

**Planning Commission Members**

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

**County Attorney**

Ginny L. Merck-Dupont

**Clerk to Planning Commission**

Jennifer Bryan

**Development Services Director**

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**August 3, 2023**

**5:00 PM**

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

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

**AGENDA**

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. New Business**
  - a.** RZ-2023-1197 Strunk  
Application by Charles Strunk to rezone approximately 6.6 acres at 2458 Mineral Mining Road, Kershaw (TM #0098-00-037.01) from Light Industrial (LI) to Agricultural Residential (AR) District, in order to create conformity for existing residential use.
  - b.** UDO-TA-2023-1163 Ch 2: & Ch 10: Auction House  
Application by William Cox for a text amendment adding Auction House as a defined Use.
  - c.** UDO-TA-2023-1371 Ch.5 Sec 3.3 Campgrounds/Cabins  
Application by Adam Thomas for a text amendment adding standards for cabins to campground regulations.
  - d.** UDO-TA-2023-0973 Sec. 4.4.1 CSOD Standards  
Chapter 4, Sec. 4.4 1 Cluster Subdivision Overlay Standards: Application by Planning Department on behalf of County Council to amend standards for Cluster Subdivision Overlay District, regarding lot size, front setbacks, usable open space, block length, CSOD lot size mix, and density calculation
  - e.** Other
- 3. Adjourn**

## Agenda Item Summary

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Ordinance # / Resolution #: RZ-2023-1197 Strunk

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 8/3/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description   | Upload Date | Type    |
|---------------|-------------|---------|
| Application   | 7/26/2023   | Exhibit |
| Location Map  | 7/26/2023   | Exhibit |
| Recorded Plat | 7/26/2023   | Exhibit |
| Strunk Deed   | 7/26/2023   | Exhibit |
| FLU Map GIS   | 8/2/2023    | Exhibit |



**Planning Department**

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

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

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

**GENERAL INFORMATION**

Property Address 2458 Mineral Mining Rd  
City Kershaw State SC Zip 29067  
Tax Parcel ID 0098-00-037.01 Current Zoning LI:  
Light Industrial Current Use Residential  
Proposed Zoning AR: Agricultural Residence Total  
Acres 6.6 Project Description Looking to  
have our residential property rezoned so we can add a small  
pole barn for housing personal horses. Current zoning doesn't  
allow additional structures or intended use. Land is not used  
as industrial since sold by mining company.

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Surrounding Property Description Mining Rd landfill directly  
behind property. Directly in front and surrounding is zoned  
AR. All residential and agricultural use.

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## CONTACT INFORMATION

Applicant Name Charles Strunk Address  
2458 Mineral Mining Rd City Kershaw  
State SC Zip 29067 Phone 803-325-5036  
Fax \_\_\_\_\_ Email cstrunk5040@gmail.com  
Property Owner Name Charles and Ruth  
Strunk Address 2458 Mineral Mining  
Rd City Kershaw State SC Zip  
29067 Phone 803-325-5036 Fax \_\_\_\_\_ Email  
cstrunk5040@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.

Charles F. Strunk 6/13/23

Applicant Date

Charles F. Strunk 6/13/23 Ruth Strunk 6/13/23

Property Owner(s) Date

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

## LANCASTER COUNTY OFFICE USE ONLY

|                                  |                |             |          |
|----------------------------------|----------------|-------------|----------|
| Application                      | Number         | Date        | Received |
|                                  | Receipt Number | Amount Paid | Check    |
| Number                           | Cash Amount    | Received By |          |
| Planning Commission Meeting Date |                |             |          |

## SCHEDULE/PROCESS 1. Submit Application

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

- Rezoning Application Fee – multi parcel \$610.00

## **2. Planning Commission**

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

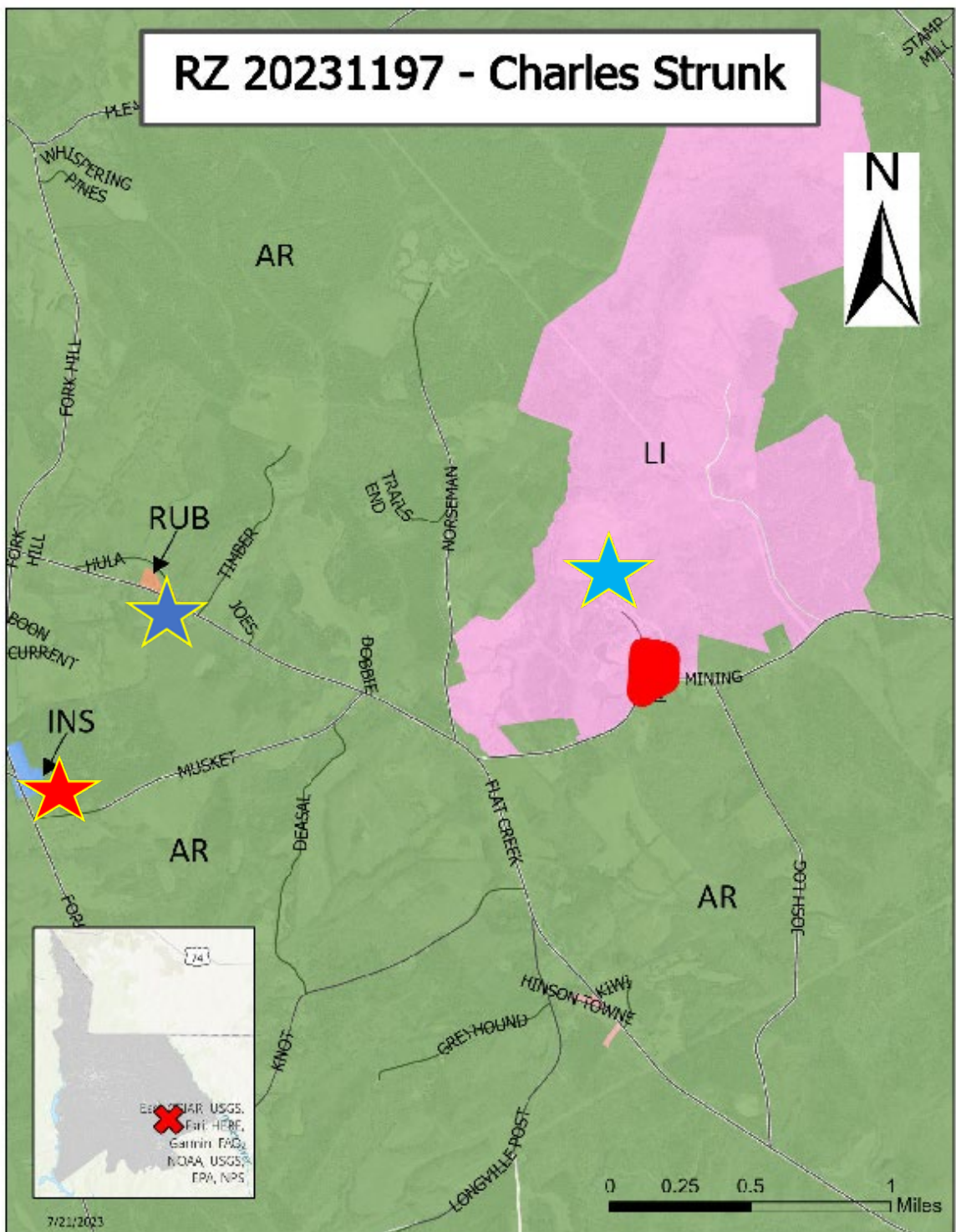
## **3. County Council**

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

January, 2020      2



# RZ 20231197 - Charles Strunk



**Lancaster**  
County  
South Carolina

 Subject Property

**Proposal:**  
Rezoning LI to AR



Trading Post

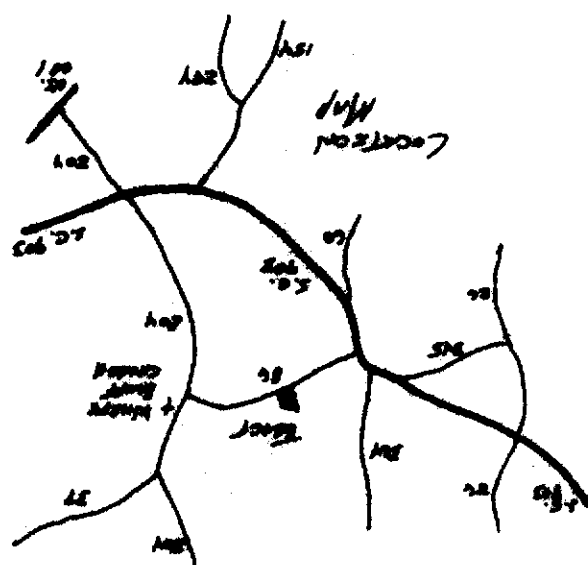


Fork Hill Baptist Church



Mining Road Landfill

225C-157-ENG-9/1-94





PREPARED BY TRIMNAL & MYERS, LLC  
STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

**TITLE TO REAL ESTATE**

**LANCASTER COUNTY ASSESSOR**

**Tax Map:**

**0098 00 037 01**

**RECORDED THIS 15th DAY  
OF JULY, 2022  
IN BOOK 00 PAGE 00**

*Lynette C. Murphy*  
**Auditor, Lancaster County, SC**

| LANCASTER COUNTY, SC  |             |
|-----------------------|-------------|
| 2022011658            | DEED        |
| RECORDING FEES        | \$15.00     |
| STATE TAX             | \$1263.60   |
| COUNTY TAX            | \$534.60    |
| PRESENTED & RECORDED  |             |
| 07-15-2022            | 10:51:56 AM |
| BRITTANY GRANT        |             |
| REGISTER OF DEEDS     |             |
| LANCASTER, COUNTY SC  |             |
| By: CANDICE PHILLIPS  |             |
| BK:DEED 1570 PG:93-94 |             |

KNOW ALL MEN BY THESE PRESENTS, THAT **Lisa A. LeRay**, (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of **FOUR HUNDRED EIGHTY SIX THOUSAND AND 00/100 (\$486,000.00)** Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Charles Franklin Strunk and Ruth Clark Strunk** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR THEREOF, THEIR RESPECTIVE HEIRS AND ASSIGNS:

All that piece, parcel or tract of land with any and all improvements located thereon lying, being and situate containing 6.60 acres more or less as shown on boundary survey prepared for Bruce and Kathleen E. Poston by Kenneth A. Johnson RLS dated June 1, 2005 and recorded June 06, 2005 in Book 2005 at Page 306 in the Office of the Register of Deeds for Lancaster County, South Carolina. Plat is craved for a more accurate description as to metes and bounds.

This property was conveyed to Lisa A. LeRay by deed recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 1097 at Page 109 on November 17, 2017.

**TMS# 0098-00-037.01**

Grantees address: 2458 Minerva Mining Rd, Kershaw SC 29067

This conveyance is subject to all easements, conditions, and restrictions of record.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the Premises unto **Charles Franklin Strunk and Ruth Clark Strunk**, as joint tenants with rights of survivorship and not as tenants in common, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

And the Grantor(s) does hereby bind his or her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantee(s) and the Grantee(s) heirs, successors and assigns, against the Grantor(s) and against the Grantor(s) successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 15 day of July, 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Ammie Mowere  
(WITNESS #1)

Lisa A. LeRay (SEAL)  
Lisa A. LeRay

[Signature]  
(WITNESS #2)

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

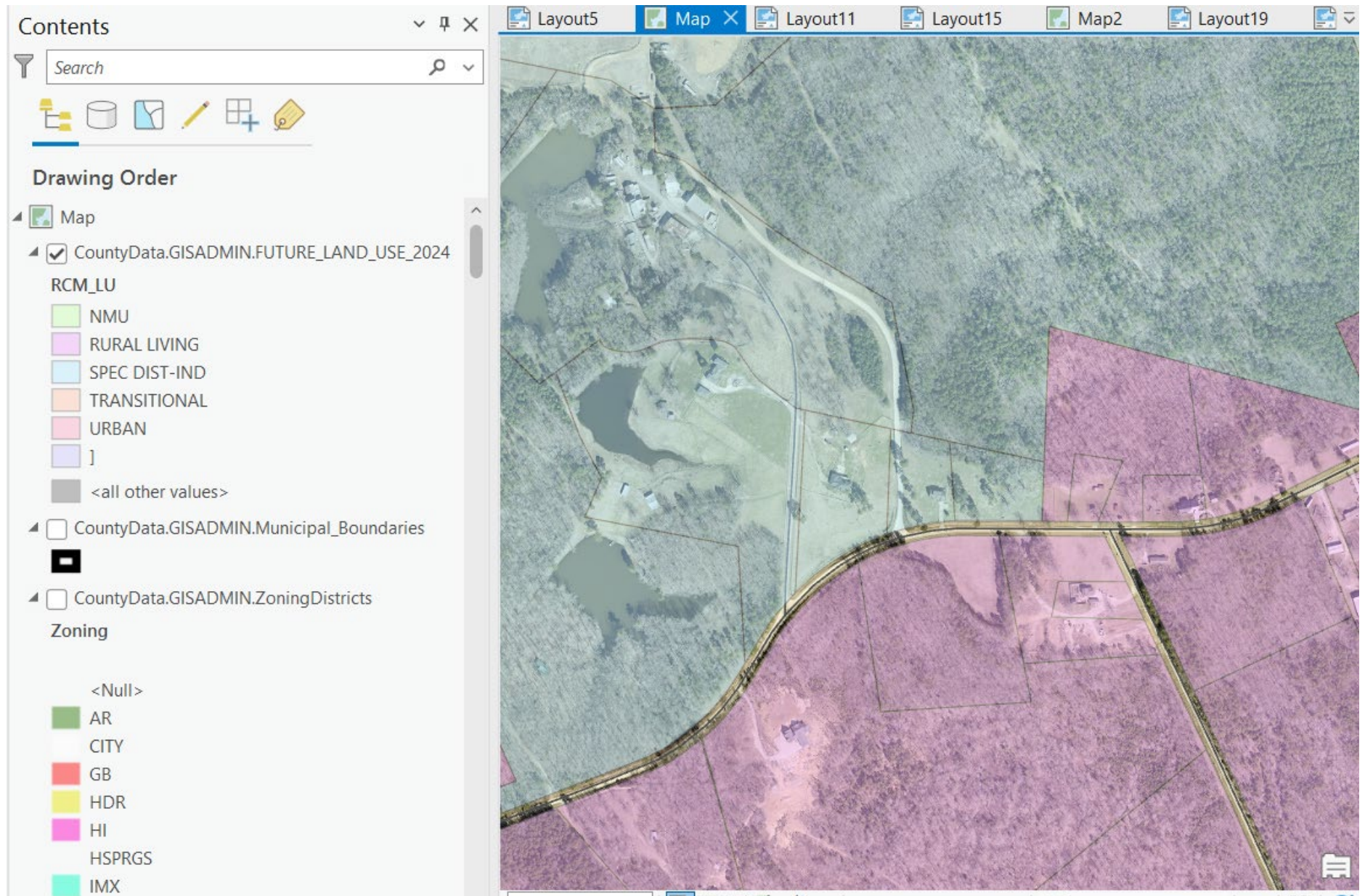
**ACKNOWLEDGEMENT**

Before me Brian Trimnal, Notary Public, personally appeared Lisa A. LeRay and acknowledged the execution of the foregoing document.

Witness my hand and seal this 15 day of July, 2022.

[Signature]  
Notary Public for SC  
My Commission Expires: Sept 25 2030







## Agenda Item Summary

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Ordinance # / Resolution #: UDO-TA-2023-1163 Ch 2: & Ch 10: Auction House

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 8/3/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description | Upload Date | Type    |
|-------------|-------------|---------|
| Application | 8/1/2023    | Exhibit |



Planning Department

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Chapter 10 (Definitions), Chapter 2 (Uses), Chapter 3 (Zoning)

Current Text \_\_\_\_\_

None

Proposed Text \_\_\_\_\_

See attached

Description of Need for Proposed Text \_\_\_\_\_

To allow for outdoor auction on property

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Bill Cox

Address Property: 327 Monroe Hwy / Owner: 124 Brightland Run

City Monroe State NC Zip 28110 Phone 704-506-0626

Fax \_\_\_\_\_ Email chickeis10@frontier.com

### APPLICATION CERTIFICATIONS

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.

William G. and Blanca T. Cox  
Applicant

6-19-2023  
Date

Same  
Property Owner(s)

\_\_\_\_\_  
Date

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

### LANCASTER COUNTY OFFICE USE ONLY

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

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

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

### SCHEDULE/PROCESS

#### 1. Submit Application

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- 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.
- Text Amendment Application Fee - \$435.00

#### 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

## PROPOSED TEXT AMENDMENT

### CHAPTER 10.3 DEFINITIONS, USE TYPE

New definition:

**AUCTION** A sales event where potential buyers place competitive bids on assets or services either in an open auction or closed auction format.

### CHAPTER 5 USE REGULATIONS, SECTION 5.5 COMMERCIAL/ENTERTAINMENT USES

New section:

#### **AUCTION [GB, RB]**

- A. **Applicability:** These standards are intended to regulate auctions which are conducted on an everyday basis, either within a permanent structure, a permanent open-air structure, or an uncovered outdoor sales area.
- B. **Permitted location and size:**
  - a. **Outdoor Sales Area:** Outdoor auctions shall not take up more than 50 percent of the total site area and shall not infringe on required parking.
  - b. **Location of Merchandise:** Outside auctions shall not allow merchandise between the main structure and the street, but put items generally on the side or rear of the principle structure.
  - c. **Buffer Required:** A Type C buffer shall be required in the buffer area along all public rights-of-way and property boundaries with zones other than the LI and HI districts. With approval of the Administrator, existing plant material may be included in the computation of the required plantings.
  - d. **Overnight Outdoor Storage Prohibited:** No overnight outdoor storage of materials is allowed.
  - e. **Junk, Salvage, and Scrap Materials Prohibited:** The storage of junk vehicles, scrap metal, or other salvage or waste materials shall be prohibited on site.
  - f. **Environmental Hazards:** All establishments shall be maintained so as not to create environmental hazards (such as oil or gasoline leaks or spills) that pose a threat to ground or surface water quality, air quality, wildlife, and /or humans.
- C. **Required Setbacks:**
  - a. **GB and RB Districts:** Display of merchandise for outside sales shall be no closer than 50 feet to a street right-of-way.

### CHAPTER 2, SECTION 2.5.3.D USE TABLE – COMMERCIAL/ENTERTAINMENT

See next page.

## Agenda Item Summary

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Ordinance # / Resolution #: UDO-TA-2023-1371 Ch.5 Sec 3.3 Campgrounds/Cabins

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 8/3/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description      | Upload Date | Type    |
|------------------|-------------|---------|
| Amendment Reuest | 8/2/2023    | Exhibit |
| Application      | 8/3/2023    | Exhibit |



## Allison Hardin

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**From:** Adam Thomas <adamthomas@carolina.rr.com>  
**Sent:** Saturday, June 10, 2023 10:34 AM  
**To:** Allison Hardin  
**Subject:** Amendment request

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites. —  
IT Helpdesk, lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

Good morning.

I would like to request an amendment to the ordinance or an addition to the ordinance that allows a campground to have a cabin for use by groups. The stay requirements would be the same as RV campers or Primitive site campers. My plan is that the cabins would have their own bathroom, shower and vanity so campers and chaperones would not have to walk to a bathhouse in the middle of the night. The amendment should allow bathrooms in the cabin or require a service facility within 350 ft (similar to primitive site).

Re: the size (maximum sq ft 800-900) this allows for bunkhouse of 7-8 bunkbeds and two showers, two toilets and vanity.

I'm comfortable with block foundation or slab. Most boys out cabins are on block foundations.

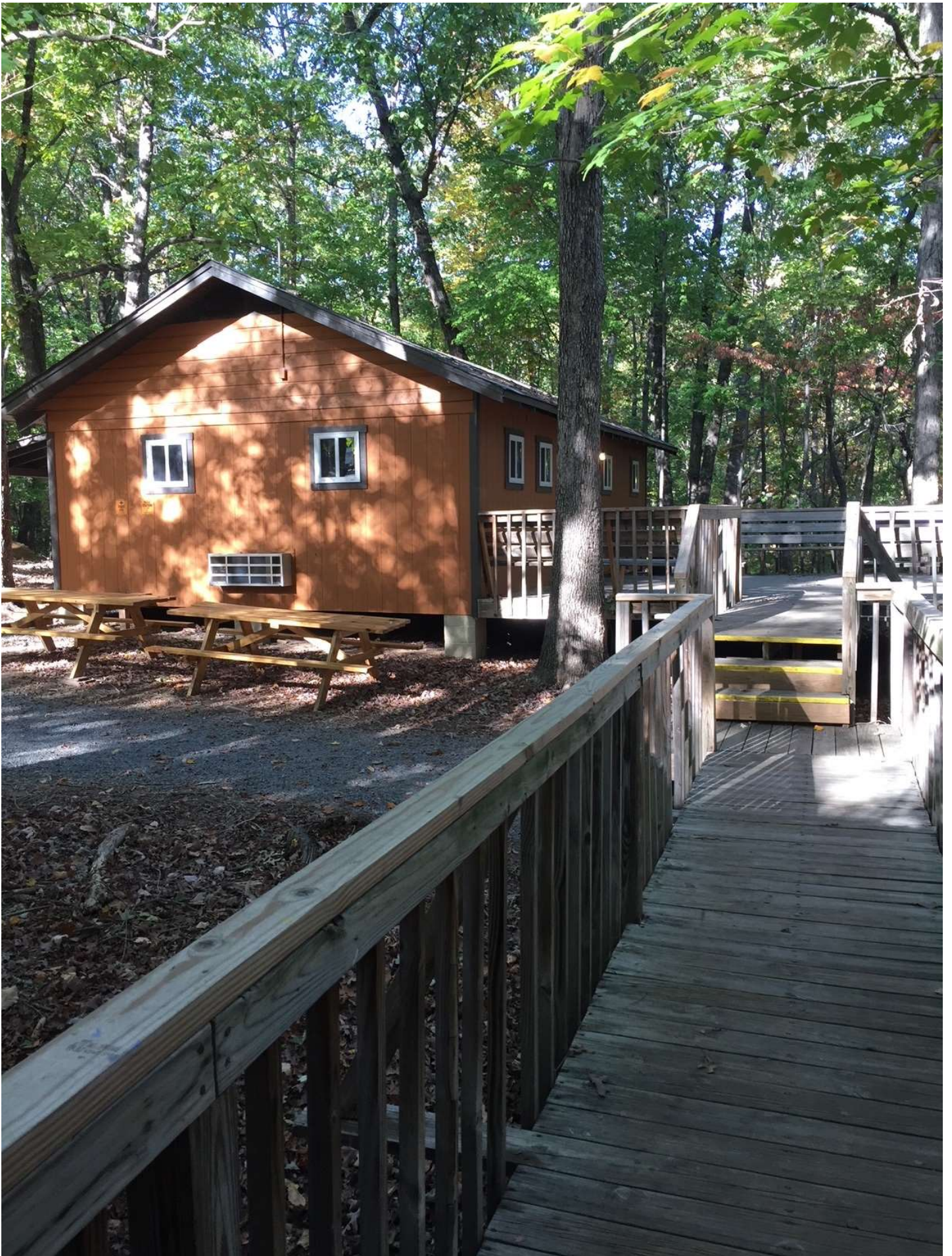
Please let me know if I can provide additional input. Thank you for your assistance.

Adam Thomas  
2878 Kendelwood Drive  
Lancaster, SC 29720  
cell 980-721-0474

Attached are basic cabins at Crowder's Ridge in Gastonia, NC. (Ours would look more rustic...keeping with the landscape)









**TEXT AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

- Completed Application
- Signatures of Applicant
- Fees associated with Application

**GENERAL INFORMATION**

UDO Section(s) Proposed to be Amended Chapter 5, Section 5.3.3

Current Text \_\_\_\_\_

See attached copy of Sec. 5.3.3

Proposed Text \_\_\_\_\_

Adds standards and regulations for cabins.

Description of Need for Proposed Text \_\_\_\_\_

No provision for cabins is made in campground regulations under current UDO

☒ Additional pages attached for more information

**CONTACT INFORMATION**

Applicant Name Adam Thomas

Address 2878 Kendelwood Drive

City Lancaster State SC Zip 29720 Phone 980-721-0474

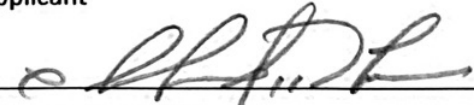
Fax \_\_\_\_\_ Email adamthomas@carolina.rr.com

### APPLICATION CERTIFICATIONS

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

8-2-2023  
Date

  
Property Owner(s)

8-2-2023  
Date

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

### LANCASTER COUNTY OFFICE USE ONLY

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

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

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

### SCHEDULE/PROCESS

#### 1. Submit Application

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

#### 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



## Agenda Item Summary

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Ordinance # / Resolution #: UDO-TA-2023-0973 Sec. 4.4.1 CSOD Standards

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 8/3/2023

### **Points to Consider:**

### **ATTACHMENTS:**

| Description                        | Upload Date | Type    |
|------------------------------------|-------------|---------|
| Staff Report                       | 7/13/2023   | Exhibit |
| Application                        | 7/12/2023   | Exhibit |
| Cluster Subdivision Map            | 8/2/2023    | Exhibit |
| Sample CSOD Plats part 1           | 8/2/2023    | Exhibit |
| Sample CSOD Plats part 2           | 8/2/2023    | Exhibit |
| Chart of CSOD Developments         | 8/2/2023    | Letter  |
| Draft Staff Report with Amendments | 8/2/2023    | Letter  |

**PROPOSAL:** Amend Unified Development Ordinance Standards for Cluster Subdivision Overlay District (CSOD) standards.

**APPLICABLE CHAPTER(S):** UDO Chapter 4.4.1

**APPLICANT:** Lancaster County Council

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**STATED CONCERN:** “Changes are intended to address known issues...related to front setbacks, usable open space, lot sizes, CSOD lot mix, block face lengths, and density calculation.”

**PROJECT SUMMARY & PROPOSAL:**

Growth management has been an active discussion with the County Council over the course of the last year.

In 2022, a proposed Interim Ordinance for the cluster design standards, including changes to minimum lot size, front yard setbacks, open space requirements, and open space in relation to block length, was denied. Afterwards, citizen engagement prompted the County Council to initiate proposed changes to the Medium Density Residential (MDR) Zoning District and the associated Cluster Subdivision Overlay District (CSOD). This also failed to pass as a joint resolution, and staff asked for time to separate the two issues in order to reach a resolution.

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**OVERVIEW:**

Staff has had concerns that the cluster subdivision overlay district was not being used in the way that cluster subdivisions are intended, and is seeking to address this.

Cluster subdivisions are generally used to accommodate a specific goal of the community and/or comprehensive plan. For example, cluster design flexibility is provided in many communities in exchange for natural resource protection, transit-oriented neighborhoods, or to achieve affordable housing. The Lancaster County Cluster Subdivision Overlay code section references this, but does not specifically require or call out the objective.

Earlier attempts were challenged based on discussions about how the options would impact the Panhandle. Cluster subdivision design, properly implemented, could be viable county-wide.

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## OPTIONS:

Staff has reviewed multiple code sources and recommends deliberation of the following options (in no particular order):

- **Only allow cluster subdivisions as a means to address an accepted need in the county.**
  - Current code mentions using cluster subdivision design to preserve trees and flood areas, but needs more teeth and to list more of the county's stated concerns (slope failure areas, floodways, stream banks, tree species and size for preservation, etc).
  - Additional needs of the county include middle housing options, entry-level housing for first time homebuyers, and housing for renters.
- **Add parking plan requirement for overflow; require parking to be on private lands (off street); allow narrower roads by review/approval of Planning Commission.**
  - One component option of cluster subdivision is to reduce impervious surfaces, like roads. Reducing the width of pavement on roads should be allowed only if the width will accommodate public safety, and only if parking is prohibited on the street so that public safety and public health vehicles (garbage trucks) can safely travel the roadways as needed.
- **Allow flexible setbacks (a range of setbacks vs a standard setback) to reduce the need for variance.**
  - If the purpose of cluster housing is to preserve land that has issues with terrain, water, tree preservation, etc., then the developer should have some flexibility to site the houses in such a way to achieve this. A single setback regulation can defeat the purpose of the cluster subdivision without some flexibility. Avoiding a costly delay by requiring variance review also helps move the project along and achieves the community's goals.
- **Require phasing to reduce mass grading.**
  - Staff have received many complaints about entire development sites being taken down all at once; it provides challenges for sediment management as well.
  - Phasing the plans would allow trees to remain in sectors until the development progresses to the next phase.
- **Apply the following to the future UDO rewrite:**
  - Determine tree species and sizes to be protected; prioritize tree species that are native to the area and help control stormwater (through absorption).

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## STAFF CONTACT:

Allison Hardin, Development Services Director  
[ahardin@lanastercountysc.net](mailto:ahardin@lanastercountysc.net)

## PROPOSED TEXT AMENDMENTS

Language proposed for deletion is ~~striketrough~~

Language proposed for addition is highlighted and underlined

### 4.4.1 CLUSTER SUBDIVISION OVERLAY DISTRICT (CSO)

The Cluster Subdivision Overlay District, is hereby established. Cluster subdivisions are residential developments ~~which offer an alternative to traditional subdivision design~~ that group structures together in particular areas of a site, with the principle purpose being to encourage open space, conservation, agriculture, recreation, and public or semipublic uses, and natural resource protection in medium density residential districts. Cluster subdivisions shall be designed using a site planning technique that concentrates buildings and structures to the most buildable areas of a site in order to preserve the remaining area as open space for recreation and ~~/or~~ preservation of significant site features. Reductions below the minimums otherwise required by the UDO for lot area, lot width, and setbacks are allowed within a CSO, and such reductions are only permissible within a CSO. By preserving open space, a cluster subdivision will provide another tool by which the County shall preserve its rural character, natural resources, and/or other priority areas identified under the comprehensive plan. In addition, cluster layouts reduce development costs by cutting road and utility costs, and bypassing natural conditions on the site (floodplains, large trees, steep terrain, etc). Cluster subdivisions are permitted in moderate-density single family residential districts, specifically, Medium Residential District. Cluster subdivisions are not permitted in any other zoning districts. Only lands that have a natural condition that prohibits standard subdivision development are eligible for the cluster subdivision option as determined by the administrator. Development of a Cluster Subdivision requires submission of a Development Agreement (see UDO 9.2.18). (Ord. No. 2019-1623, 12.9.19) The following general provisions apply to the Cluster Subdivision Overlay District:

#### A. MINIMUM ACREAGE

The minimum tract area for a cluster subdivision shall be 30 gross acres [unless a larger minimum acreage is required as part of the Development Agreement Process (i.e. 25-acres of highland)], shall consist of contiguous parcels, and must adjoin or have direct access to at least one collector street. (Ord. No. 2019-1623, 12.9.19)

#### B. MINIMUM LOT AREA

The minimum lot area (in square feet) per dwelling unit within a cluster subdivision is dependent upon the lot width. Except for incentive lots, the smallest lot size available under the cluster subdivision option shall be ~~5,000~~ 7,500 square feet. This shall be the minimum lot area allowed for any lot with the minimum lot width of ~~50~~ 60 feet, as defined in Section C below. The minimum lot area per dwelling unit shall increase proportionately with an increase in lot width. Incentives to reduce minimum lot size to 5,000 square feet and 50 ft in width are explained in Section 4.4.1.D.3.



### C. MINIMUM LOT WIDTH

In a cluster subdivision, where both central water and sewer services are available and adequate, the minimum lot width shall be 50 60 feet, excepting incentive lots created under guidance of Section 4.4.1.D.3.

### D. VARIETY OF LOT SIZES

Individual lots in a cluster subdivision shall vary in size and layout. ~~No more than 34 percent of the lots in a cluster subdivision shall have a single designated lot width.~~ The following shall apply:

1. ~~The minimum separation between any two designated lot widths shall be 10 feet. For example, if 34 percent of the total number of lots has a lot width of 50 feet, 34 percent could have a lot width of 60 feet, and the remaining could have a lot width of 70 feet or greater.~~ No two adjacent lots shall have the same lot width; there will be at least five feet difference in width as measured at the primary frontage/right-of-way.
2. ~~The Planning Commission may allow a developer to vary the width of individual lots to accommodate site restrictions (i.e., easements, corner lot widths, etc). However, such lots shall be counted with the nearest designated lot width.~~ Incentivized lots (per Section 4.4.1.D.3) may not count for more than 35% of the total lot count.
3. Additional lot size reduction incentives
  - a. Up to 35% of the total lots may be created with a minimum of 5,000 sq ft area and 50 ft lot width (measured at the primary frontage/right-of-way) if at least three of the following components are provided in the design and secured by a development agreement:
    1. A 50-foot riparian buffer is created along waterways or creeks;
    2. An additional 5% of open space over the 25% required in Section 4.4.1.F;
    3. Half or more of the open space includes tree preservation of all existing species that measure 18" DBH or more;
    4. A trail system that connects to existing or planned public parks or trail systems outside of the neighborhood is created, built, and maintained;
    5. The neighborhood design includes a Safe Routes to School plan;
    6. Wetland buffers are extended by an additional 10 feet to accommodate wetland migration;
    7. Homes built in A or AE zones are constructed on stilts and not fill; and/or
    8. The stormwater system improves an existing issue in the area basin/watershed by at least 25% performance.

### E. SETBACKS

The following minimum setbacks are required for individual lots within a cluster subdivision:

1. **Front Yard:** The minimum front yard setback for the primary structure shall be 20 feet to the front of the structure and 40 feet to the garage, if the garage faces the street. If the garage faces a side yard or the rear of the property, the 20 foot setback applies.

Porches may extend into the front yard setback by five (5) feet to create additional variation in streetscape along local roads.

The front yard setback for a corner lot shall be as set forth in Chapters 2 and 3 of the UDO;

2. **Rear Yard:** The minimum rear yard setback shall be ~~30~~ 25 feet;
3. **Side Yard:** The minimum side yard setback shall be 7 ½ feet.
4. **Exceptions:** The Administrator may approve a reduction of rear or front setbacks by a maximum of five (5) feet in a situation where a structure can't meet the existing setbacks due to a condition in the natural environment that is being preserved, such as trees or wetlands. This may not be applied in addition to the porch exception in 4.4.1.E; this means that the Administrator may not approve a front setback that results in less than fifteen (15) feet from the right-of-way. Side yard setback reductions are not allowed under this exception.

#### F. OPEN SPACE REQUIREMENT

For a cluster subdivision, no less than 25 percent of the site acreage, not including primary conservation areas as defined in Item 3 below, shall be set aside in perpetuity as open space. Open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Open space in a cluster subdivision is also subject to the following:

1. Open space ~~may~~ should include, but is not limited to, a combination of passive recreation, natural preservation of important scenic vistas, environmentally sensitive lands, habitat for wildlife, floodplains, riparian buffers, undisturbed forests of at least three (3) contiguous acres and at least two (2) different species of canopy trees as listed in Section 4.3.2.J.6.vii, and/or historically or archaeologically significant areas. Structures, swimming pools, stormwater management basins, and athletic facilities shall not count as open space. However, structures are permitted in the open space when they serve an accessory function, such as a gazebo, fishing dock, playground equipment, or play structures (Ord. No. 2019-1623, 12.9.19);
2. The amount of open space required to be set aside shall be determined by the following formula:

Open Space Set Aside = Total Land Area in Parcels minus Total Land Area in Primary Conservation Areas multiplied by the Open Space Percentage then added to the Primary Conservation Areas

$$TO = ((TP - PC) OSP) + PC$$

|    |                              |         |
|----|------------------------------|---------|
| TO | = Total Open Space Set Aside | (acres) |
| TP | = Total Parcel               | (acres) |

|     |                              |                        |
|-----|------------------------------|------------------------|
| PC  | = Primary Conservation Areas | (acres)                |
| OSP | = Open Space Percentage      | (% of Improvable Area) |

3. Primary Conservation area includes those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters and intermittent stream channels, steep slope terrain, and soils that don't support building.
4. To fulfill the requirements of this item (4.4.1.F), a combination of the following shall be included in the required open space where practicable:
  - a. Wooded areas;
  - b. Scenic vistas;
  - c. Streams, ponds, wetlands, and floodplains;
  - d. Buffers, including landscaped, perimeter, river, and stream;
  - e. Areas containing slopes in excess of 25 percent;
  - f. Other areas containing unusual natural site features (such as major rock formations); and
  - g. Habitats of rare, threatened, and/or endangered species as listed by the SC Department of Natural Resources (SCDNR);
  - h. Agricultural lands that are in use;
  - i. Areas of historical importance;
  - j. Parking areas to support these amenities and overflow parking; and/or
  - k. Other environmentally, historically, or archaeologically significant or unique areas;
5. Open spaces shall be contiguous to the extent practicable when not restricted by topography, existing water body, and other natural features;
6. Pedestrians shall have access to open space;
7. Open space shall be deed restricted and shall not be developed for use other than open space except for agricultural lands, which shall be deed restricted to agricultural use and/or open space;
8. Open space shall remain under the ownership and control of the developer (or successors) or a homeowner's association or similar organization. The person or entity identified as having the right of ownership and control over such open space shall be responsible for the continuing upkeep and proper maintenance of the open space. The County shall have no responsibility for the maintenance of open space areas. If open space location meets a need in the County comprehensive plan, the County and developer may consider conveyance of completed open space to the County, upon Planning Commission and Council approval.

The person or entity having the right of ownership and control over such recreational facilities and open space shall be responsible for the continuing upkeep and proper maintenance of the same. It shall not be the responsibility of the County to maintain these areas.

9. A cluster subdivision shall include provisions for the protection of trees and other natural amenities within the area or areas designated for open space. The removal of trees and natural vegetation in designated open space is strongly discouraged, though it is permitted during the development phases **prohibited except** for the purpose of **constructing** trails and other such recreational improvements as approved by **planning staff under the development agreement and/or site plan review**. All open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Trees over 24 inches in diameter (DBH) shall be preserved and incorporated in designated open space where practicable, and upon the request of planning staff such trees existing within areas designated for trails and other such recreational improvements may also need to be shown and labeled. Upon completion of development phases, no person or entity shall remove or destroy any trees or natural vegetation from designated open space without approval from the Administrator. However, normal maintenance and removal of dead or fallen trees are permitted and recommended, **including removal of vegetation as part of a Firewise program**, and shall be the responsibility of the person or entity identified as having the right of ownership as outlined in Item 8 above.

#### G. MAXIMUM DENSITY

The maximum number of dwelling units allowed per acre for a cluster subdivision shall not exceed the maximum for the residential use district in which it is located, as set forth in Chapter 2 of the UDO, where the total number of dwelling units allowed shall be based on the gross acreage of the site. For example, when the CSO is located within the MDR, Medium Density Residential, where the maximum density is two **and a half** dwelling units per acre, a 100-acre parcel of land shall be allowed to have no more than **200 250** dwelling units built on the site.

#### H. COMMERCIAL REQUIREMENT: There shall be no required commercial within a cluster subdivision.

#### I. SITE PLANNING REVIEW STANDARDS: A cluster subdivision shall follow the site plan review standards and procedures as set forth in Chapter 9 of the UDO, including but not limited to Section 9.2. Furthermore, planning staff shall also include the following in their review:

1. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships;
2. The site layout shall accommodate and preserve any features of historic, cultural, archaeological, or sensitive environmental value. Individual lots, buildings, structures, streets, parking areas, utilities, and infrastructure shall be designed and sited to minimize the alteration of natural features, vegetation, and topography;
3. Where practicable, individual lots, buildings, structures, streets, parking areas, utilities, and infrastructure should be designed and sited to be compatible with surrounding development patterns;



4. Where practicable, open space shall be located on a site in such a manner so that view sheds from existing public right-of-way are not obstructed, but are enhanced by the open space;
5. Private streets are permitted in a cluster subdivision, provided such streets meet the construction standards of Chapter 6 and Appendix C of the UDO. The following shall apply:
  - a. As required in Chapter 6 of the Lancaster County Code, as amended, the minimum right-of-way and pavement width shall be as follows:

| Road Type                                                       | Right-of-Way (feet) | Pavement (feet) |
|-----------------------------------------------------------------|---------------------|-----------------|
| Local (closed drainage)                                         | 50                  | 22              |
| Local (open drainage) ) – follow guidance for collector (rural) | 66                  | 22 <b>24</b>    |
| Collector) – follow guidance for collector (rural)              | 66                  | 24              |

- b. On-street parking is permitted in a cluster subdivision ~~where adequate right-of-way and pavement width is provided in accordance with standards of the South Carolina Department of Transportation~~ **where street widths are 30 feet or more**; on-street parking is prohibited on streets with less width; and
    - c. To ensure adequate clearance for emergency vehicles in a cluster subdivision, the Planning Commission may require signage and/or pavement markings to clearly indicate areas where on-street parking is prohibited;
6. Installing sidewalks on both sides of local streets in a cluster subdivision is encouraged **required**. ~~At a minimum, a sidewalk will be required on at least one side of every local street, with a sidewalk required on both sides of arterial and collector streets.~~  
 Local, arterial, and collector streets shall be clearly labeled as such on any preliminary or final plat submitted for review. **On local roads with areas where natural environments are not favorable for concrete sidewalk construction, the developer may discuss alternative path surfaces to meet the sidewalk requirement (for example, permeable pavement). Only surfaces that comply with the Americans with Disabilities Act may be considered, and the Administrator has the final say on accepting such replacement;**
7. In general, landscaping requirements for a cluster subdivision shall comply with the requirements of Chapter 7 of the UDO. However, the Planning Commission may vary such requirements in response to applications demonstrating alternative landscaping based on creative site planning. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the landscaping requirements;
8. The following buffer requirements shall apply for a cluster subdivision:

- a. In general, buffer requirements for a cluster subdivision shall comply with the requirements of Chapter 7 of the UDO where a buffer yard may be required between adjacent zoning districts;
  - b. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the buffer requirements;
  - c. Ingress/egress to the property shall be allowed within a buffer, as well as utility easements and sidewalks;
  - d. A 50-foot buffer shall be required on the frontage of all existing public streets. Where there is insufficient natural vegetation to provide a visual buffer for principal structures, plantings shall be installed by the developer. A minimum of 25 percent of the trees and 75 percent of the shrubs shall be evergreens in order to achieve opacity;
  - e. The Planning Commission may allow a developer to vary the buffer requirement to preserve view sheds from existing view sheds, as required in Item 4 above.
  - f. Buffer requirements within a cluster subdivision shall count as open space where it is contiguous with other areas designated as open space.
9. Variety in architecture and building materials shall be encouraged within a cluster subdivision. It is encouraged that buildings are constructed using quality finish materials (i.e., brick, masonry, stone, concrete siding, or stucco). Vinyl siding is permissible if in combination with other building materials.
10. Grading will be planned in phases, to retain tree cover for as long as possible, and minimize sediment runoff. The phasing plan must be reviewed and approved by staff and the Planning Commission during the preliminary plat review process. Any changes in phasing that affect infrastructure (streets, water, sewer, etc.) will require re-review by staff and Planning Commission.

#### J. OTHER ZONING REQUIREMENTS

The Cluster Subdivision Overlay District, may contain zoning and development standards and requirements that are inconsistent with or conflict with zoning and development standards and requirements contained elsewhere in the UDO. The standards and requirements contained in the Cluster Subdivision Overlay District supersede all other zoning and development standards and requirements. The Cluster Subdivision Overlay District is deemed controlling. If the Cluster Subdivision Overlay District is inconsistent with or conflicts with zoning and development standards and requirements contained elsewhere in Chapter 4, then the zoning and development standards and requirements contained in Chapter 4 supersede the standards and requirements contained in the Cluster Subdivision Overlay District and the provisions contained in Chapter 4 are deemed controlling.

#### K. ~~EXAMPLES OF APPLYING FORMULAS~~

~~Below are examples of applying formulas to determine the total number of dwelling units allowed and the amount of the site acreage to be set aside as open space within a Cluster Subdivision Overlay District.~~

Example: Assume that a 50-acre parcel is being developed. The residential use district is MDR, Medium Density Residential District, where the maximum density is 2.5 dwelling units per acre. Assume that there are 5 acres of Primary Conservation area. The open space percentage is 25 percent (or as a decimal, .25).

The following formula would be used to determine the total number of dwelling units allowed:

Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre

|     |                                   |                        |
|-----|-----------------------------------|------------------------|
| TU  | = Total Units Allowed             | (dwelling units)       |
| TP  | = Total Parcel                    | (acres)                |
| DUA | = Maximum Dwelling Units per Acre | (dwelling units/acres) |

$$TU = (TP) (DUA)$$

$$TU = (50) (2.5)$$

$$TU = 125 \text{ Total Lots or Dwelling Units Allowed}$$

The following formula would be used to determine the amount of the site acreage to be set aside as open space:

Total Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

$$TO = ((TP - PC) \cdot OSP) + PC$$

|     |                              |                                  |
|-----|------------------------------|----------------------------------|
| TO  | = Total Open Space Set Aside | (acres)                          |
| TP  | = Total Parcel               | (acres)                          |
| PC  | = Primary Conservation Areas | (acres)                          |
| OSP | = Open Space Percentage      | (% of Site Acreage excluding PC) |

$$TO = \text{Total Open Space Set Aside } TP = 50 \text{ acres Total Parcel}$$

$$PC = 5 \text{ acres Primary Conservation Areas } OSP = 25\% \text{ (or .25)}$$

Open Space Percentage

$$TO = ((50 - 5) \cdot .25) + 5$$

$$TO = ((45) \cdot .25) + 5$$

$$TO = (11.25) + 5$$

$$TO = 16.25 \text{ acres of Total Open Space Set Aside}$$



**Planning Department**

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

**TEXT AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

- Completed Application
- Signatures of Applicant
- Fees associated with Application

**GENERAL INFORMATION**

UDO Section(s) Proposed to be Amended \_\_\_\_\_

Current Text \_\_\_\_\_

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Proposed Text \_\_\_\_\_

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Description of Need for Proposed Text \_\_\_\_\_

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☐ Additional pages attached for more information

**CONTACT INFORMATION**

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

## APPLICATION CERTIFICATIONS

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

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

## LANCASTER COUNTY OFFICE USE ONLY

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

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

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

## SCHEDULE/PROCESS

### 1. Submit Application

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

### 2. Planning Commission

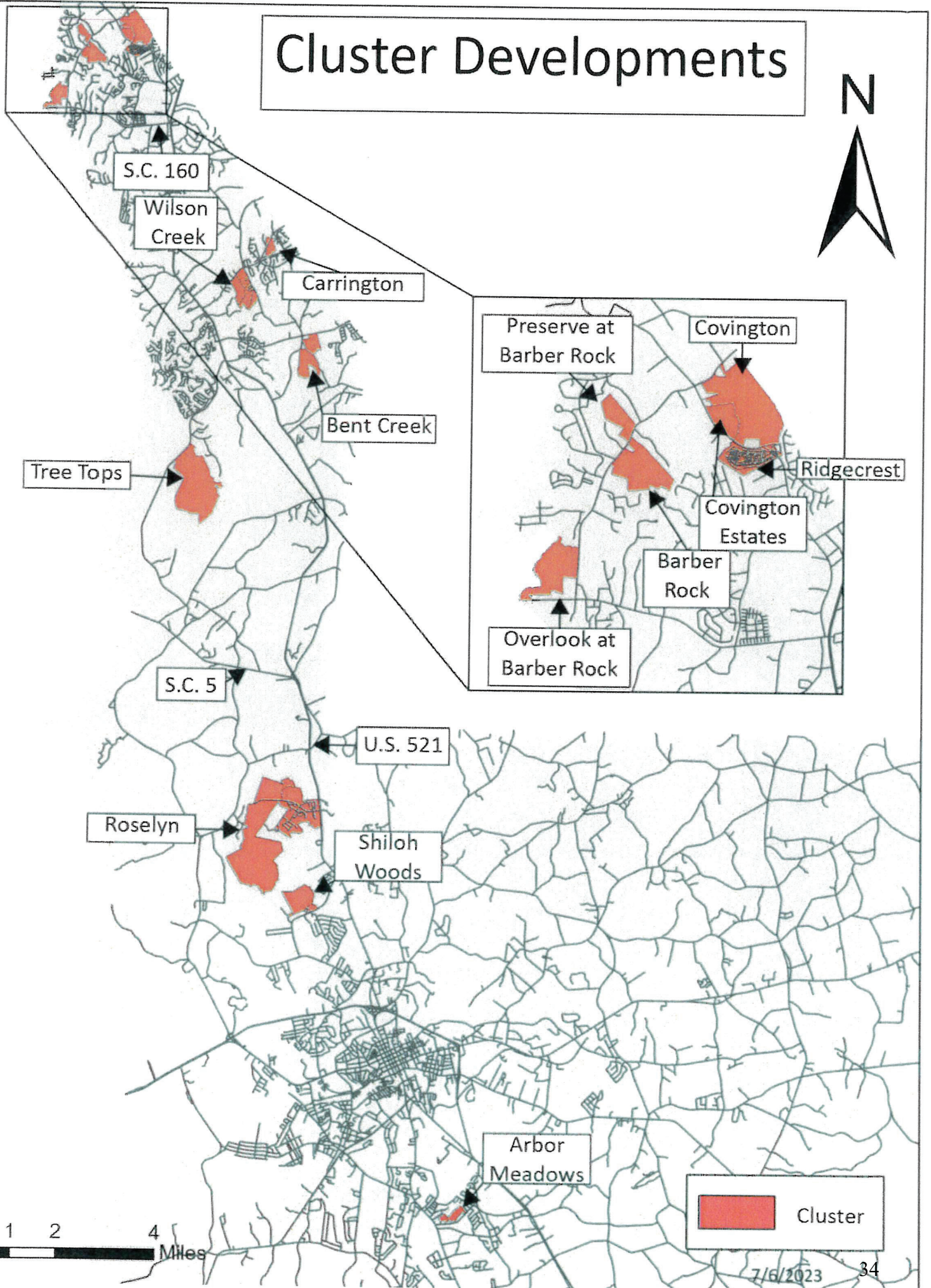
- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes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



# Cluster Developments





Sheet Index

- Sheet PP-1: COVER SHEET  
Sheet PP-2: EXISTING CONDITIONS PLAN  
Sheet PP-3: PROPOSED SITE PLAN  
Sheet PP-4: PROPOSED DRAINAGE PLAN  
Sheet PP-5: PROPOSED UTILITY PLAN

Covington Estates  
PRELIMINARY SUBDIVISION PLAT  
for  
Kolter Acquisitions, LLC  
LANCASTER COUNTY, S.C.

Site Development Data

Tax Parcel No.: 0003-00-042.00  
Zoning Jurisdiction: Lancaster County  
Zoning Classification: MDR  
Existing Land Use: Vacant  
Proposed Land Use: Single Family Residential  
Total Site Area: 34.52± acres  
Area in Harrisburg Road R/W: 1.38± acres  
Net Site Area: 33.14± acres (After R/W Dedication)  
Maximum Density: 2.5 units per acre  
Maximum Number Lots Allowed: 82 (2.5 x 33.14)  
Number Lots Proposed: 53  
Proposed Density: 1.60 units per acre (53 / 33.14)  
Common Open Space Required: 6.63 acres (20%)  
Common Area Provided: 11.00 acres (33.2%)  
Park Area Required: 1.66 acres (5%)  
Park Area Provided: 2.03 acres (6.1%)  
Connectivity Ratio: 1.4 (7 links & 5 nodes)  
MDR District Yard Requirements:  
Minimum Lot Area: 10,000 SF  
Minimum Lot Width: 70'  
Minimum Setback: 30'  
Minimum Side Yard: 10'  
Minimum Side Yard Corner Lot: 15'  
Minimum Rear Yard: 25'  
Maximum Height: 35'

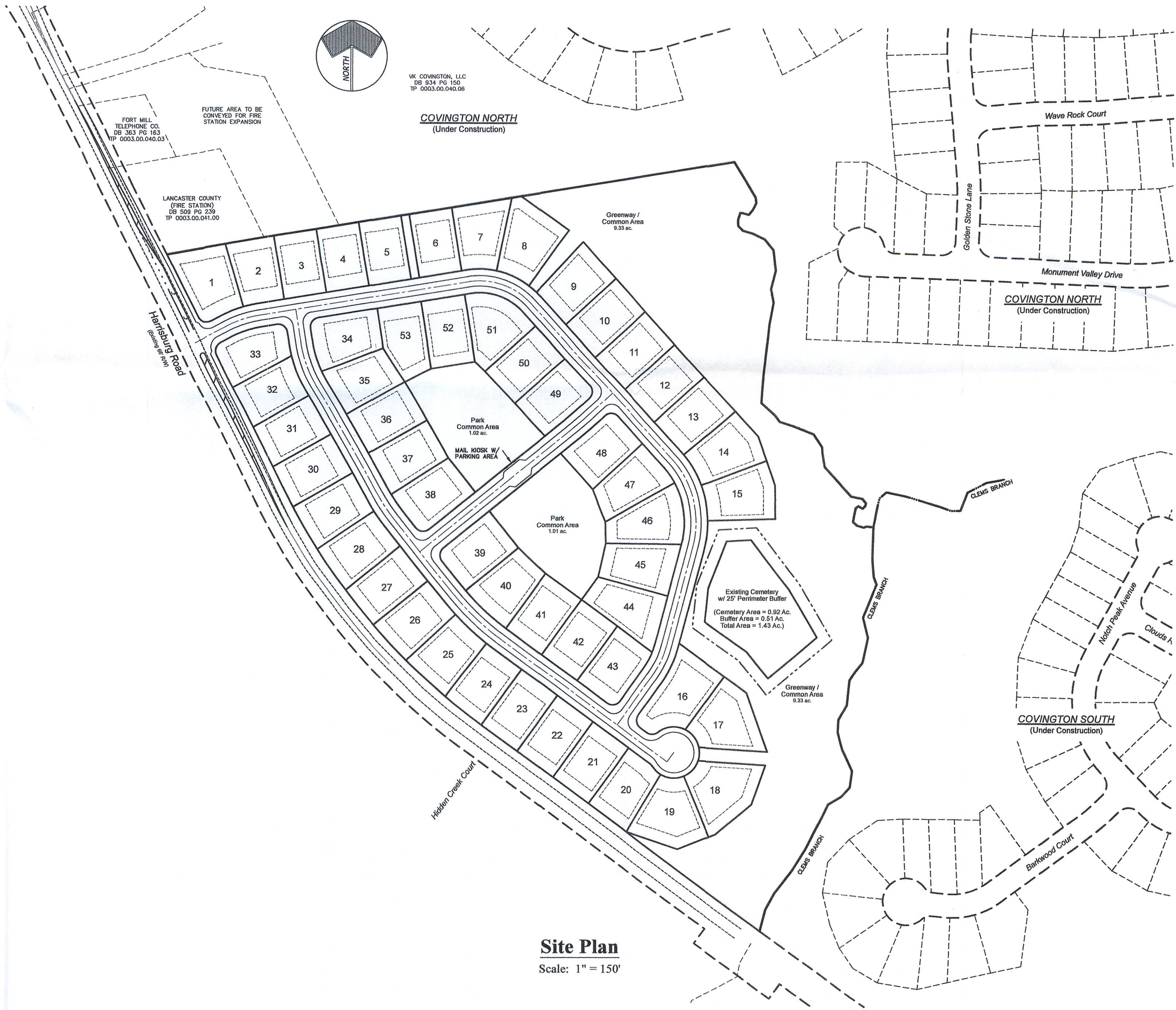
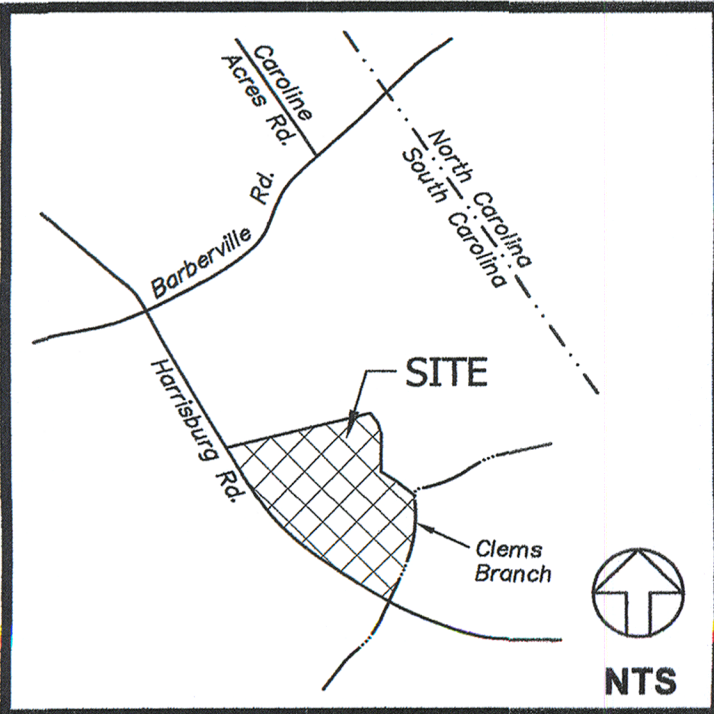
Engineer

Metrolina Engineering & Surveying Associates  
4400 Stuart Andrew Blvd, Suite N  
Charlotte, NC 28217  
Phone: (704) 334-1325  
Contact: Wayne M. Harris, P.E.  
(wharris@MetroESA.com)

Developer

Kolter Acquisitions, LLC  
3737 Glenwood Avenue, Suite 100  
Raleigh, NC 27612  
Phone: (919) 868-6567  
Contact: David Goracke  
(dgoracke@kolter.com)

Vicinity Map



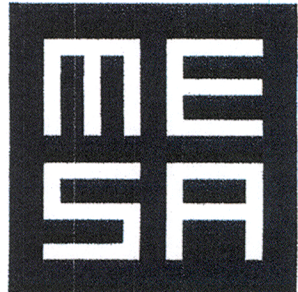
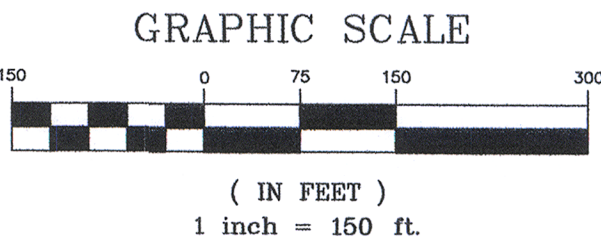
Site Plan  
Scale: 1" = 150'

General Notes

- The purpose of this Preliminary Plat is to depict the general layout and site configuration of the proposed Covington Estates development. Final configuration of the proposed development improvements may vary from this depiction based on regulatory review comments, modifications required by final engineering design / preparation of Construction Documents, and/or other considerations.
- Site development and installation of all proposed improvements shall be in accordance with the requirements of the Lancaster County Unified Development Ordinance (UDO).
- Water and Sanitary Sewer service shall be provided via an extensions of the existing Lancaster County water and sewer systems. All related improvements shall be designed and installed in accordance with the requirements of the Lancaster County Water & Sewer District, and/or SCDHEC as applicable. Fire hydrants shall be provided as a part of water main improvements, and shall be located within 500' of all dwellings.
- Boundary information per surveys previously prepared by Metrolina Engineering & Surveying Associates.
- Topographic data within the Covington Estates boundary is based on field run surveys previously prepared by Metrolina Engineering & Surveying Associates. Topography for off-site areas was compiled for various sources.
- Storm water BMP locations are approximate, and subject to modification thru the design and approval process. Post-developed impervious areas are approximately 7.3 acres for lots (based on an average of 6,000 sq/lot) and 3.0 acres for streets.
- As a part of final Construction Documents and supporting calculations, a Flood Study for Clemis Branch will be prepared and submitted for review. The purpose of the Flood Study will be to determine Base Flood Elevations, and to verify that proposed storm water BMP's do not create any adverse impacts to upstream properties.
- A 5' concrete sidewalk shall be provided on one side of all internal streets, and a pedestrian trail shall be provided along the northern boundary to provide access to the Covington North Common Area.
- Street trees shall be provided along all internal streets in accordance w/ the Lancaster County UDO.
- Storm drainage, water, and sanitary sewer improvements as depicted on Sheets PP-4 and PP-5 are conceptual in nature, and intended to shown the approximate layout of these improvements. Final locations of improvements and related easements are subject to modification thru the design and approval process.
- Common Areas shall be conveyed to Homeowners Association for the beneficial use of all residents of this development.
- The anticipated typical lot size is depicted on Sheet PP-3, however final lot size may vary depending on specific Builder requirements. No lot size or dimension shall be less than the minimums specified by the Lancaster County UDO.

PRELIMINARY PLAN APPROVED  
BY THE LANCASTER COUNTY PLANNING COMMISSION  
SUBJECT TO THE FOLLOWING CONDITIONS:

A WALL CONSISTING OF HIGH QUALITY MATERIALS SHALL  
BE CONSTRUCTED AT THE REAR OF THOSE LOTS WHICH  
ABUT HARRISBURG ROAD. THIS WALL SHALL BE INSTALLED  
PRIOR TO FINAL PLAT APPROVAL FOR THESE RESPECTIVE LOTS.  
DATE: 11/16/17 EXPIRES: 11/16/19  
[Signature] DEPUTY PLANNING DIRECTOR



METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES

4400 STUART ANDREW BLVD.  
SUITE N  
CHARLOTTE, NC 28217  
P (704) 334-1325  
F (704) 334-1330  
NC REG-1170 & SC REG-0046

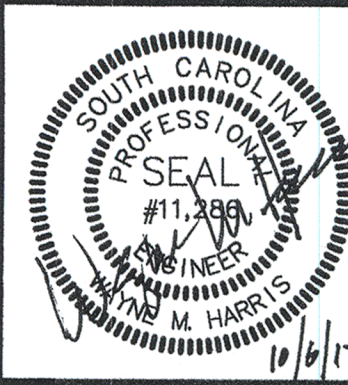
COVER SHEET

Covington Estates

Kolter Acquisitions, LLC  
3737 Glenwood Avenue, Suite 100, Raleigh, NC 27612

Revisions  
#1 - 10/26/17: Revised Sheets 1-5 per TDC review.

Job No. 027-17-001  
Date 9/1/17  
Proj. Mgr. WMH  
Drawn AW/WMH



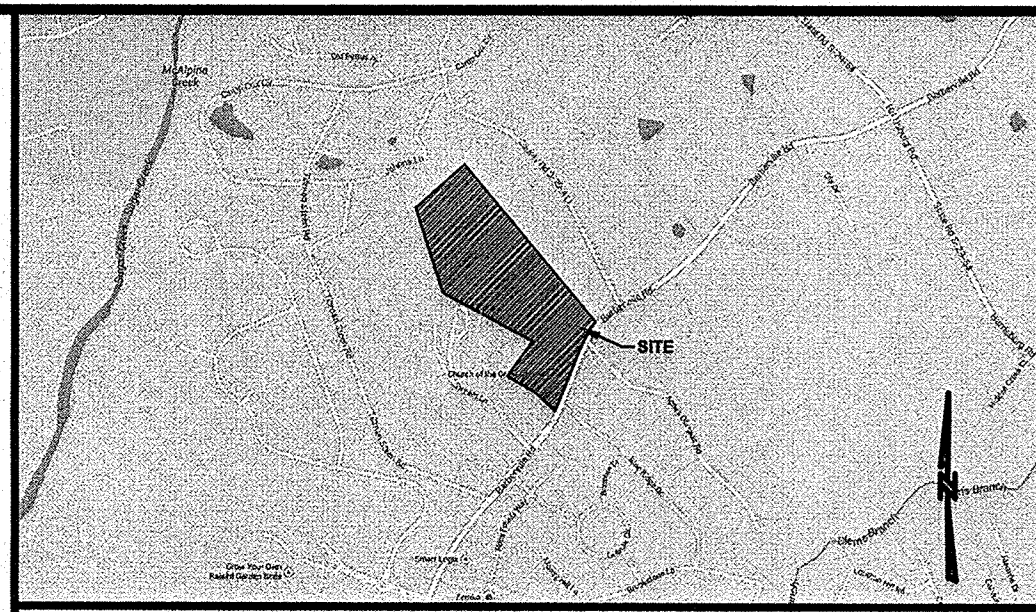
Scale: NOTED

Sheet No.  
PP-1  
Of 5



# THE PRESERVE AT BARBER ROCK

## LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP NTS

### Development Data:

|                                                                                           |                                                                             |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Tax Parcels:                                                                              | 003-00-068.00 & 003-00-063.01                                               |
| Site Area:                                                                                | 35.13 Acres                                                                 |
| Location:                                                                                 | Lancaster County, SC                                                        |
| Land Use:                                                                                 | Vacant                                                                      |
| Existing:                                                                                 | Single-Family Detached Residential                                          |
| Proposed:                                                                                 |                                                                             |
| Zoning:                                                                                   | R-15P CSOD (Ordinance #2014-1274)<br>(Cluster Subdivision Overlay District) |
| Total Lots:                                                                               | 52 Lots                                                                     |
| 61'x125' Lots                                                                             | 18 Lots (34%)                                                               |
| 71'x130' Lots                                                                             | 17 Lots (33%)                                                               |
| 81'x135' Lots                                                                             | 17 Lots (33%)                                                               |
| Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre |                                                                             |
| TU = (TP)(DUA)                                                                            |                                                                             |
| TU = Total Units Allowed (dwelling units)                                                 |                                                                             |
| TP = Total Parcel (acres)                                                                 |                                                                             |
| DUA = Maximum Dwelling Units per Acre (dwelling units/acres)                              |                                                                             |
| TU = (35.13)(1.5)                                                                         |                                                                             |
| TU = 52.70 Total Lots or Dwelling Units Allowed                                           |                                                                             |

Proposed Density: 1.48 DU/AC

Total Open Space Proposed: +/- 14.75 Acres

Primary Conservation Areas: +/- 4.68 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

TO = (TP-PC)OSP+PC  
TO = Total Open Space Proposed (Acres)  
TP = Total Parcel (Acres)  
PC = Primary Conservation Area (Acres)  
OSP = Open Space Percentage (% of Site Acreage excluding PC)  
TO = ((35.13 - 4.68) 25) + 4.68  
TO = 12.29 Acres of Total Open Space Required

Note: The Preserve at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants: 4 Hydrants

Connectivity Index (Links/Nodes):  
Required: 1.0\*  
Provided: 1.4 (7 Links / 5 Nodes)  
\* Refer to Development Agreement, Ordinance No. 2014-1308, Article III, Section 3.01A

### R-15P CSOD Lot Standards:

Minimum Lot Width: 50'  
Minimum Lot Area: 5,000 sf  
Smallest Lot Provided: 7,825.00 sf

Minimum Setbacks:  
Front: 20'  
Side: 5'  
Rear: 30'  
\* If side yards are five feet (5') then the following conditions must be met:  
- Dwelling units must have fire resistant siding as approved by the Lancaster County Building Official  
- Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit or structure.  
- Windows of dwelling units must be offset from windows of adjacent units.  
\*\* Where a lot fronts on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4.4b.

**Boundary Information**  
Boundary information obtained from survey by ESP Associates, P.A. entitled "Boundary Survey of Tax Parcels 3-00-063.01 and 3-00-068.00 Being 35.134 Acres Total" dated 1/22/2014.

**Topographic Information**  
Topographic information obtained from survey by ESP Associates, P.A. entitled "Topographic Survey of Parcels 3-00-063.01 and 3-00-068.00 Being 35.135 Acres Total" dated 1/22/2014.

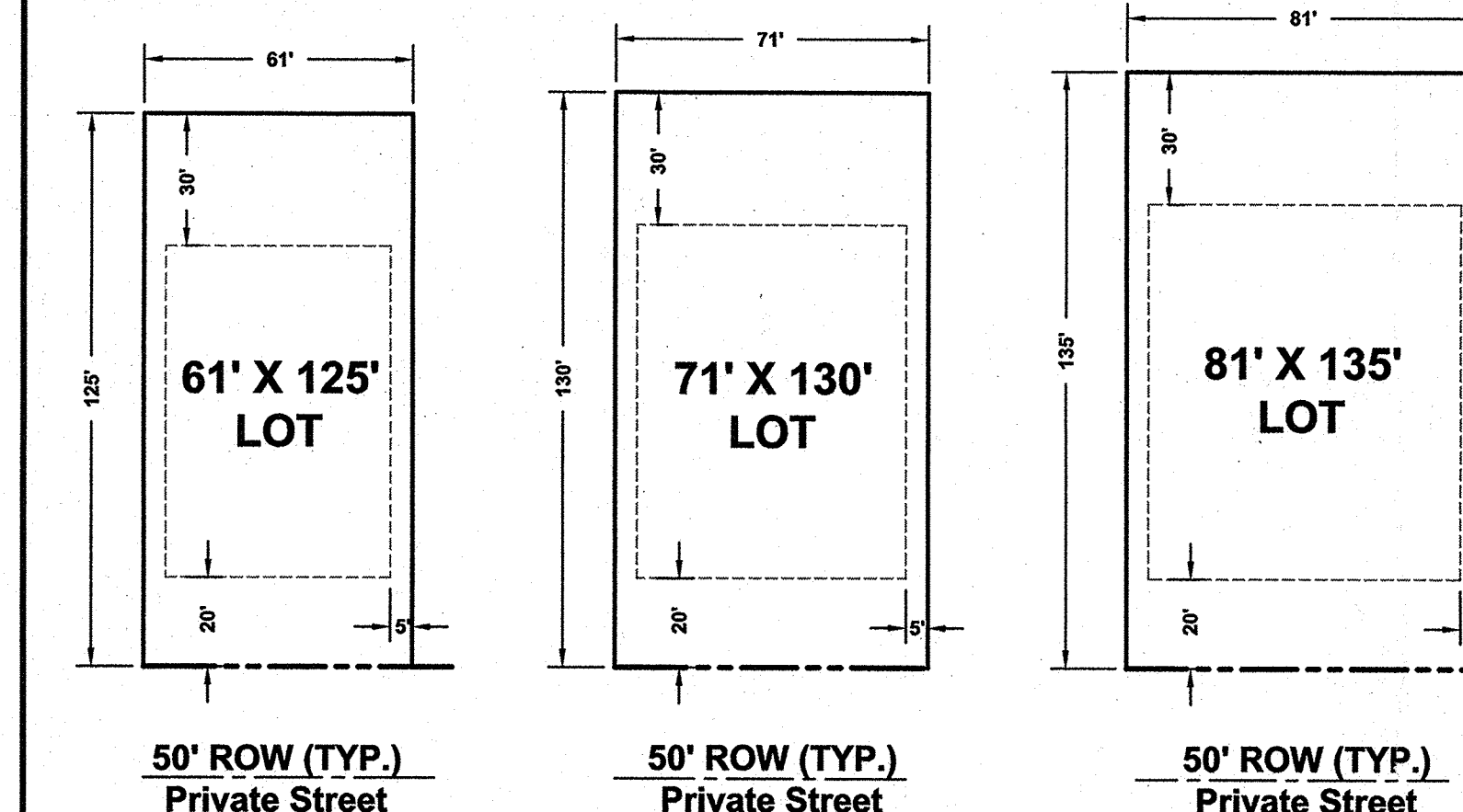
**Stream and Wetland Information**  
Stream and wetland information obtained from preliminary survey by ESP Associates, P.A. entitled "Wetland Survey of Tax Parcels 3-00-063.01 and 3-00-068.00" dated 4/13/2014.

**Road Improvement**  
Road improvements are subject to available right of way and coordination with SCDOT during driveway permitting process.

**Off Site Utility Improvements**  
Final alignment of all off site utility improvements to be determined during design phase in coordination with LCWSD.

**Total Open Space Proposed**  
Total Open Space Proposed includes property buffers, pocket parks, natural areas, and water quality areas as well as Primary Conservation Areas.

### Typical Lot Details:



### Road Names & Lengths:

|                                 |                |
|---------------------------------|----------------|
| Chalet Lane                     | +/- 760.4 LF   |
| Garden Gate Drive               | +/- 2,102.8 LF |
| Juneyberry Place                | +/- 219.4 LF   |
| Total Length of Proposed Roads: | +/- 3,082.6 LF |

### Notes:

- Preliminary Plan is subject to minor revisions during the design process as may be required.
- See Sheets 1-3 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install a central mail kiosk for this community. Location shown on Preliminary Plan is conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change.
- All roads within The Preserve at Barber Rock CSOD are to be privately maintained and have a minimum pavement width of 22' as per Lancaster County Ordinance No. 2014-1285.
- Developer agrees to grant easement over private street road ROW after construction to LCWSD for access to water and sewer infrastructure.
- Although streets will be private, water, sewer, and hydrants will be public and maintained by LCWSD.
- Proposed locations of water and sewer lines shown on Preliminary Plat are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Location and size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT.
- Construction plans for water, storm and sewer systems to be provided during construction document phase.
- Road grading and profile is to be determined during the construction document phase.
- Site grading, cut, and fill to be determined during the construction document phase.
- Detailed landscape planting plans, outlining landscaping and buffer plantings, to be provided during the construction document phase.
- Site distance plan and profile to be provided during construction document phase as requested by SCDOT.
- Fire hydrants to be spaced and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction document phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- As requested by LCWSD, proposed pump station to be graded to ensure proper drainage.
- Based on meeting with Lancaster County on 1/23/15 applicant agrees to install street trees outside of 3' planting strip behind sidewalk. Street trees to be located 3-4' behind back of sidewalk either in the front yard of each lot, side yard of each lot or in a common open space area. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
- Applicant agrees to provide an increased curb radius located at the entrance from Barberville Road (in lieu of deceleration lane). Exact curb radius size to be provided as specified by SCDOT. Size to be coordinated during construction document phase.

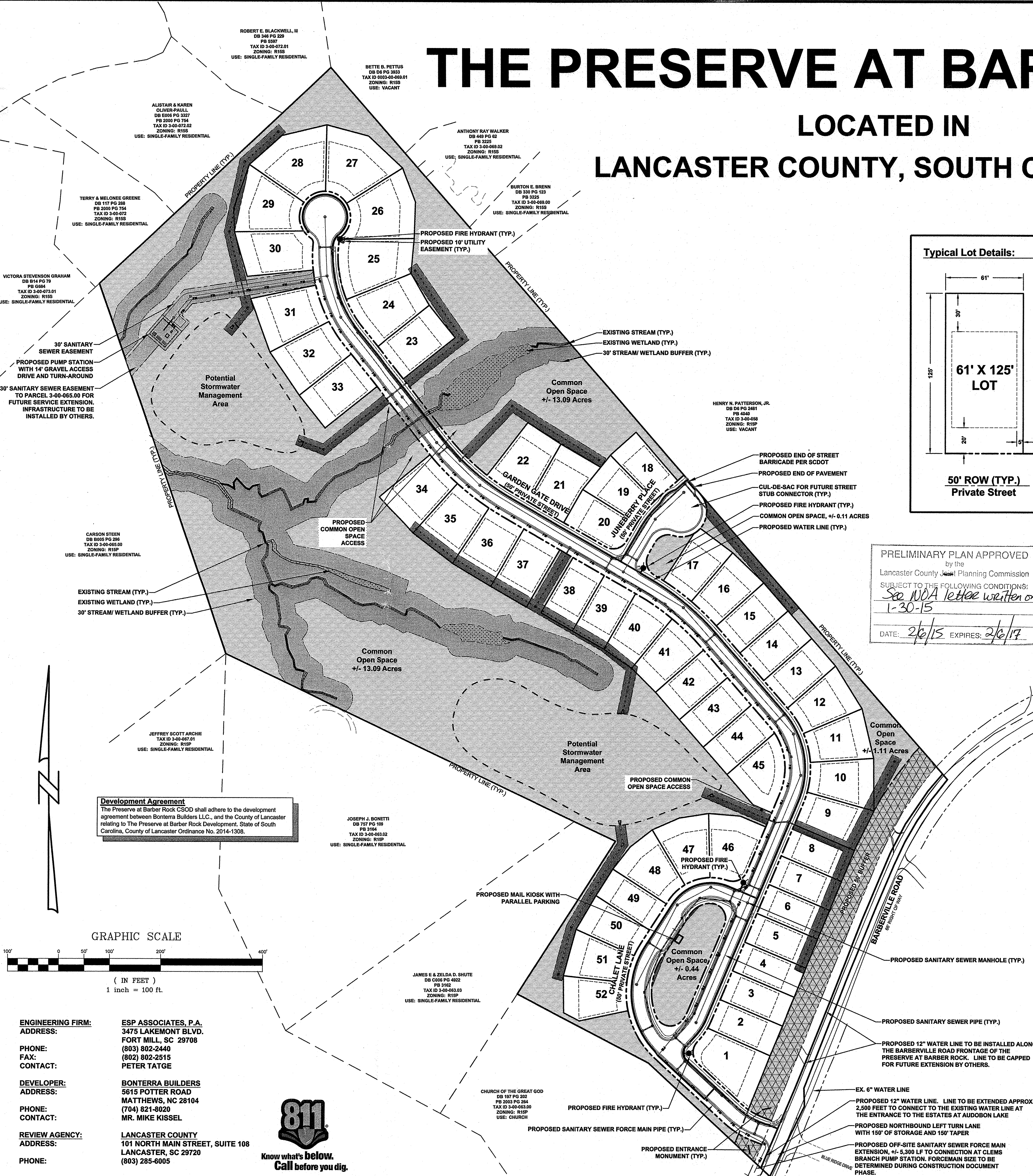
### PRELIMINARY PLAN APPROVED

by the  
Lancaster County Planning Commission

SUBJECT TO THE FOLLOWING CONDITIONS:

See NDA letter written on 1-30-15

DATE: 2/6/15 EXPIRES: 2/6/17



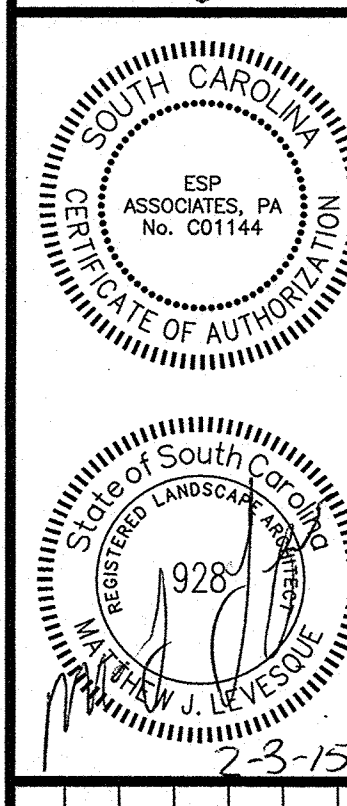
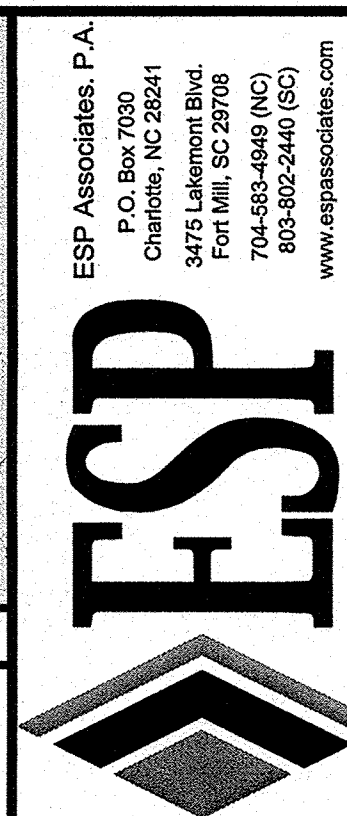
### Development Agreement

The Preserve at Barber Rock CSOD shall adhere to the development agreement between Bonterra Builders LLC, and the County of Lancaster relating to The Preserve at Barber Rock Development, State of South Carolina, County of Lancaster Ordinance No. 2014-1308.

**ENGINEERING FIRM:**  
ADDRESS: ESP ASSOCIATES, P.A.  
3475 LAKEMONT BLVD.  
FORT MILL, SC 29708  
(803) 802-2440  
(802) 802-2515  
PETER TATGE

**DEVELOPER:**  
ADDRESS: BONTERRA BUILDERS  
5615 POTTER ROAD  
MATTHEWS, NC 28104  
(704) 821-8020  
MR. MIKE KISSEL

**REVIEW AGENCY:**  
ADDRESS: LANCASTER COUNTY  
101 NORTH MAIN STREET, SUITE 108  
LANCASTER, SC 29720  
(803) 285-6005



| NO. | DATE       | REVISION                                                           |
|-----|------------|--------------------------------------------------------------------|
| 1   | 01/14/2015 | REVISED PER STAFF REVIEW COMMENTS DATED 12/17/2014                 |
| 2   | 02/03/2015 | REVISED TO ADD NOTES BASED ON 12/01/15 PLANNING COMMISSION MEETING |

**PRELIMINARY PLAN (OVERALL)**  
**THE PRESERVE AT BARBER ROCK**  
BONTERRA BUILDERS  
LANCASTER COUNTY, SC

| PROJECT INFORMATION |            |
|---------------------|------------|
| PROJECT MANAGER:    | PT         |
| DESIGNED BY:        | MM         |
| DRAWN BY:           | AC         |
| PROJECT NUMBER:     | BX10.400   |
| ORIGINAL DATE:      | 12/03/2014 |
| SHEET:              | OVERALL    |



# NOTES:

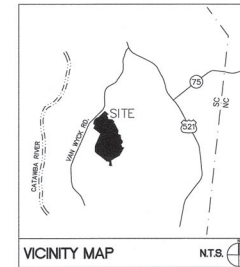
1. PRELIMINARY PLAN IS SUBJECT TO MINOR REVISIONS DURING THE DESIGN PROCESS AS MAY BE REQUIRED.
2. FOR DEVELOPMENT AGREEMENT/ORDINANCE NO. 2014-1315, RECORDED 12/10/2014. THIS DEVELOPMENT IS LIMITED TO A MAXIMUM OF 835 RESIDENTIAL UNITS. THE DEVELOPER, AT THEIR DISCRETION, MAY CHOOSE TO INCLUDE LESS THAN THE 789 SHOWN IN THIS PRELIMINARY PLAN.
3. SEE SHEETS FOR LOT DIMENSIONS.
4. DEVELOPER TO PROVIDE AND INSTALL ROAD SIGNS FOR THIS SUBDIVISION.
5. CENTRALIZED MAIL KIOSKS TO BE PROVIDED FOR USPS MAIL DELIVERY. FINAL LOCATION OF MAIL KIOSKS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE AND SHALL BE PURSUANT TO APPROVAL BY POST MASTER.
6. OVERFLOW PARKING FOR COMMUNITY TO BE LOCATED IN FUTURE AMENITY AREAS.
7. A "CLICK & ENTER" SYSTEM WILL BE PROVIDED ON ALL COMMUNITY ACCESS GATES AS WELL AS A BACK UP KNOX KEY SWITCH SYSTEM PER SECTION 13.8.3 OF THE LANCASTER COUNTY ORDINANCE.
8. FLOORPLAN INFORMATION OBTAINED FROM FEMA FIRM MAP NUMBER 45057020000 EFFECTIVE DATE OF STUDY JUNE 16, 2011.
9. EXISTING WALKING TRAILS ARE LOCATED THROUGHOUT THE SITE AND ARE TO REMAIN WHERE FEASIBLE. ADDITIONAL WALKING/PEDESTRIAN TRAILS MAY BE PROVIDED THROUGHOUT DEVELOPMENT. FINAL LOCATION OF ADDITIONAL TRAILS TO BE FIELD LOCATED AT TIME OF CONSTRUCTION.
10. ALL HOUSES TO BE WITHIN 50' OF A WORKING FIRE HYDRANT, AS MEASURED BY HOSE LENGTH TO DRIVEWAY.
11. 50' R/W CROSS-SECTION APPROVED BY FIRE MARSHALL TO MEET MID-BLOCK HYDRANT CLEARANCE WIDTHS.
12. HYDRANTS TO BE INSTALLED AND OPERATIONAL PRIOR TO VERTICAL CONSTRUCTION COMMENCING.

# TREE TOPS LANCASTER, SC

## VARIANCES

1. THE FOLLOWING VARIANCES WERE GRANTED BY THE LANCASTER COUNTY PLANNING COMMISSION ON MARCH 17, 2015:  
A. A VARIANCE FROM CHAPTER 28 OF THE LANCASTER COUNTY CODE WHICH STATES THAT CUL-DE-SACS SHALL NOT EXCEED 1,000' IN LENGTH, EXCEPT WHERE UNUSUAL TOPOGRAPHIC OR OTHER PHYSICAL CONDITIONS DICTATE OTHERWISE. THE VARIANCE WAS GRANTED FOR THE CUL-DE-SAC PORTION OF ACADIA LANE. THE CUL-DE-SAC LENGTH SHALL NOT EXCEED 1,700' IN LENGTH.
2. A VARIANCE FROM SECTION 13.7.9.1 OF THE LANCASTER COUNTY UDO WHICH STATES THAT THE LENGTH OF BLOCKS HEREINAFTER ESTABLISHED SHOULD NOT EXCEED 1,800' AND SHALL NOT BE LESS THAN 600' IN LENGTH. THE LENGTH OF BLOCKS MAY BE MODIFIED, WHEN APPROPRIATE, DUE TO TOPOGRAPHY OR THE PHYSICAL SHAPE OF THE PROPERTY BEING SUBDIVIDED. THE VARIANCE WAS GRANTED TO ALLOW SHORTER BLOCK LENGTHS AROUND THE PERIMETER OF POCKET PARKS WITHIN TREE TOPS.
3. A VARIANCE FROM SECTION 13.7.10.3 OF THE LANCASTER COUNTY UDO WHICH STATES THAT STURMED OUT STREETS SHALL BE REQUIRED TO BE PROVIDED TO ANY ADJACENT UNDEVELOPED PARCELS OR PARCELS USED FOR A SINGLE-FAMILY HOME THAT CONTAINS A MINIMUM OF FIVE ACRES. THE VARIANCE WAS GRANTED SO AS TO NOT REQUIRE THESE STUB-OUTS.
4. A VARIANCE FROM SECTION 2.15.6.0(10) OF THE LANCASTER COUNTY UDO WHICH STATES THAT SIDEWALKS WILL BE REQUIRED ON AT LEAST ONE SIDE OF EVERY LOCAL STREET, WITH A SIDEWALK REQUIRED ON BOTH SIDES OF ARTERIAL AND COLLECTION STREETS (IN SUBDIVISIONS DEVELOPED VIA CLUSTER SUBDIVISION OVERLAY DISTRICT STANDARDS). A VARIANCE WAS GRANTED SO AS TO NOT REQUIRE THAT SIDEWALKS BE PROVIDED ON BOTH SIDES OF A PORTION OF BOTH TRANQUILITY BOULEVARD AND ACADIA LANE AS INDICATED ON THE APPROVED PRELIMINARY PLAN.

| ROAD NAME              | LENGTH               |
|------------------------|----------------------|
| ACADIA FALLS LANE      | (86' R/W) 4,293 LF   |
| ARCHES BLUFF CIRCLE    | (50' R/W) 3,330 LF   |
| ASHER CHASE TRAIL      | (50' R/W) 2,648 LF   |
| BIG BEND DRIVE         | (50' R/W) 1,997 LF   |
| BRYCE CANYON WAY       | (50' R/W) 967 LF     |
| CAPE BRITTON LANE      | (50' R/W) 283 LF     |
| CAPITAL REEF DRIVE     | (50' R/W) 1,533 LF   |
| CHANNEL ISLANDS WAY    | (50' R/W) 810 LF     |
| DRY TORTUGAS WAY       | (50' R/W) 330 LF     |
| GLACIER NATIONAL WAY   | (50' R/W) 679 LF     |
| GRAND TETON PLACE      | (50' R/W) 461 LF     |
| GRAND SAND ROAD        | (50' R/W) 628 LF     |
| NOT SPRINGS ROAD       | (50' R/W) 1,273 LF   |
| KINGS CANYON WAY       | (50' R/W) 1,097 LF   |
| LAKEVIEW VILLAGE TRAIL | (50' R/W) 1,763 LF   |
| SUNSET CRATER PLACE    | (50' R/W) 3,237 LF   |
| MOUNT RAINIER PLACE    | (50' R/W) 696 LF     |
| OLIVER STANLEY TRAIL   | (50' R/W) 4,678 LF   |
| REDWOOD GROVE TRAIL    | (50' R/W) 794 LF     |
| SANORA RIDGE DRIVE     | (50' R/W) 2,547 LF   |
| SEQUOIA FOREST WAY     | (50' R/W) 497 LF     |
| TRANQUILITY BOULEVARD  | (172' R/W) 11,802 LF |
| WIND CAVE STREET       | (50' R/W) 1,004 LF   |
| TOTAL                  | 47,535 LF            |



## SURVEY DISCLAIMER

ALTA/ASOM LAND TITLE SURVEY, SURVEY ISSUE DATE JANUARY 29, 2015, PROVIDED BY CESI, 45 SPRING STREET SW, CONCORD, NC 28025, (704) 786-5404

## DEVELOPMENT SUMMARY

**OWNER:** LENNAR CAROLINAS, LLC  
11230 CARMEL COMMONS BLVD  
CHARLOTTE, NC 28226  
613.613 ACRES

**SITE ACREAGE:** 0022-00-007, 0019-00-003

**ZONING:** R30P  
CLUSTER SUBDIVISION OVERLAY DISTRICT

**EXISTING USE:** VACANT

**PROPOSED USE:** DEVELOPMENT AGREEMENT/  
ORDINANCE NO. 2014-1315,  
RECORDED 12/10/2014

**MAX. DENSITY:** 1.28 DUA BASED ON 786 LOTS INDICATED.  
1.36 DUA PERMISSIBLE PER DEVELOPMENT  
AGREEMENT.

**MAX. LOT COUNT:** 786 LOTS INDICATED.  
835 LOTS PERMISSIBLE PER DEVELOPMENT  
AGREEMENT.

**MAX. BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.

**MIN. LOT WIDTH:** 55' (PROPOSED)

**MIN. LOT AREA:** 7,150 SF +/- (PROPOSED)  
5,000 SF (PERMISSIBLE PER CSOD)

**FRONT YARD SETBACK:** 20'

**REAR YARD SETBACK:** 30'

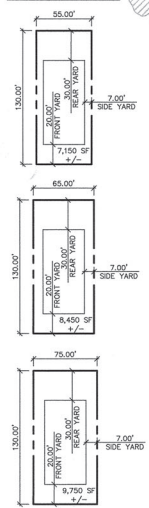
**SIDE YARD SETBACK:** 7'

**CORNER LOTS:** 15' (SIDE YARD)

**OPEN SPACE:** 613.613 TOTAL SITE ACRES  
57.942 ACRES PRIMARY CONSERVATION  
138.917 ACRES (25% REQ. OPEN SPACE)  
196.859 ACRES TOTAL MIN. OPEN SPACE  
TO BE PROVIDED PER CSOD.  
360± ACRES OPEN SPACE PROVIDED.

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3-26-15  
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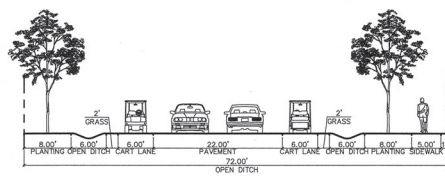
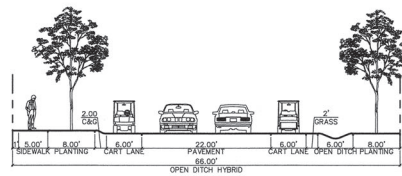
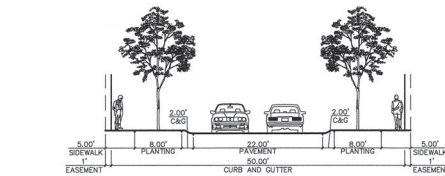
## TYPICAL LOT LAYOUTS



50' ROW - STANDARD CURB AND GUTTER

66' ROW - HYBRID

72' ROW - OPEN DITCH



## PRELIMINARY PLAN APPROVED

Lancaster County Planning Commission  
SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE PLAN IS APPROVED FOR THE PROPOSED DEVELOPMENT.  
2. THE PLAN IS APPROVED FOR THE PROPOSED DEVELOPMENT.  
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9. THE PLAN IS APPROVED FOR THE PROPOSED DEVELOPMENT.  
10. THE PLAN IS APPROVED FOR THE PROPOSED DEVELOPMENT.

NOTE: EXISTING TREES GREATER THAN 24" IN DIAMETER WILL BE PRESERVED AND INCORPORATED INTO AREAS DESIGNATED AS OPEN SPACE WHERE PRACTICABLE.

FUTURE AMENITY STRUCTURES SHALL NOT CONTOUR TOWARD REQUIRED OPEN SPACE, PER CSOD ORDINANCE.

PRIMARY CONSERVATION AREA BASED ON STREAM AND WETLAND DELINEATION AS PROVIDED BY WETLANDS AND PLANNING GROUP, AND SURVEY WITH ISSUE DATE JANUARY 29, 2015, AS PROVIDED BY CESI, 45 SPRING STREET SW, CONCORD, NC 28025, (704) 786-5404.

## ROAD IMPROVEMENTS

ROAD IMPROVEMENTS ARE TO BE AS RECORDED IN DEVELOPMENT AGREEMENT/ORDINANCE NO. 2014-1315, RECORDED 12/10/2014, AND AS NOTED IN THE TRAFFIC IMPACT ANALYSIS PROVIDED BY KIMLEY HORN AND ASSOCIATES.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



Shaping the Environment  
Realizing the Possibilities

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Landscape Architecture  
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200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p: 704.375.1555 f: 704.375.1951  
url: www.colejeneststone.com

## LENNAR CAROLINAS, LLC

11230 CARMEL COMMONS BLVD  
CHARLOTTE, NC 28226

## TREE TOPS

VAN WYCK ROAD  
LANCASTER, SC 29720

## PRELIMINARY PLAN - OVERALL

Project No.

4354

Issued

02/02/15

## Revised

03/10/15 - PER PLANNING COMMENTS

03/25/15 - PER PLANNING COMMENTS



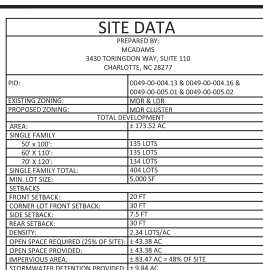
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## C-000

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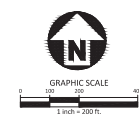
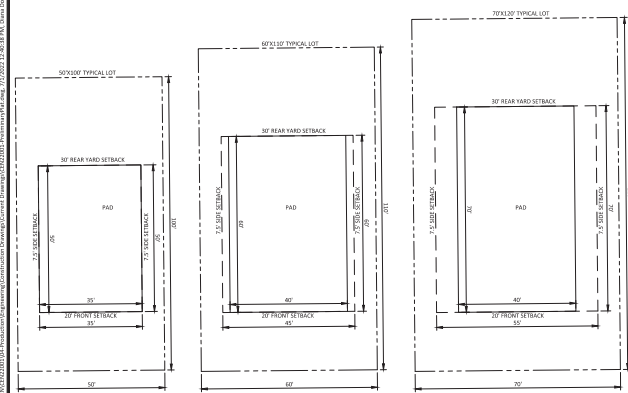
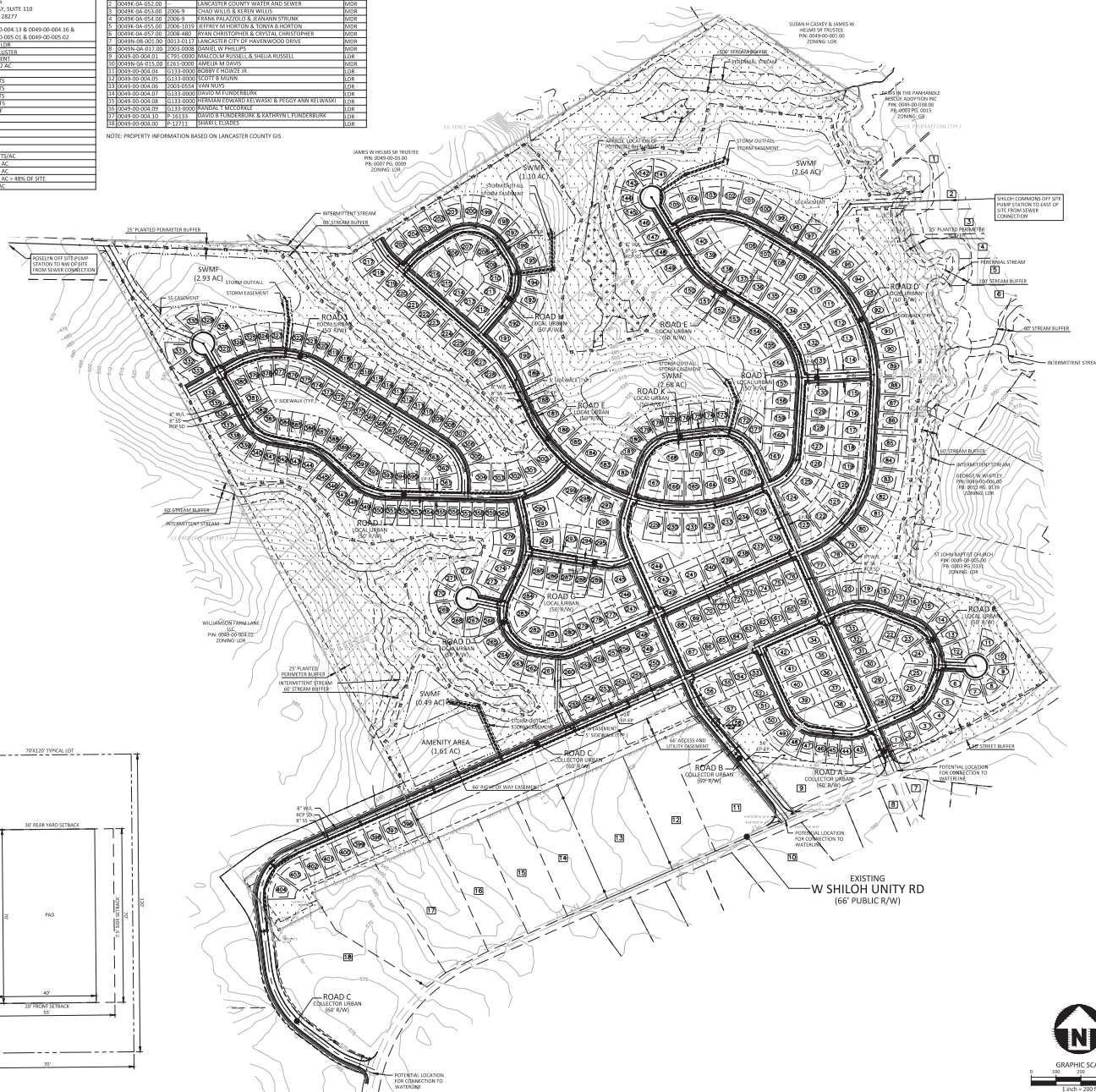
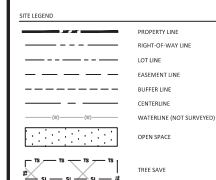
ColeJenest & Stone, P.A. ©





| ADJACENT PROPERTY OWNERS |           |                                             |                 |                 |
|--------------------------|-----------|---------------------------------------------|-----------------|-----------------|
| PARCEL                   | PLAT      | OWNER                                       | ADJACENT        | OWNERS          |
| 00APR-00-01-01           | 0384-0000 | POWER IN THE PANHANDLE RESCUE ADOPTION INC. | 00APR-00-01-01  | 00APR-00-01-01  |
| 00APR-00-02-01           | 0384-0000 | QUINCY COUNTY WATER AND SEWER               | 00APR-00-02-01  | 00APR-00-02-01  |
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| 00APR-00-100-01          | 0006-0    | THE HARTON & BERN WILKS                     | 00APR-00-100-01 | 00APR-00-100-01 |

NOTE: PROPERTY INFORMATION BASED ON LANCASTER COUNTY GIS



**CLIENT**

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CENTURY COMMUNITIES  
7401 CARMEL EXECUTIVE PARK DRIVE  
SUITE 310  
CHARLOTTE, NORTH CAROLINA 28226

**SHILOH WOODS**  
PRELIMINARY PLAT  
W SHILOH UNITY ROAD  
ANCASTER, SOUTH CAROLINA 29720



## REVISIONS

NO. DATE

## PLAN INFORMATION

|             |                          |
|-------------|--------------------------|
| PROJECT NO. | CEN-22001                |
| FILENAME    | CEN22001-PreliminaryPlan |
| CHECKED BY  | JBW                      |
| DRAWN BY    | DMD                      |
| SCALE       | 1"=200'                  |
| DATE        | 07. 01. 2022             |

SHEET

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PRELIMINARY PLAT  
SITE PLAN

**PL-1**

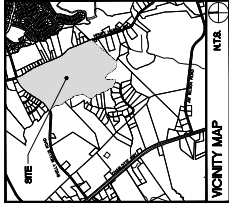


# WILSON CREEK

## LANCASTER COUNTY, SC

### PRELIMINARY PLAT DRAWINGS

### PROJECT # 20202054



VICINITY MAP

DATE: 05/17/2021  
 PROJECT: 20202054  
 DRAWING: 0000  
 SHEET: 0000



**Cole Jensen & Stone**

Site Planning & Development  
 Planning & Architecture  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design

2100 South Tyson Street, Suite 400  
 Charlotte, North Carolina 28205  
 P: 704.375.1555  
 F: 704.375.1555  
 E: info@colejensen.com

#### SHEET LIST

- C-000 OVERALL PROJECT PLAN
- C-100 EXISTING CONDITIONS
- C-200 - C-212 PRELIMINARY PLAT
- C-500 - C-518 PRELIMINARY GRADING AND UTILITY PLAN
- C-600 - C-601 DRIVEWAY SIGHT DISTANCE

#### PROVIDENT

**BAYARD**  
 1108 INDUSTRIAL DRIVE  
 MATTHEWS, NC 28105

#### WILSON CREEK

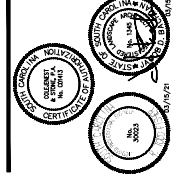
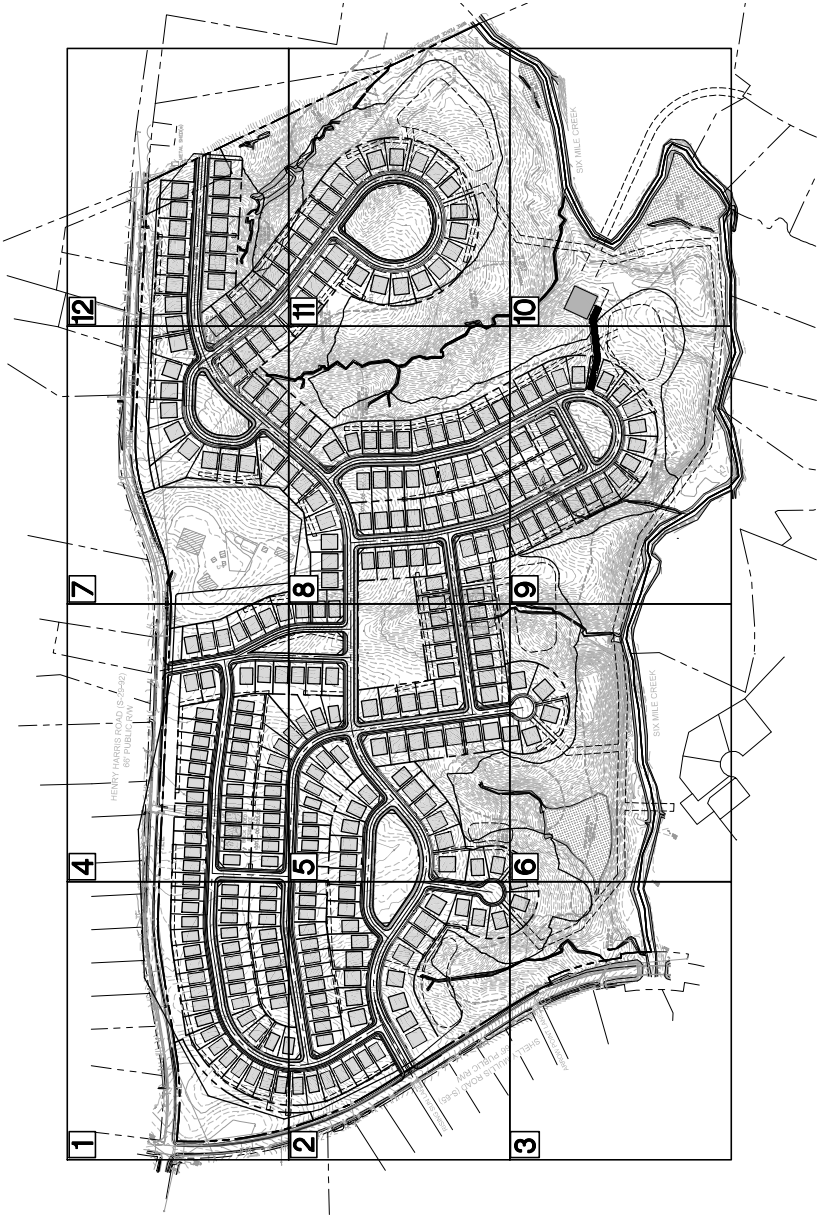
#### SINGLE FAMILY

8309 HENRY HARRIS ROAD  
 INDIAN LAND, SC 29107

#### OVERALL PROJECT PLAN

Project No.  
 4717  
 Issued  
 05/17/2021

Revised



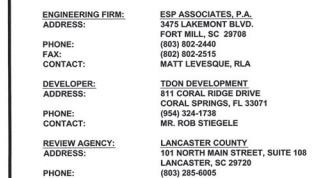
SCALE: 1"=200'  
 0' 100' 200'

#### C-000

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL NEIGHBORS AND OBTAINING NECESSARY PERMITS AND LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCATIONS PRIOR TO CONSTRUCTION.
- ALL PAVEMENT, UTILITIES, CONCRETE, OR ASPHALT ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CIVIL ENGINEERING.
- WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CIVIL ENGINEERING.

# BENT CREEK

## LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



**Typical Lot Details:**

N.T.S.

70' X 130' LOT

ROW (VARIES)

90' X 140' LOT

ROW (VARIES)

*(Note: Applicant has requested waiver from 3 lot sizes required as noted in Section 2.4.5(B)(1) of the Lancaster County Unified Development Ordinance.)*

**Notes:**

1. Preliminary Plan is subject to minor revisions during the design process as may be required.
  - a. See Sheet 10-1 for detailed lot dimensions.
2. Topographic, boundary, and street/landed information obtained from ALTA/ACSM Land Title Survey of Hays, Ostendtsen and Yarbrough Being as shown on the Survey of Hays, Ostendtsen and Yarbrough Being and ALTA/ACSM Land Title Survey for Monroe Hardware Property prepared by ESK Associates, PA dated 1/06/05 (10-1).
3. Application is for a residential mobile home for the community. Locations shown on Preliminary Plan are conceptual and subject to final approval from the Planning and Zoning Commission.
4. It is encouraged that buildings be constructed using quality finish materials (i.e. brick, masonry, stone, concrete siding, or stucco). Vinyl siding is prohibited in all materials.
5. All roads on the Best Creek ZOD are to be privately maintained and have a minimum pavement width of 20' as per Lancaster County Ordinance No. 104-1215.
  - a. Developer agrees to grant easement over private street road ROW after construction to LWSD for access to water and sewer infrastructure.
6. All streets shall be private, water, sewer, and hydrants will be public utility owned by LWSD.
7. Application to install soil surface trails in common open space areas. The location and layout to be determined during design development phase. In order to reduce impacts it is the intent of the developer to install 100' wide trails within proposed storm, sewer, and utility easements where feasible.

| Road Names & Lengths:                                               |              |
|---------------------------------------------------------------------|--------------|
| Local Collector Street - 66' ROW, 24' pavement, sidewalk 2 sides:   |              |
| Cochran Avenue                                                      | 1,774.02 LF  |
| Cochran Lane                                                        | 978.07 LF    |
| Cochran Lane                                                        | 695.27 LF    |
| Local Residential Street - 50' ROW, 22' pavement, sidewalk 2 sides: |              |
| Schlatter Drive (Portion of)                                        | 631.11 LF    |
| Local Residential Street - 50' ROW, 22' pavement, sidewalk 1 side:  |              |
| Folsom Lane                                                         | 565.72 LF    |
| Bronwood Place                                                      | 619.30 LF    |
| Brandywine Terrace                                                  | 947.90 LF    |
| Cochran Lane                                                        | 612.37 LF    |
| Tannerfield Drive                                                   | 1,888.08 LF  |
| Signal Hill Avenue                                                  | 1,003.15 LF  |
| Sage Lane                                                           | 874.31 LF    |
| Terrace Mill Way                                                    | 718.28 LF    |
| Trask Court                                                         | 392.78 LF    |
| Whitensort Court                                                    | 341.98 LF    |
| Wynette Place                                                       | 930.80 LF    |
| Academy Court                                                       | 408.58 LF    |
| Jensen Drive                                                        | 1,729.05 LF  |
| Schlatter Drive (Portion of)                                        | 1,747.32 LF  |
| Total Length of Proposed Roads:                                     | 17,075.16 LF |

**WATERWAY MAP** N.T.S.

**Development Data:**

Parcel: 0015-00-065.01, 0015-00-010.00,  
0014-00-041.00, 0015-00-07.01

Site Area: ± 162.07 Acres

Location: Lancaster County, SC

Land Use:  
Existing: Vacant  
Proposed: Single-Family Detached Residential  
Community Amenity Center

Zoning:  R-30P CSOD  
(Cluster Subdivision Overlay District)

**Totals:**

|            |                  |
|------------|------------------|
| 773 Lots   | 273 Lots         |
| 70' x 130' | 148 Lots (54.2%) |
| 90' x 140' | 125 Lots (45.8%) |

**Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre**

|                                                             |  |
|-------------------------------------------------------------|--|
| TU = (TP/DUA)                                               |  |
| TU = Total Units Allowed (dwelling units)                   |  |
| TP = Total Parcel (acres)                                   |  |
| DUA = Maximum Dwelling Units per Acre (dwelling/units/acre) |  |
| TU = 162.07(1.5)                                            |  |
| TU = 273.11 Total Lots or Dwelling Units Allowed            |  |

**Proposed Density:** 1.50 DU/AC

**Total Open Space Set Aside:** ± 82 Acres

**Primary Conservation Areas:** ± 15.24 Acres

**Total Open Space Set Aside = Total Parcel minus Primary Conservation Areas**  
set aside by Open Space Percentage then add to Primary Conservation Areas

TU = (TP-POOSP)/PC  
TU = Total Open Space Set Aside (Acres)  
TP = Total Parcel (Acres)  
PC = Primary Conservation Area (Acres)  
OSP = Open Space Percentage (% of Site Area excluding PC)  
TU = (162.07 - 15.24) / 20 = 7.34  
TU = 56.95 Acres of Total Open Space Required

**Notes:** The Bent Creek CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6(F) of the Lancaster County CSOD Ordinance.

**Proposed Fire Hydrants:** 17 Hydrants

**Connectivity Index (Link/Nodes):**

|           |                            |
|-----------|----------------------------|
| Required: | 1.20*                      |
| Provided: | 1.26 [34 Links / 27 Nodes] |

\* Refer to Development Agreement Section 3.01A(B)

**R-30P Cluster Lot Standards:**

Minimum Lot Width: 50'

Minimum Lot Area: 5,000 sq

Minimum Setbacks:

|        |       |
|--------|-------|
| Front: | 20'   |
| Side:  | 5'*** |
| Rear:  | 30'   |

If side yards are between lots (6') and seven feet (7'), then the following notes must be met:

- Dwelling units must have the rearstaid siding as approved by the Lancaster County Building Official
- Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit
- Windows of dwelling units must be offset from windows of adjacent

**Notes:** \*\*\*Set a foot note on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4-4b.

**Floodplain Information**

Floodplain information obtained from FEMA FIRM Panels 45057C008SD and 45057C009SD effective date of study June 16, 2011. Stream information obtained from Lancaster County GIS Data.

**Road Abandonment**

Applicant proposes to abandon and realign the position of  Lancaster Creek Road subject to coordination with appropriate agencies.

**Road Improvement**

Road improvements are subject to available right of way and coordination with SCDOT. Refer to Development Agreement Section 7.04(A) Roads.

**On the Order of the Board of Commissioners**

Final approval of all of site utility improvements to be determined during design phase in coordination with LWSND.

**Total Open Space Set Aside**

Final Open Space Set Aside includes primary buffers, pocket parks, natural areas, amenities, and water quality areas as well as Primary Conservation Areas.

**Development Agreement**

The Bent Creek CSOD shall adhere to the Development Agreement between Twelve Mile Creek Land Ventures, LLC, and the County of Lancaster relating to the Bent Creek Development, State of South Carolina, County of Lancaster Ordinance No. 2014-1284.

PRELIMINARY PLAN (OVERALL)

## BENT CREEK

## TOON DEVELOPMENT

ESP Associates, P.A.  
P.O. Box 10000204  
3475 Lainsworth Blvd.  
Fort Mill, SC 29708  
ESP-800-244-4464 (ESC)  
www.esp-associates.com

|  | NOL | DATE     | REVISION                 | BY |
|--|-----|----------|--------------------------|----|
|  | 1   | 09/10/14 | REVISED PER DOC COMMENTS | AC |
|  |     |          |                          |    |
|  |     |          |                          |    |
|  |     |          |                          |    |
|  |     |          |                          |    |

**BENT CREEK**

**TOWN DEVELOPMENT**

**PRELIMINARY PLAN (OVERALL)**

| PROJECT INFORMATION |            |
|---------------------|------------|
| PROJECT MANAGER:    | MK         |
| DESIGNED BY:        | MM         |
| DRAWN BY:           | AC         |
| PROJECT NUMBER:     | 8738-100   |
| ORIGINAL DATE:      | 07/07/2014 |

SHEET: \_\_\_\_\_ OF \_\_\_\_\_

OVERALL

LANCASTER COUNTY, SC



## DEVELOPMENT INFORMATION:

**Project Name:** Carrington Subdivision  
**Developer:** Lancaster County, South Carolina  
**SINACORI BUILDERS, LLC**  
 10100 Park Cedar Dr. Suite 166  
 Charlotte, North Carolina 28210  
 Phone: (704) 543-7474  
**Property Owner:** CARRINGTON III, LLC  
 5915 Cary Ridge Dr.  
 Charlotte, North Carolina 28277  
**Tax I.D.:** 0009-00-009.00  
**Site Acreage:** 37.4+ (Total)  
**Open Space:** 9.42Ac. Required (± 13.02 Acres Provided)  
**Zoning:** MDR- Cluster Subdivision Overlay (CSO)  
**School District:** Lancaster County School District  
**Fire District:** Indian Land Fire District  
**Setbacks/Yards:** Front - 20FL  
 Side - 7.5FL  
 - 15FL @ Corners  
 Rear - 30FL  
**Land Use:** Existing - Partially Wooded, Vacant  
 Proposed - Detached Single Family  
 50 Ft (55-65-75 FV Shown)  
**Min. Lot Width:** 5,000 Sq. Ft.  
**Min Lot Size:** 83 (Single Family Residential)  
**Lots Proposed:** 55' Lots = 28  
 65' Lots = 28  
 75' Lots = 27

**Road Lengths:** Shelbourne Way 600 LF  
 Moher Cliff Drive 1165 LF  
 Monastic Road 1276 LF  
 Wicklow Place 480 LF  
 Muckross Lane 701 LF

### CONDITIONS:

- Stormwater Management Will Be Required
- Site is Subject to Carolina Heelsplitter Overlay District (CHOD)
- There Can Be No More Than 34% of A Single Lot Type ( 3 Widths Required At 10' Increments)

### OTHER APPLICABLE REGULATIONS

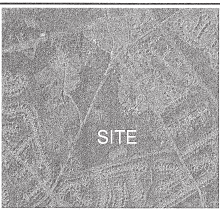
- 1. SCDHEC Stormwater Regulations
- 2. SCDOT Traffic Regulations

- ★ APPROXIMATE LOCATION OF MAILBOX KIOSKS



| Line Table |         |                  |
|------------|---------|------------------|
| Line #     | Length  | Direction        |
| L-1        | 485.597 | N85° 51' 17.14"W |
| L-2        | 232.200 | N86° 09' 28.16"W |
| L-3        | 346.846 | N13° 26' 39.11"W |
| L-4        | 289.243 | N13° 27' 16.80"W |
| L-5        | 100.370 | N13° 40' 02.67"W |
| L-6        | 572.825 | N13° 38' 39.60"W |
| L-7        | 70.002  | N13° 19' 06.96"W |
| L-8        | 515.587 | N57° 59' 46.05"E |
| L-9        | 263.942 | N18° 02' 31.51"E |
| L-10       | 74.037  | N76° 45' 24.69"E |
| L-11       | 161.630 | N71° 43' 25.43"E |
| L-12       | 120.152 | N71° 42' 31.49"E |
| L-13       | 27.837  | N71° 42' 20.70"E |
| L-14       | 213.474 | S00° 42' 29.42"W |
| L-15       | 138.801 | S00° 43' 35.27"W |
| L-16       | 138.550 | S00° 43' 36.03"W |
| L-17       | 924.409 | S00° 39' 44.88"W |
| L-18       | 171.249 | S00° 34' 59.88"W |
| L-19       | 503.188 | S00° 54' 22.77"W |

SEE TOPOGRAPHY PROVIDED FROM LANCASTER COUNTY AERIAL PHOTOGRAPHY.  
 BOUNDARY SURVEY AS PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC.  
 HORIZONTAL DATUM: 1983 TO NAD 83 AND VERTICAL DATUM: 1985 TO NAVD 83  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. FOR BENCHMARKS AND CORRELATION INFORMATION.



SITE

VICINITY MAP - N.T.S.



| LOT #1 WIDTH (IN) |            |           | LOT #2 WIDTH (IN) |            |           | LOT #3 WIDTH (IN) |            |           | LOT #4 WIDTH (IN) |            |           |
|-------------------|------------|-----------|-------------------|------------|-----------|-------------------|------------|-----------|-------------------|------------|-----------|
| LOT #             | WIDTH (IN) | AREA (SQ) | LOT #             | WIDTH (IN) | AREA (SQ) | LOT #             | WIDTH (IN) | AREA (SQ) | LOT #             | WIDTH (IN) | AREA (SQ) |
| 1                 | 65         | 13,181    | 26                | 75         | 5,750     | 51                | 65         | 8,450     | 76                | 55         | 7,151     |
| 2                 | 65         | 9,970     | 27                | 75         | 10,591    | 52                | 65         | 5,339     | 77                | 55         | 7,862     |
| 3                 | 65         | 8,552     | 28                | 75         | 12,224    | 53                | 65         | 13,347    | 78                | 55         | 5,838     |
| 4                 | 65         | 8,530     | 29                | 75         | 12,088    | 54                | 65         | 11,565    | 79                | 55         | 13,770    |
| 5                 | 65         | 8,508     | 30                | 75         | 9,750     | 55                | 65         | 10,107    | 80                | 55         | 20,090    |
| 6                 | 65         | 8,586     | 31                | 75         | 9,750     | 56                | 75         | 10,642    | 81                | 55         | 13,365    |
| 7                 | 55         | 7,188     | 32                | 75         | 9,750     | 57                | 75         | 9,750     | 82                | 55         | 5,705     |
| 8                 | 55         | 7,200     | 33                | 75         | 9,750     | 58                | 75         | 10,639    | 83                | 55         | 5,799     |
| 9                 | 55         | 7,536     | 34                | 75         | 9,750     | 59                | 75         | 9,949     |                   |            |           |
| 10                | 55         | 8,628     | 35                | 75         | 9,750     | 60                | 65         | 8,425     |                   |            |           |
| 11                | 55         | 7,881     | 36                | 75         | 9,750     | 61                | 65         | 9,126     |                   |            |           |
| 12                | 55         | 7,190     | 37                | 75         | 9,750     | 62                | 65         | 10,907    |                   |            |           |
| 13                | 55         | 7,190     | 38                | 75         | 9,750     | 63                | 65         | 13,176    |                   |            |           |
| 14                | 55         | 7,190     | 39                | 75         | 9,750     | 64                | 65         | 9,139     |                   |            |           |
| 15                | 55         | 7,190     | 40                | 75         | 9,750     | 65                | 65         | 8,450     |                   |            |           |
| 16                | 55         | 7,190     | 41                | 75         | 9,750     | 66                | 65         | 8,450     |                   |            |           |
| 17                | 55         | 7,190     | 42                | 65         | 10,140    | 67                | 65         | 9,146     |                   |            |           |
| 18                | 55         | 7,190     | 43                | 65         | 8,775     | 68                | 75         | 12,057    |                   |            |           |
| 19                | 55         | 7,190     | 44                | 65         | 8,776     | 69                | 75         | 11,261    |                   |            |           |
| 20                | 55         | 7,190     | 45                | 65         | 8,837     | 70                | 75         | 10,636    |                   |            |           |
| 21                | 55         | 7,190     | 46                | 65         | 9,343     | 71                | 75         | 15,076    |                   |            |           |
| 22                | 55         | 8,017     | 47                | 65         | 9,343     | 72                | 75         | 28,033    |                   |            |           |
| 23                | 55         | 9,744     | 48                | 65         | 9,880     | 73                | 55         | 8,601     |                   |            |           |
| 24                | 75         | 9,750     | 49                | 65         | 8,450     | 74                | 55         | 7,157     |                   |            |           |
| 25                | 75         | 9,750     | 50                | 65         | 8,450     | 75                | 55         | 7,154     |                   |            |           |

DATE

ISSUED FOR

REV

05/01/17

Initial Submittal to Lancaster County

0

09/12/17

Second Submittal to Lancaster County

1

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Corporate Seal

Engineer's Seal

Project Manager  
P. Murphy

Department Manager  
P. Murphy

Printed Date  
June 12, 2017

Client  
SINACORI BUILDERS  
10100 PARK CEDAR DR., SUITE 166  
CHARLOTTE, NORTH CAROLINA 28210  
P: (704) 543-7474

Drawn  
R. Samuels

Checked  
A. Bowersox

Project:

Carrington Subdivision

Drawing Title:

Preliminary Plat

Project No.

2540

DWG File Name:

2540-Preliminary Plat

Drawing No.

SP-1

SEE SHEET SP-2 FOR STANDARD DETAILS & TECHNICAL NOTES

41



| <u>Cluster Development Name</u> | <u>Nearest Major Road</u>          | <u>Main Entry Road(s)</u>            | <u>Acerage</u> | <u>Lots</u>                           | <u>Roads In?</u> |
|---------------------------------|------------------------------------|--------------------------------------|----------------|---------------------------------------|------------------|
| Arbor Meadows                   | Pineview Dr                        | n/a                                  | 92             | 47                                    | No               |
| Barber Rock                     | Barberville Rd                     | Chalet Ln                            | 86.2           | 184                                   | Yes              |
| Bent Creek                      | Jim Wilson Rd, Henry Harris Rd     | Twelve Mile Creek Rd, Chippenham Ave | 75.58          | 99                                    | Yes              |
| Carrington                      | Shelley Mullis Rd, Goldwing Ln     | Monastic Rd, Moher Cliff Dr          | 37.4           | 83                                    | Yes              |
| Covington                       | Harrisburg Rd                      | n/a                                  | 164.74         | 328                                   | No               |
| Covington Estates               | Harrisburg Rd                      | Ancestry Trl                         | 33.14          | 53                                    | Yes              |
| Overlook at Barber Rock         | Barberville Rd                     | Harbor Bay Dr                        | 83.82          | 126                                   | Yes              |
| Preserve at Barber Rock         | Barberville Rd                     | Chalet Ln                            | 34.12          | 52                                    | Yes              |
| Ridgecrest                      | Harrisburg Rd                      | Tabor Ln, Chateau Ridge Way          | 56.78          | 131                                   | Yes              |
| Roselyn                         | Charlotte Hwy / 521                | Roselyn Ave                          | 1396.91        | 1850                                  | Some             |
| Shiloh Woods                    | W Shiloh Unity Rd                  | n/a                                  | 169.86         | 398                                   | No               |
| Tree Tops                       | Van Wyck Rd                        | Tranquility Blvd, Acadia Falls Ln    | 613.613        | 786 Indicated, 385 permissible per DA |                  |
| Wilson Creek                    | Shelley Mullis Rd, Henry Harris Rd | Wilson Creek Dr, Daniel Pine Dr      | 169.07         | 326                                   | Some             |

**PROPOSAL:** Amend Unified Development Ordinance Standards for Cluster Subdivision Overlay District (CSOD) standards.

**APPLICABLE CHAPTER(S):** UDO Chapter 4.4.1

**APPLICANT:** Lancaster County Council  
*Changes to the report since the July 18 hearing are highlighted in green*

---

**STATED CONCERN:** “Changes are intended to address known issues...related to front setbacks, usable open space, lot sizes, CSOD lot mix, block face lengths, and density calculation.”

**July 18, 2023:** Planning Commission voted to continue the discussion to the next meeting, asking staff for examples of previously approved cluster subdivisions.

---

**PROJECT SUMMARY & PROPOSAL:**

Growth management has been an active discussion with the County Council over the course of the last year.

In 2022, a proposed Interim Ordinance for the cluster design standards, including changes to minimum lot size, front yard setbacks, open space requirements, and open space in relation to block length, was denied. Afterwards, citizen engagement prompted the County Council to initiate proposed changes to the Medium Density Residential (MDR) Zoning District and the associated Cluster Subdivision Overlay District (CSOD). This also failed to pass as a joint resolution, and staff asked for time to separate the two issues in order to reach a resolution.

---

**OVERVIEW:**

Staff has had concerns that the cluster subdivision overlay district was not being used in the way that cluster subdivisions are intended, and is seeking to address this.

Cluster subdivisions are generally used to accommodate a specific goal of the community and/or comprehensive plan. For example, cluster design flexibility is provided in many communities in exchange for natural resource protection, transit-oriented neighborhoods, or to achieve affordable housing. The Lancaster County Cluster Subdivision Overlay code section references this, but does not specifically require or call out the objective.

Earlier attempts were challenged based on discussions about how the options would impact the Panhandle. Cluster subdivision design, properly implemented, could be viable county-wide.

---

## OPTIONS:

Staff has reviewed multiple code sources and recommends deliberation of the following options (in no particular order):

- **Only allow cluster subdivisions as a means to address an accepted need in the county.**
  - Current code mentions using cluster subdivision design to preserve trees and flood areas, but needs more teeth and to list more of the county's stated concerns (slope failure areas, floodways, stream banks, tree species and size for preservation, etc).
  - Additional needs of the county include middle housing options, entry level housing for first time homebuyers, and housing for renters.
- **Add parking plan requirement for overflow; require parking to be on private lands (off street); allow narrower roads by review/approval of Planning Commission.**
  - One component option of cluster subdivision is to reduce impervious surfaces, like roads. Reducing the width of pavement on roads should be allowed only if the width will accommodate public safety, and only if parking is prohibited on the street so that public safety and public health vehicles (garbage trucks) can safely travel the roadways as needed.
- **Allow flexible setbacks (a range of setbacks vs a standard setback) to reduce the need for variance.**
  - If the purpose of cluster housing is to preserve land that has issues with terrain, water, tree preservation, etc., then the developer should have some flexibility to site the houses in such a way to achieve this. A single setback regulation can defeat the purpose of the cluster subdivision without some flexibility. Avoiding a costly delay by requiring variance review also helps move the project along and achieves the community's goals.
- **Require phasing to reduce mass grading.**
  - Staff have received many complaints about entire development sites being taken down all at once; it provides challenges for sediment management as well.
  - Phasing the plans would allow trees to remain in sectors until the development progresses to the next phase.
- **Apply the following to the future UDO rewrite:**
  - Determine tree species and sizes to be protected; prioritize tree species that are native to the area and help control stormwater (through absorption).

---

## STAFF CONTACT:

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[ahardin@lancastercountysc.net](mailto:ahardin@lancastercountysc.net)



## PROPOSED TEXT AMENDMENTS

Language proposed for deletion is ~~strikethrough~~

Language proposed for addition is **highlighted and underlined**

Changes proposed during July 18 hearing are **highlighted in green and in bold type**

### 4.4.1 CLUSTER SUBDIVISION OVERLAY DISTRICT (CSO)

The Cluster Subdivision Overlay District, is hereby established. Cluster subdivisions are residential developments ~~which offer an alternative to traditional subdivision design~~ **that group structures together in particular areas of a site,** with the principle purpose being to encourage open space, **conservation, agriculture, recreation, and public or semipublic uses, and natural resource protection** ~~in medium density residential districts.~~ Cluster subdivisions shall be designed using a site planning technique that concentrates buildings and structures to the most buildable areas of a site in order to preserve the remaining area as open space for recreation and ~~/or~~ **preservation of significant site features.** ~~Reductions below the minimums otherwise required by the UDO for lot area, lot width, and setbacks are allowed within a CSO, and such reductions are only permissible within a CSO.~~ By preserving open space, a cluster subdivision will provide another tool by which the County shall preserve its rural character, **natural resources, and/or other priority areas identified under the comprehensive plan.** **In addition, cluster layouts reduce development costs by cutting road and utility costs, and bypassing natural conditions on the site (floodplains, large trees, steep terrain, etc).** Cluster subdivisions are permitted in moderate-density single family residential districts, specifically, Medium Residential District. Cluster subdivisions are not permitted in any other zoning districts. **Only lands that have a natural condition that prohibits standard subdivision development are eligible for the cluster subdivision option as determined by the administrator.** Development of a Cluster Subdivision requires submission of a Development Agreement (see UDO 9.2.18). (Ord. No. 2019-1623, 12.9.19) The following general provisions apply to the Cluster Subdivision Overlay District:

#### A. MINIMUM ACREAGE

The minimum tract area for a cluster subdivision shall be 30 gross acres [unless a larger minimum acreage is required as part of the Development Agreement Process (i.e. 25-acres of highland)], shall consist of contiguous parcels, and must adjoin or have direct access to at least one collector street. (Ord. No. 2019-1623, 12.9.19)

#### B. MINIMUM LOT AREA

The minimum lot area (in square feet) per dwelling unit within a cluster subdivision **is dependent upon the lot width. Except for incentive lots, the smallest lot size available under the cluster subdivision option** shall be ~~5,000~~ **7,500** square feet. This shall be the minimum lot area allowed for any lot with the minimum lot width of ~~50-60~~ feet, as defined in Section C below. The minimum lot area per dwelling unit shall increase proportionately with an increase in lot width. Incentives to reduce minimum lot size to 5,000 square feet and 50 ft in width are explained in Section 4.4.1.D.3.

### C. MINIMUM LOT WIDTH

In a cluster subdivision, where both central water and sewer services are available and adequate, the minimum lot width shall be 50 60 feet, excepting incentive lots created under guidance of Section 4.4.1.D.3.

### D. VARIETY OF LOT SIZES

Individual lots in a cluster subdivision shall vary in size and layout. ~~No more than 34 percent of the lots in a cluster subdivision shall have a single designated lot width.~~ The following shall apply:

1. ~~The minimum separation between any two designated lot widths shall be 10 feet. For example, if 34 percent of the total number of lots has a lot width of 50 feet, 34 percent could have a lot width of 60 feet, and the remaining could have a lot width of 70 feet or greater.~~ No two adjacent lots shall have the same lot width; there will be at least five feet difference in width as measured at the primary frontage/right-of-way.
2. ~~The Planning Commission may allow a developer to vary the width of individual lots to accommodate site restrictions (i.e., easements, corner lot widths, etc). However, such lots shall be counted with the nearest designated lot width.~~ Incentivized lots (per Section 4.4.1.D.3) may not count for more than ~~35%~~ 25% of the total lot count.
3. Additional lot size reduction incentives
  - a. Up to 35% of the total lots may be created with a minimum of 5,000 sq ft area and 50 ft lot width (measured at the primary frontage/right-of-way) if at least three of the following components are provided in the design and secured by a development agreement:
    1. A 50-foot riparian buffer is created along waterways or creeks;
    2. An additional 5% of open space over the 25% required in Section 4.4.1.F;
    3. Half or more of the open space includes tree preservation of all existing species that measure 18" DBH or more;
    4. A trail system that connects to existing or planned public parks or trail systems outside of the neighborhood is created, built, and maintained;
    5. The neighborhood design includes a Safe Routes to School plan;
    6. Wetland buffers are extended by an additional 10 feet to accommodate wetland migration;
    7. Homes built in A or AE zones are constructed on stilts and not fill; and/or
    8. The stormwater system improves an existing issue in the area basin/watershed by at least 25% performance.

### E. SETBACKS

The following minimum setbacks are required for individual lots within a cluster subdivision:

1. **Front Yard:** The minimum front yard setback for the primary structure shall be 20 feet to the front of the structure and 40 feet to the garage, if the garage faces the street. If the garage faces a side yard or the rear of the property, the 20 foot setback applies.

Porches may extend into the front yard setback by five (5) feet to create additional variation in streetscape along local roads.

The front yard setback for a corner lot shall be as set forth in Chapters 2 and 3 of the UDO;

2. **Rear Yard:** The minimum rear yard setback shall be ~~30~~ 25 feet;
3. **Side Yard:** The minimum side yard setback shall be 7 ½ feet.
4. **Exceptions:** The Administrator may approve a reduction of rear or front setbacks by a maximum of five (5) feet in a situation where a structure can't meet the existing setbacks due to a condition in the natural environment that is being preserved, such as trees or wetlands. This may not be applied in addition to the porch exception in 4.4.1.E; this means that the Administrator may not approve a front setback that results in less than fifteen (15) feet from the right-of-way. Side yard setback reductions are not allowed under this exception.

#### F. OPEN SPACE REQUIREMENT

For a cluster subdivision, no less than 25 percent of the site acreage, not including primary conservation areas as defined in Item 3 below, shall be set aside in perpetuity as open space. Open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Open space in a cluster subdivision is also subject to the following:

1. Open space ~~may~~shall include, but is not limited to, a combination of passive recreation, natural preservation of important scenic vistas, environmentally sensitive lands, habitat for wildlife, floodplains, riparian buffers, undisturbed forests of at least three (3) contiguous acres and at least two (2) different species of canopy trees as listed in Section 4.3.2.J.6.vii, and/or historically or archaeologically significant areas. Structures, swimming pools, stormwater management basins, and athletic facilities shall not count as open space. However, structures are permitted in the open space when they serve an accessory function, such as a gazebo, fishing dock, playground equipment, or play structures (Ord. No. 2019-1623, 12.9.19);
2. The amount of open space required to be set aside shall be determined by the following formula:

Open Space Set Aside = Total Land Area in Parcels minus Total Land Area in Primary Conservation Areas multiplied by the Open Space Percentage then added to the Primary Conservation Areas

$$TO = ((TP - PC) OSP) + PC$$

|    |                              |         |
|----|------------------------------|---------|
| TO | = Total Open Space Set Aside | (acres) |
| TP | = Total Parcel               | (acres) |



|     |                              |                        |
|-----|------------------------------|------------------------|
| PC  | = Primary Conservation Areas | (acres)                |
| OSP | = Open Space Percentage      | (% of Improvable Area) |

3. Primary Conservation area includes those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters and intermittent stream channels, steep slope terrain, and soils that don't support building.
4. To fulfill the requirements of this item (4.4.1.F), a combination of the following shall be included in the required open space where practicable:
  - a. Wooded areas;
  - b. Scenic vistas;
  - c. Streams, ponds, wetlands, and floodplains;
  - d. Buffers, including landscaped, perimeter, river, and stream;
  - e. Areas containing slopes in excess of 25 percent;
  - f. Other areas containing unusual natural site features (such as major rock formations); and
  - g. Habitats of rare, threatened, and/or endangered species as listed by the SC Department of Natural Resources (SCDNR);
  - h. Agricultural lands that are in use;
  - i. Areas of historical importance;
  - j. Parking areas to support these amenities and overflow parking; and/or
  - k. Other environmentally, historically, or archaeologically significant or unique areas;
5. Open spaces shall be contiguous to the extent practicable when not restricted by topography, existing water body, and other natural features;
6. Pedestrians shall have access to open space;
7. Open space shall be deed restricted and shall not be developed for use other than open space except for agricultural lands, which shall be deed restricted to agricultural use and/or open space;
8. Open space shall remain under the ownership and control of the developer (or successors) or a homeowner's association or similar organization. The person or entity identified as having the right of ownership and control over such open space shall be responsible for the continuing upkeep and proper maintenance of the open space. The County shall have no responsibility for the maintenance of open space areas. If open space location meets a need in the County comprehensive plan, the County and developer may consider conveyance of completed open space to the County, upon Planning Commission and Council approval.

The person or entity having the right of ownership and control over such recreational facilities and open space shall be responsible for the continuing upkeep and proper maintenance of the same. It shall not be the responsibility of the County to maintain these areas.

9. A cluster subdivision shall include provisions for the protection of trees and other natural amenities within the area or areas designated for open space. The removal of trees and natural vegetation in designated open space is strongly discouraged, though it is permitted during the development phases prohibited except for the purpose of constructing trails and other such recreational improvements as approved by planning staff under the development agreement and/or site plan review. All open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Trees over 24 inches in diameter (DBH) shall be preserved and incorporated in designated open space where practicable, and upon the request of planning staff such trees existing within areas designated for trails and other such recreational improvements may also need to be shown and labeled. Upon completion of development phases, no person or entity shall remove or destroy any trees or natural vegetation from designated open space without approval from the Administrator. However, normal maintenance and removal of dead or fallen trees are permitted and recommended, including removal of vegetation as part of a Firewise program, and shall be the responsibility of the person or entity identified as having the right of ownership as outlined in Item 8 above.

#### G. MAXIMUM DENSITY

The maximum number of dwelling units allowed per acre for a cluster subdivision shall not exceed the maximum for the residential use district in which it is located, as set forth in Chapter 2 of the UDO, where the total number of dwelling units allowed shall be based on the gross acreage of the site. For example, when the CSO is located within the MDR, Medium Density Residential, where the maximum density is two and a half dwelling units per acre, a 100-acre parcel of land shall be allowed to have no more than 200 250 dwelling units built on the site.

#### H. COMMERCIAL REQUIREMENT: There shall be no required commercial within a cluster subdivision.

#### I. SITE PLANNING REVIEW STANDARDS: A cluster subdivision shall follow the site plan review standards and procedures as set forth in Chapter 9 of the UDO, including but not limited to Section 9.2. Furthermore, planning staff shall also include the following in their review:

1. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships;
2. The site layout shall accommodate and preserve any features of historic, cultural, archaeological, or sensitive environmental value. Individual lots, buildings, structures, streets, parking areas, utilities, and infrastructure shall be designed and sited to minimize the alteration of natural features, vegetation, and topography;
3. Where practicable, individual lots, buildings, structures, streets, parking areas, utilities, and infrastructure should be designed and sited to be compatible with surrounding development patterns;

4. Where practicable, open space shall be located on a site in such a manner so that view sheds from existing public right-of-way are not obstructed, but are enhanced by the open space;
5. Private streets are permitted in a cluster subdivision, provided such streets meet the construction standards of Chapter 6 and Appendix C of the UDO. The following shall apply:
  - a. As required in Chapter 6 of the Lancaster County Code, as amended, the minimum right-of-way and pavement width shall be as follows:

| Road Type                                                       | Right-of-Way (feet) | Pavement (feet) |
|-----------------------------------------------------------------|---------------------|-----------------|
| Local (closed drainage)                                         | 50                  | 22              |
| Local (open drainage) ) – follow guidance for collector (rural) | 66                  | 22 <b>24</b>    |
| Collector) – follow guidance for collector (rural)              | 66                  | 24              |

- b. On-street parking is permitted in a cluster subdivision ~~where adequate right-of-way and pavement width is provided in accordance with standards of the South Carolina Department of Transportation~~ **where street widths are 30 feet or more**; on-street parking is prohibited on streets with less width; and
    - c. To ensure adequate clearance for emergency vehicles in a cluster subdivision, the Planning Commission may require signage and/or pavement markings to clearly indicate areas where on-street parking is prohibited;
6. Installing sidewalks on both sides of local streets in a cluster subdivision is encouraged **required**. ~~At a minimum, a sidewalk will be required on at least one side of every local street, with a sidewalk required on both sides of arterial and collector streets.~~  
 Local, arterial, and collector streets shall be clearly labeled as such on any preliminary or final plat submitted for review. **On local roads with areas where natural environments are not favorable for concrete sidewalk construction, the developer may discuss alternative path surfaces to meet the sidewalk requirement (for example, permeable pavement). Only surfaces that comply with the Americans with Disabilities Act may be considered, and the Administrator has the final say on accepting such replacement;**
7. In general, landscaping requirements for a cluster subdivision shall comply with the requirements of Chapter 7 of the UDO. However, the Planning Commission may vary such requirements in response to applications demonstrating alternative landscaping based on creative site planning. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the landscaping requirements;
8. The following buffer requirements shall apply for a cluster subdivision:



- a. In general, buffer requirements for a cluster subdivision shall comply with the requirements of Chapter 7 of the UDO where a buffer yard may be required between adjacent zoning districts;
  - b. Existing trees and natural vegetation shall be retained wherever possible and shall count towards meeting the buffer requirements;
  - c. Ingress/egress to the property shall be allowed within a buffer, as well as utility easements and sidewalks;
  - d. A 50-foot buffer shall be required on the frontage of all existing public streets. Where there is insufficient natural vegetation to provide a visual buffer for principal structures, plantings shall be installed by the developer. A minimum of 25 percent of the trees and 75 percent of the shrubs shall be evergreens in order to achieve opacity;
  - e. The Planning Commission may allow a developer to vary the buffer requirement to preserve view sheds from existing view sheds, as required in Item 4 above.
  - f. Buffer requirements within a cluster subdivision shall count as open space where it is contiguous with other areas designated as open space.
9. Variety in architecture and building materials shall be encouraged within a cluster subdivision. It is encouraged that buildings are constructed using quality finish materials (i.e., brick, masonry, stone, concrete siding, or stucco). Vinyl siding is permissible if in combination with other building materials.
10. Grading will be planned in phases, to retain tree cover for as long as possible, and minimize sediment runoff. The phasing plan must be reviewed and approved by staff and the Planning Commission during the preliminary plat review process. Any changes in phasing that affect infrastructure (streets, water, sewer, etc.) will require re-review by staff and Planning Commission.

#### J. OTHER ZONING REQUIREMENTS

The Cluster Subdivision Overlay District, may contain zoning and development standards and requirements that are inconsistent with or conflict with zoning and development standards and requirements contained elsewhere in the UDO. The standards and requirements contained in the Cluster Subdivision Overlay District supersede all other zoning and development standards and requirements. The Cluster Subdivision Overlay District is deemed controlling. If the Cluster Subdivision Overlay District is inconsistent with or conflicts with zoning and development standards and requirements contained elsewhere in Chapter 4, then the zoning and development standards and requirements contained in Chapter 4 supersede the standards and requirements contained in the Cluster Subdivision Overlay District and the provisions contained in Chapter 4 are deemed controlling.

#### K. ~~EXAMPLES OF APPLYING FORMULAS~~

~~Below are examples of applying formulas to determine the total number of dwelling units allowed and the amount of the site acreage to be set aside as open space within a Cluster Subdivision Overlay District.~~

Example: Assume that a 50-acre parcel is being developed. The residential use district is MDR, Medium Density Residential District, where the maximum density is 2.5 dwelling units per acre. Assume that there are 5 acres of Primary Conservation area. The open space percentage is 25 percent (or as a decimal, .25).

The following formula would be used to determine the total number of dwelling units allowed:

Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre

|     |                                   |                        |
|-----|-----------------------------------|------------------------|
| TU  | = Total Units Allowed             | (dwelling units)       |
| TP  | = Total Parcel                    | (acres)                |
| DUA | = Maximum Dwelling Units per Acre | (dwelling units/acres) |

$$TU = (TP) (DUA)$$

$$TU = (50) (2.5)$$

$$TU = 125 \text{ Total Lots or Dwelling Units Allowed}$$

The following formula would be used to determine the amount of the site acreage to be set aside as open space:

Total Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas

$$TO = ((TP - PC) \cdot OSP) + PC$$

|     |                              |                                  |
|-----|------------------------------|----------------------------------|
| TO  | = Total Open Space Set Aside | (acres)                          |
| TP  | = Total Parcel               | (acres)                          |
| PC  | = Primary Conservation Areas | (acres)                          |
| OSP | = Open Space Percentage      | (% of Site Acreage excluding PC) |

$$TO = \text{Total Open Space Set Aside } TP = 50 \text{ acres Total Parcel}$$

$$PC = 5 \text{ acres Primary Conservation Areas } OSP = 25\% \text{ (or .25)}$$

Open Space Percentage

$$TO = ((50 - 5) \cdot .25) + 5$$

$$TO = ((45) \cdot .25) + 5$$

$$TO = (11.25) + 5$$

$$TO = 16.25 \text{ acres of Total Open Space Set Aside}$$