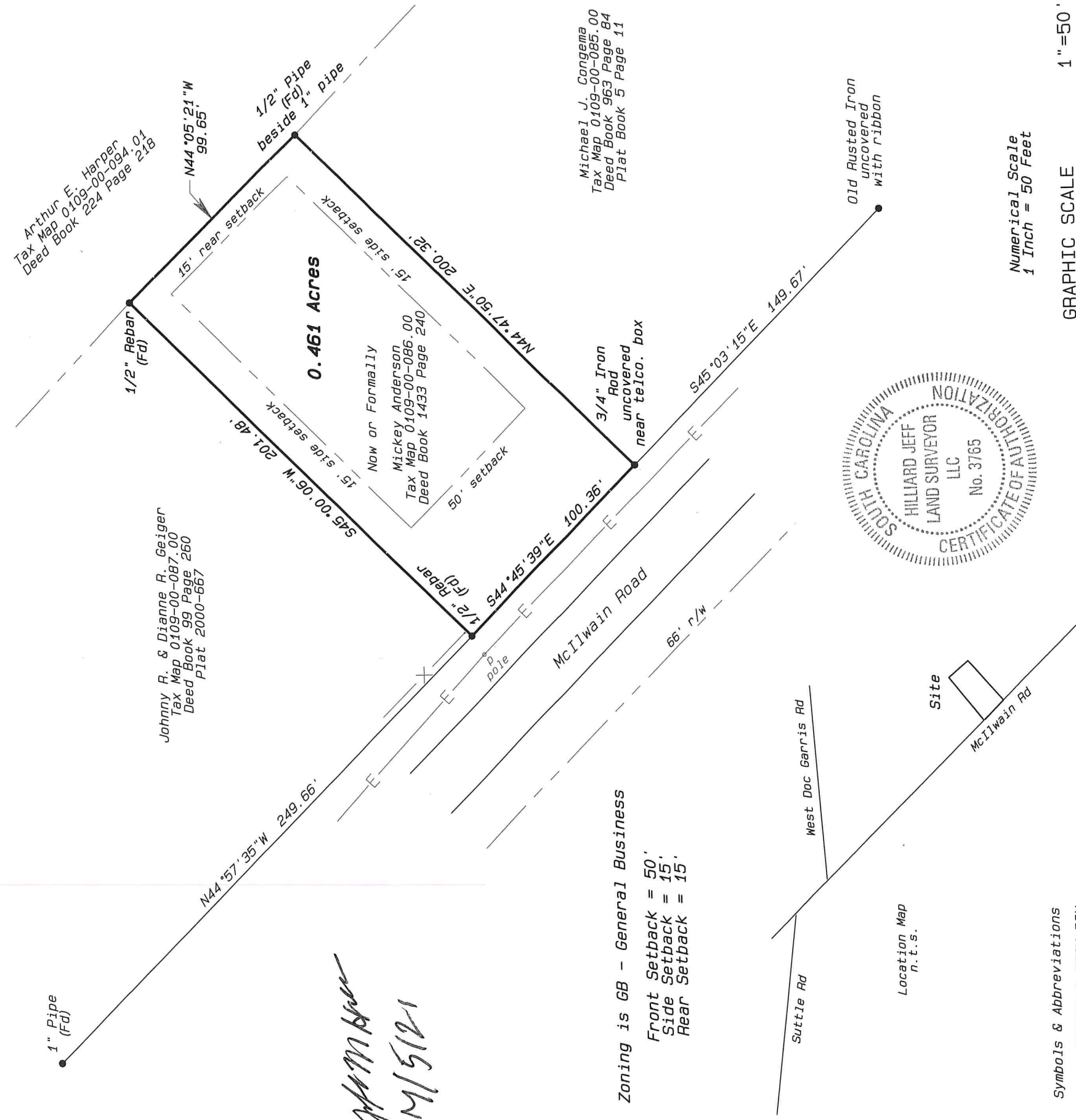
Plat 2000-667

Reference Tax Map 0109-00-086.00
Deed Book 1433 Page 240



2021013737
PLAT ANY SIZE
RECORDING FEES \$25.00
PRESENTED & RECORDED:
07-06-2021 10:59:18 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: PAM FAULKENBERRY
BK: PLAT 2021
PG: 459

Note
No New Lot Lines or Easements Created.



Symbols & Abbreviations
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
PP = PINCHED PIPE
Fd = FOUND
IR = IRON
MON = MONUMENT
REBR = REBAR
E = POWER LINE
T = TELEPHONE LINE
X = FENCE LINE

Numerical Scale
1 Inch = 50 Feet
GRAPHIC SCALE
1"=50'
0 50 100 150

I hereby state that to the best of my knowledge, information, and belief, the survey Shown was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than those shown.

FEMA Flood Map 45057C0265D effective date 05/16/2011 was examined.
The 0.461 Acre parcel surveyed does not appear to be in a Flood Prone Area - in "Zone X".

This plat is subject to any Easements, Agreements, Right of Ways or Restrictions of record prior to the date of this plat, which were not visible & apparent at the time of the field survey.
Also, owner/buyer must verify highway, road, powerline, & utility, r/w-easement widths, location, & restrictions before working or building near a highway, road, powerline or underground utility.

Hilliard, Jeff Land Surveyor LLC
4370 Stoneboro Road
Heath Springs, S.C. 29058
803-273-3748

Jeffrey N. Hilliard
Jeffrey N. Hilliard S.C. PLS # 21230
N.C. # L-4853

FILE: BRIDGESMCLWAINJULY2021