**Planning Commission Members**
District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**
John K. DuBose III

**Clerk to Planning Commission**
Jennifer Bryan

**Development Services Director**
Rox Burhans

| July 20, 2021 | 6:00 PM | 101 North Main Street<br>Lancaster, SC 29720 |
|---|---|---|

# 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. **Approval of the Agenda**
   - **a.** Other
     - **i.** Election of Officers 2021-2022
3. **Citizen's Comments**

   ***[Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.org or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]***
4. **Approve Minutes**
   - **a.** June 3, 2021 Workshop Minutes
   - **b.** June 15, 2021 Regular Minutes
   - **c.** July 1, 2021 Workshop Minutes
5. **Public Items**
   - **a.** RZ-2021-1233 Williams Fabrication

     RZ-2021-1233: Application by Shaun Williams to rezone two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Agricultural Residential (AR) to Light Industrial (LI) District. The intent is to add an addition to the existing building for the Williams Fabrication business.
   - **b.** CP-2021-1233 Williams Fabrication

     CP-2021-1233: Application by Shaun Williams to amend the future land use designation of two

parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Rural Living to Special District – Industrial.

**c.** SD-2021-0747 1415 LLC

Application by 1415 LLC to amend the Preliminary Plat for Edgewater Corporate Park.

**d.** Southern Panhandle Small Area Plan Extension

Comprehensive Plan Amendment - Southern Panhandle Small Area Plan Extension

**6. New Business**

**a.** Overview of next month's Agenda

**7. Adjourn**

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

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

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

***Meetings are live streamed and can be found by using the following link: https://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w***

# Agenda Item Summary

Ordinance # / Resolution #: Election of Officers 2021-2022
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

# Agenda Item Summary

Ordinance # / Resolution #: June 3, 2021 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| June 3, 2021 Workshop Minutes | 6/21/2021 | Exhibit |

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

Lancaster County
South Carolina

# MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

**June 3, 2021 5:00 P.M.**
**MINUTES**

**1. Roll Call**:

**Members Present**:
Jim Barnett Charles Deese
Ben Levine Tamecca Neely
Sheila Hinson

**Absent**: None
(No appointees for Districts 1 and 5)

Clerk: Jennifer Bryan

**Others Present:**
Rox Burhans, Division Director
Ashley Davis, Planner
Katie See, Senior Planner
Robert Tefft, Senior Planner
Brandon Pridemore, R. Joe Harris & Associates

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

Chairman Deese called the meeting to order at 5:02 p.m.

**2. New Business**

a. **Lancaster County School District Impact Fee Study**

[Item continued from April 20, 2021 and May 18, 2021 Planning Commission Meetings]
Commissioner Deese expressed concern that proposed impact fees from county and school district would have a detrimental effect on growth and would disproportionally affect small builders. Commissioners Barnett and Levine proposed compromise of a lesser fee. General agreement was reached that fees of 60% of the figure requested in the study might be feasible, and that the effect of fees could be re-evaluated after 3 years.

b. **RZ-2021-0881 Shareena Webb** a/k/a Goulet
Application by Shareena Webb to rezone a 10.0-acre portion of the property Located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District.

Staff presentation: Robert Tefft.
Commissioners expressed concern about potential future uses allowed under INS. Staff suggested that a text amendment to allow larger square footage for intended use under LDR might be a more appropriate remedy than rezoning.

**c. RZ-2021-0959 WTC of Lancaster, LLC**

Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Hwy and Rocky River Road (a portion of TM# 0058-00-116.00) from Rural Residential (RR) to Rural Business (RUB) District.

Staff Presentation: Ashley Davis.

The proposed rezoning is part of an acreage swap to adjust boundary lines to better accommodate the respective owners' development plans.

d. **RZ-2021-0961 Melinda Hoopaugh**

Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Drive (TM 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.

**RZ-2021-0962 Melinda Hoopaugh**

Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.

Staff Presentation: Ashley Davis.

Discussion regarding how the rezoning would affect existing homes, making them non-compliant. Commissioners expressed concern about transitions between NB/GB/MDR districts and how a change would impact neighborhood.

**e. RZ-2021-0917 Jonathan Lee/Jacob Meeks**

Application by Jonathan Lee/ Jacob Meeks to rezone approximately 1.67 acres located at 585 Monroe Hwy. (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.

Staff Presentation: Ashley Davis.

Proposed rezoning to remedy INS district imposed on property by 2016 mass rezoning.

f. **CU-2021-1167 Pavilion Development Corporation (Jiffy Lube)**

Application by Pavilion Development Company for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).

Staff Presentation: Ashley Davis.

Commissioner Levine asked for clarification regarding access through car-wash from Shelley Mullis Road.

**g. SD-2020-1750 Carolina Ventures 1, LLC**

Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersection of Van Wyck and Griffin Roads (TM #s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

Staff Presentation: Katie See.

Commissioner Levine expressed concern over the number of review comments that had not yet been addressed. Staff responded that updates are in progress and the applicant has been actively addressing concerns.

h. **RZ-2021-0687 S & KB Properties**

Application by S & KB Properties to rezone two parcels totaling approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.

Staff Presentation: Katie See.

Commissioners had no questions.

i. **RZ-2021-0942 Fred & Nancy Brackett**

Application by Fred & Nancy Brackett to rezone four parcels totaling approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) Districts to General Business (GB) District.

Staff Presentation: Katie See.

Commissioners agreed with staff concern that due to the size and location of the parcel, a plan with development agreement would be more appropriate

j. **RZ-2021-0753 Anthony Haltom**

Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.

Staff Presentation: Katie See.

Comments from Brandon Pridemore on behalf of applicant.

Commissioner Levine asked if the plan was a cluster development; Pridemore Responded that it was not.

**k. Other:**

Rox Burhans gave an overview of July agenda

**3. Adjourn**

The meeting was adjourned at 6:15 p.m.

# Agenda Item Summary

Ordinance # / Resolution #: June 15, 2021 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| June 15, 2021 Regular Minutes | 6/21/2021 | Exhibit |

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

# MINUTES
## Lancaster County Planning Commission
## June 15, 2021 6:00 p.m.

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

| Commissioners Present: | | Absent: None. |
|---|---|---|
| Tamecca Neely | Ben Levine | |
| Sheila Hinson | Charles Keith Deese | Clerk: Jennifer Bryan |
| James Barnett | | |

No appointments have yet been made to fill District 1 and District 5 seats. Commissioners Charles Deese and Benjamin Levine were sworn in for a new term prior to the meeting.

Staff Present: Rox Burhans, Katie See, Ashley Davis, Robert Tefft
Also Present: Council Member Billy Mosteller; Jennifer White, LCSD FCFO; Jonathan Phipps, LCSD Superintendent.

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

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

**2. APPROVE AGENDA**

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by J. Barnett; 2nd by Sheila Hinson .
Called vote: 5-0. Motion unanimously approved.

**3. CITIZENS' COMMENTS** (See attachments: Sign-in Sheets)

Chairman Deese opened the floor to comments from the public.

- **Waylon Wilson** (Lancaster): spoke in support of former Commissioner Rosa Sansbury, and thanked her for her service.
- **Roger Wolford** (Lancaster): spoke against the Lynwood Drive project (Item 5b on agenda).
- **Lori Blackmon**: deferred until Item 5b.

## 4. APPROVE MINUTES

### a. May 6, 2021 Workshop Minutes

Chairman Deese called for a motion to approve May 6, 2021 Workshop Minutes as written. Motion to Approve by B. Levine; 2nd by J. Barnett.
Called vote: 5-0**. Motion approved unanimously**.

### b. May 18, 2021 Regular Meeting

Chairman Deese called for a motion to approve May 18, 2021 Regular Minutes as written. Motion to Approve by S. Hinson; 2nd by B. Levine.
Called vote: 4-0; J. Barnett abstained as absent from 5/18/2021 meeting.
**Motion is approved**.

## 5. PUBLIC ITEMS

### a. Lancaster County School District Impact Fees

[Item continued from April 20, 2021 and May 18, 2021 Planning Commission Meetings]
Comment from applicant(s): **Jennifer White** (LCSD CFO) and **Jonathan Phipps** (LCSD Superintendent) made themselves available for questions, and thanked the Commission for their consideration.
Public Hearing: (See attachments: Sign-in Sheets) none signed in.
[Public Hearing also held April 20, 2021 and May 18, 2021].
Chairman Deese closed Public hearing.
Call for a motion on item **5a: LCSD Impact Fees.**

Motion to Approve Impact Fees at 60% Requested Maximum (**$5220** Multi-family Unit and **$4921** Single-family) by B. Levine; 2nd by J. Barnett.
Discussion: **B. Levine** stated that this proposal was a compromise between Commissioners that wanted no impact fees, and those who favored the maximum requested fees. **T. Neely** hopes that the school district will revise the study, taking into account development in other areas of county. **C. Deese** hopes the school district will attend to the need to build an inventory of land for school use.

Called vote: T. Neely: For J. Barnett: For
S. Hinson: For B. Levine: For
C. Deese: For
Vote tally: 5-0. **Motion is unanimously approved**.

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**b. RZ 2021-0881 Shareena Webb**

Application by Shareena Webb to rezone a 10.0-acre portion of the property located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) to Institutional (INS) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Disapprove, due to concerns about potential future uses incompatible with neighborhood.

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

Three email comments submitted (see attachments):

- **Jeff Bixby** (against)
- **Renee Miller** (against)
- **Adam Blackmon** (against)

Three persons signed in to speak:

- Adam Blackmon (represented by **Lori Blackmon**): Ms. Blackmon deferred to her father, Hazel Lucas, for statement.
- **Hazel Lucas** (Lancaster): spoke against proposal, he is a resident of the neighborhood, as is his daughter and son-in-law, Lori and Adam Blackmon. They do not want the noise and traffic that would be generated by the venue, and are concerned about what might follow if this rezoning is allowed.
- **Gary Jackson** (Lancaster): Works a late shift, concerned about noise at off - hours, and the traffic and disturbance that would be generated by the venue.

Chairman Deese closed Public hearing.

Comment from applicant(s):

- **Ned Gregory** (Lancaster) Attorney for applicant. Introduced his clients and referred Commissioners to packet of information and plans provided.
- **Ken Goulet** (Lancaster) Property owner: Supports the proposed venue, it is tasteful and not a noise-making concern, set well back on the property to buffer any disturbance to neighbors. Average size event is 100-225 guests. Would generate revenue for county and generate business for other suppliers in area.
- **Shareena Webb** (Lancaster) Applicant: It has been her dream to open this venue, she is sensitive to neighbors concerns and will take them into account.

Call for a motion on item **5b: RZ-2021-0881**.

Motion to approve by B. Levine; 2nd by S. Hinson.

Discussion: **B. Levine** commented that although he does not favor the rezoning proposal due to potential uses, he hopes the applicant will pursue other methods of achieving the project, such as a text amendment to allow a larger facility under current zoning.

Called vote: T. Neely: Against J. Barnett: Against
S. Hinson: For B. Levine: Against
C. Deese: For Vote tally: 2-3. **Motion is denied**.

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

**c. RZ-2021-0959 WTC of Lancaster LLC**

Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Highway and Rocky River Road (a portion of TM#0058-00-116.00) from Rural Residential (RR) to Rural Business (RUB) District.
Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Comment from applicant(s):

- **Chad Mildrum**, WTC (Graniteville SC)
- **Ryan Bland**, WTC (Graniteville SC): they have a retail client looking at the property, and want to have the lot configuration cleaned up before that project can proceed. Thanked the Commission for consideration, and made themselves available to answer questions.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.
Chairman Deese closed Public hearing.

Call for a motion on item **5c: RZ-2021-0959**.
Motion to approve by J. Barnett; 2nd by S. Hinson.
Called vote: 5-0. **Motion is unanimously approved.**
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**d. RZ-2021-0961 Melinda Hoopaugh**

Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Highway and Kohut Drive (TM 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB).
Staff Presentation (items d & e combined): Ashley Davis, Planner, presented the applications consistent with the staff report. Staff Recommendation: Approval.

Public Hearing: (See attachments: Sign-in Sheets). none signed in.
Chairman Deese closed Public hearing.

Comment from applicant(s):

- Melinda Hoopaugh (Chester resident, owner of subject property):
  Owns a third property (already GB) next to these two parcels, wants to have consistent zoning for all three.

Call for a motion on item **5d: RZ-2021-0961**.
Motion to Approve by J. Barnett; 2nd by B. Levine.
Discussion: B. Levine commented that this proposed rezoning was consistent with increased commercial character of surrounding area fronting Fort Mill Highway.
Called vote: 5-0. **Motion is unanimously approved**.

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**e. RZ-2021-0962 Melinda Hoopaugh**

Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Drive (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB).
Staff Presentation: Ashley Davis, Planner, (see previous item.)

Public Hearing: (See attachments: Sign-in Sheets). none signed in.
Chairman Deese closed Public hearing.
Comment from applicant(s): (no additional)

Call for a motion on item **5e: RZ-2021-0962**.
Motion to approve by J. Barnett; 2nd by B. Levine.
Discussion: **B. Levine** commented that this property fronts on Kohut Road and faces residential properties, unlike the other subject property, and he is mindful of the residents' potential concerns over commercial development. He does not support.

Called vote: T. Neely: For B. Levine: Against
J. Barnett: For S. Hinson: For
C. Deese: For
Vote tally: 4-1. **Motion is approved**.

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**f. RZ-2021-0917 Jonathan Lee/Jacob Meeks**

Application by Jonathan Lee (former owner, original applicant) and Jacob Meeks (current owner) to rezone approximately 1.67 acres located at 589 Monroe Highway (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.
Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Comment from applicant(s): not present.
Public Hearing: (See attachments: Sign-in Sheets). none signed in.
Chairman Deese closed Public hearing.

Call for a motion on item **5f: RZ-2021-0917**.
Motion to approve by S. Hinson; 2nd by B. Levine.
Called vote: 5-0. **Motion is unanimously approved**.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**g. CU-2021-1167 Pavilion Development Corporation (Jiffy Lube)**

Application by Pavilion Development Corporation for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Highway and Shelley Mullis Road (TM# 0013-00-049.01).
Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. A revised plan has been submitted with improved shielding and cross access between sites. Staff Recommendation: Approval.
Questions to staff: B. Levine asked for clarification, whether the plan showed connection through the car wash next door. Staff affirmed that there was access.

Comment from applicant(s):

- **Jim Gamble** (Charlotte) Pavilion Development: Thanked the staff and Commission and will answer any questions.

Public Hearing: (See attachments: Sign-in Sheets). none signed in.
Chairman Deese closed Public hearing.

Call for a motion on item **5g: CU-2021-1167**.
Motion to approve by B. Levine; 2nd by J. Barnett.
Called vote: 5-0. **Motion is unanimously approved**.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**h. SD-2020-1750 Carolina Ventures 1, LLC**

Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersection of Van Wyck and Griffin Roads (TM#s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential.
Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Conditional Approval, subject to outstanding TRC/Evolve comments.
Questions to staff: B. Levine asked for clarification on sidewalk placement.

Comment from applicant(s):

- **Tom CruDane**, (Charlotte) Architect
- **Amy Massey**, Engineer for Kimley-Horne & Assoc.
- **Robert Turi**, Landowner/Developer
- **Bryan Linton**, Plotthound Engineering: Slide presentation (See attachment)

Questions from Commissioners: **B. Levine** commented that the Commission had seen the project evolve from first submission, and was pleased to see appropriate improvements and cooperation.

**SD-2020-1750 Carolina Ventures 1, LLC** continued

Public Hearing: (See attachments: Sign-in Sheets). none signed in.
Chairman Deese closed Public hearing.

Call for a motion on item **5h: SD-202-1750**.
Motion to approve by B. Levine; 2nd by J. Barnett.
Called vote: 5-0. **Motion is unanimously approved**.
(This item does not require referral to County Council).

### i. RZ-2021-0687 S & KB Properties

Application by S & KB Properties to rezone two parcels totaling approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.
Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Comment from applicant(s):

- **Fred Brackett** (Lancaster): On behalf of his son, who runs the business. It has been open less than a year and is at capacity, this rezoning will allow them to expand the business.

Public Hearing: (See attachments: Sign-in Sheets). David Blackwell deferred to Item j.
Chairman Deese closed Public hearing.

Call for a motion on item **5i: RZ-2021-0687**.
Motion to approve by B. Levine; 2nd by J. Barnett.
Called vote: 5-0. **Motion is unanimously approved**.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

### j. RZ-2021-0942 Fred & Nancy Brackett

Application by Fred & Nancy Brackett to rezone four parcels totaling approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM#s 0049-00-102.00, 0049-00-103.00, 0049-00-082.01, 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District.
Staff Presentation: Katie See, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Denial, due to acreage of subject and unspecified plans. More suited to plan submission and development agreement.

Comment from applicant(s):

- **Fred Brackett** (Lancaster): Mr. Brackett plans to purchase large corner lot to north (on Shiloh Unity) and wants to have zoning in place to allow all to be developed together.

**RZ-2021-0942 Fred & Nancy Brackett** continued

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

- **David Blackwell** (Lancaster): Mr. Blackwell owns a professional business located on a nearby corner, and is concerned about the impact development will have on already dangerous traffic patterns. Growth will need to be carefully managed. He opposes the rezoning.

Chairman Deese closed Public hearing.

Call for a motion on item **5j: RZ-2021-0942**.
Motion to approve by B. Levine; 2nd by J. Barnett.
Discussion: **B. Levine** commented that his motion was made in the interest of process, he does not support such a large rezoning without a specific purpose or plan.
Called vote: 0-5. **Motion is unanimously denied.**
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**k. RZ-2021-0753 Anthony Haltom**

Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.
Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Comment from applicant(s):

- **Brandon Pridemore**, VP of R. Joe Harris & Associates: spoke in support, thanked the Commission for their consideration, and stated he was present to answer any questions the Commission might have.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.
Chairman Deese closed Public hearing.

Call for a motion on item **5k: RZ-2021-0753**.
Motion to approve by J. Barnett; 2nd by B. Levine.
Called vote: 5-0. **Motion is unanimously approved**.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

6. **NEW BUSINESS**
   a. Overview of Next Month's Agenda
      Rox Burhans, Development Services Director: currently on agenda for July are one preliminary plat application; one rezoning; a presentation of the Small Area Plan Extension.
   b. Other
      - Katie See, Senior Planner: RFP for Comprehensive Plan interviews being conducted this week.
      - Chairman Deese noted that the next meeting would be the first of the new fiscal year, and election of officers should be added to agenda.

7. **ADJOURN**
   Motion to adjourn by B. Levine; 2nd by J. Barnett.
   Motion unanimously approved. Meeting adjourned at 7:52 p.m.

Lancaster County
South Carolina

# PLANNING COMMISSION
## Public Hearing Sign In Sheet

### Item 3: CITIZENS' COMMENTS
**For general comments only, or items not on tonight's agenda.**
**Please see attached sign-in sheets for specific agenda items.**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

PLEASE PRINT

1. Waylon Wilson
2. ~~Melinda Hoopaugh~~
3. ~~Adam Black~~
4. Roger Wolford
5. Lorie Blackwell

Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

## Item 5a: SCHOOL IMPACT FEES

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
## Public Hearing Sign In Sheet

**Item 5b:** **RZ 2021-0881 Shareena Webb [Lynwood Drive Event Venue]**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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|---|
| 1. Adam Blackmon |
| 2. Gary Gray Jackson |
| 3. Hazel Lucas |
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Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

## Item 5c: RZ-2021-0959 WTC of Lancaster LLC
**[Pageland Hwy & Rocky River Road]**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

**Item 5d & 5e:** **RZ-2021-0961 Melinda Hoopaugh**
**RZ-2021-0962 Melinda Hoopaugh**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

**Item 5f:** **RZ-2021-0917 Jonathan Lee/Jacob Meeks**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

**Item 5g:** **CU-2021-1167 Pavilion Development Corporation (Jiffy Lube)**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

**Item 5h:** **SD-2020-1750 Carolina Ventures 1, LLC**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
## Public Hearing Sign In Sheet

**Item 5i:** **RZ-2021-0687 S & KB Properties [Rezone to GB]**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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Lancaster County
South Carolina

# PLANNING COMMISSION
## Public Hearing Sign In Sheet

**Item 5j:** **RZ-2021-0942 Fred & Nancy Brackett [Rezone to GB]**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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

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| 1. David Blackwell, esq. |
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Lancaster County
South Carolina

# PLANNING COMMISSION
# Public Hearing Sign In Sheet

**Item 5k:** **RZ-2021-0753 Anthony Haltom [Pettus Farm Road]**

Council Chambers
101 N. Main Street, Lancaster South Carolina
***Tuesday, June 15, 2021***

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**Jennifer Bryan**

**From:** Jeff <bixbys@gmail.com>
**Sent:** Tuesday, June 8, 2021 1:42 PM
**To:** Jennifer Bryan
**Subject:** RZ-2021-0881



**The Systemcouldn't recognize this email as this is the first time you received an email from this sender bixbys@gmail.com**

Citizen comments for the Planning Commission for RZ-2021-0881:

I live in the subdivision directly across from the proposed 10 acre rezoning. It appears from the plan that this person is proposing to build a wedding venue on this site. I don't think noise will be a problem if the receptions are held indoors. However, it is not the best spot for the proposed entrance/exit onto Lynwood Dr. This new entrance will be on the blind side of a hill for traffic travelling north on Lynwood Dr. The current speed limit is 45 MPH, but both you and I know this is regularly exceeded. Even a vehicle travelling the speed limit will be hard pressed to stop in time for some vehicle pulling out of this proposed exit onto Lynwood Dr. I not only predict, but can guarantee there will be a lot of motor vehicle accidents because of this blind exit. I would suggest the planning commission take a short drive to this location to see what I mean.

Jeff Bixby
2362 Ellison Cir.
Lancaster
(803)804-7677
bixbys@gmail.com

Item b.

## Jennifer Bryan

**From:** Renee Miller <millerrenee959@gmail.com>
**Sent:** Tuesday, June 15, 2021 3:37 PM
**To:** Jennifer Bryan
**Subject:** 2417 Lynwood Dr RZ-2021-0881

**The Systemcouldn't recognize this email as this is the first time you received an email from this sender millerrenee959@gmail.com**

To Whom It May Concern:

We do not want any part of the land at 2417 Lynwood Dr in Lancaster to be rezoned as commercial. This is a peaceful residential area and we want to keep it that way. We are very concerned about how much more traffic this will cause and how loud it will be. Thank you.

Item b.

## Jennifer Bryan

**From:** Adam Blackmon <blackmon_adam@yahoo.com>
**Sent:** Tuesday, June 15, 2021 12:19 PM
**To:** Jennifer Bryan
**Subject:** Public hearing notice

**The Systemcouldn't recognize this email as this is the first time you received an email from this sender blackmon_adam@yahoo.com**

Adam Blackmon
2265 Lynwood Drive
Lancaster SC 29720
803-287-6843

RZ-2021-0881

I am opposed to the rezoning on Lynwood drive.

For starters it's a residential area.
An establishment that promotes high traffic and loud music is not what we purchased our properties for. There is a place for those types of businesses and Lynwood drive is not it.

Some families work 2nd and 3rd shift which will be affected by the operation hours of the proposed business.

Multiple families including myself also hunt the area which will be affected by the traffic and noise of the proposed business.

We enjoy our privacy and what peace and quiet we do have. Allowing businesses like this in residential areas promotes others to follow in their footsteps and we are completely opposed to it.

Also to be noted, if not for being told by family of the hearing notice, I wouldn't have known of it. The notice sign needs to be much larger for passing traffic to be able to visually see the information. And it also needs to be posted at each end of the road for people to be informed. Thank you!

# Preliminary Plat

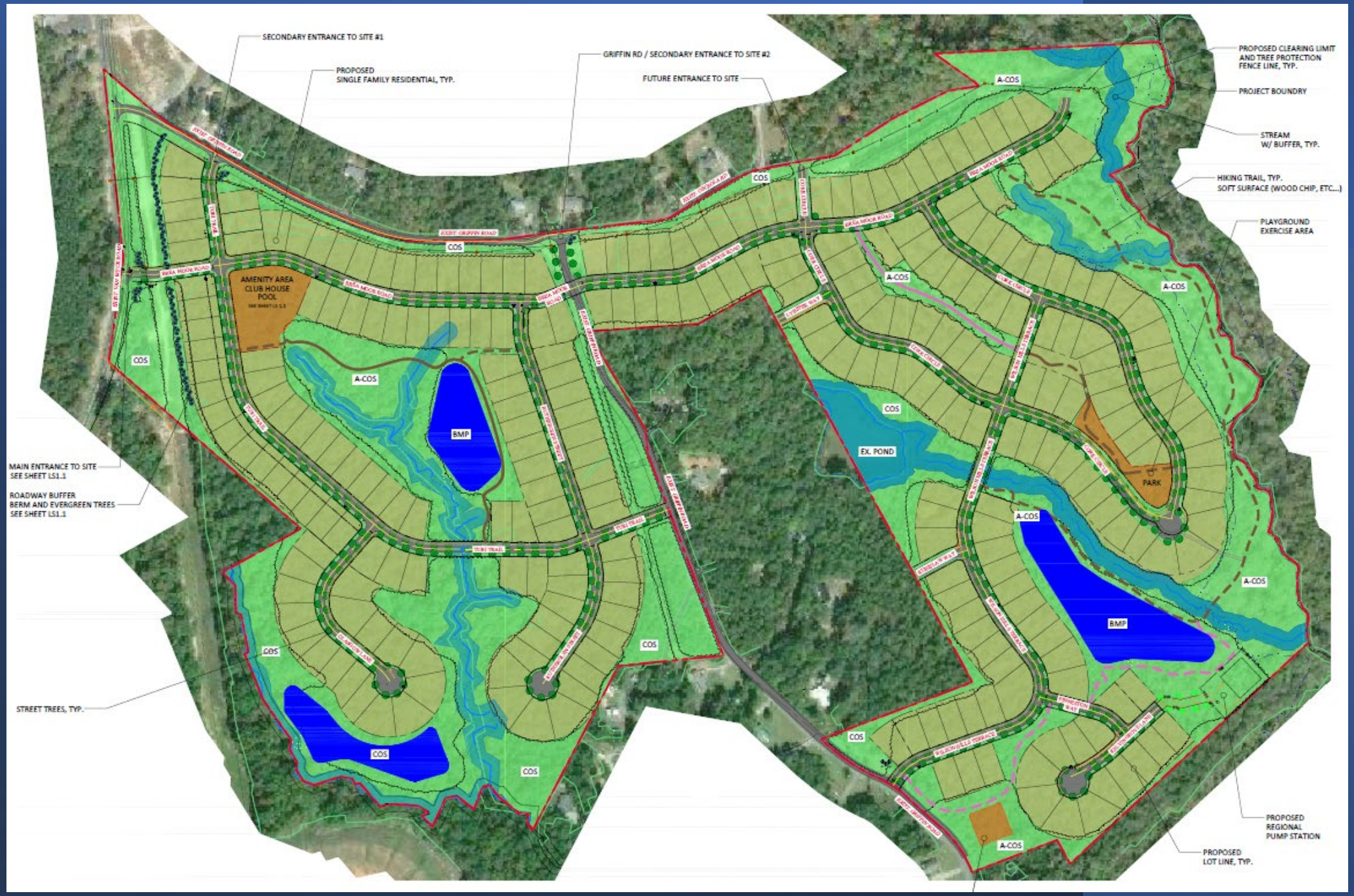
Subdivision at Van Wyck Road and Griffin Road

MDR zoning

Carolina Ventures I, LLC (Robert Turi)

# Site Data:

- Zoning: Medium Density Residential (MDR)
- Single Family Residential Homes
- Zoning allows up to 2.5 dwelling units per acre, project proposes approximately 1.8 dwelling units per acre
- Adjacent land: MDR and RN – Residential Uses
- Site area: 152.4 Acres
- Common Open Space: +/- 45 acres

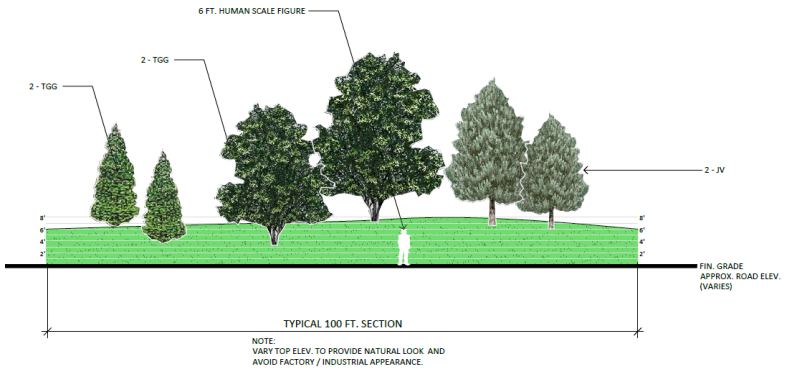

SECONDARY ENTRANCE TO SITE #1
PROPOSED
SINGLE FAMILY RESIDENTIAL, TYP.
GRIFFIN RD / SECONDARY ENTRANCE TO SITE #2
FUTURE ENTRANCE TO SITE
PROPOSED CLEARING LIMIT AND TREE PROTECTION FENCE LINE, TYP.
PROJECT BOUNDRY
STREAM W/ BUFFER, TYP.
HIKING TRAIL, TYP. SOFT SURFACE (WOOD CHIP, ETC...)
PLAYGROUND EXERCISE AREA
AMENITY AREA CLUB HOUSE POOL
BMP
EX. POND
PARK
A-COS
COS
MAIN ENTRANCE TO SITE SEE SHEET LS1.1
ROADWAY BUFFER BERM AND EVERGREEN TREES SEE SHEET LS1.1
STREET TREES, TYP.
PROPOSED REGIONAL PUMP STATION
PROPOSED LOT LINE, TYP.

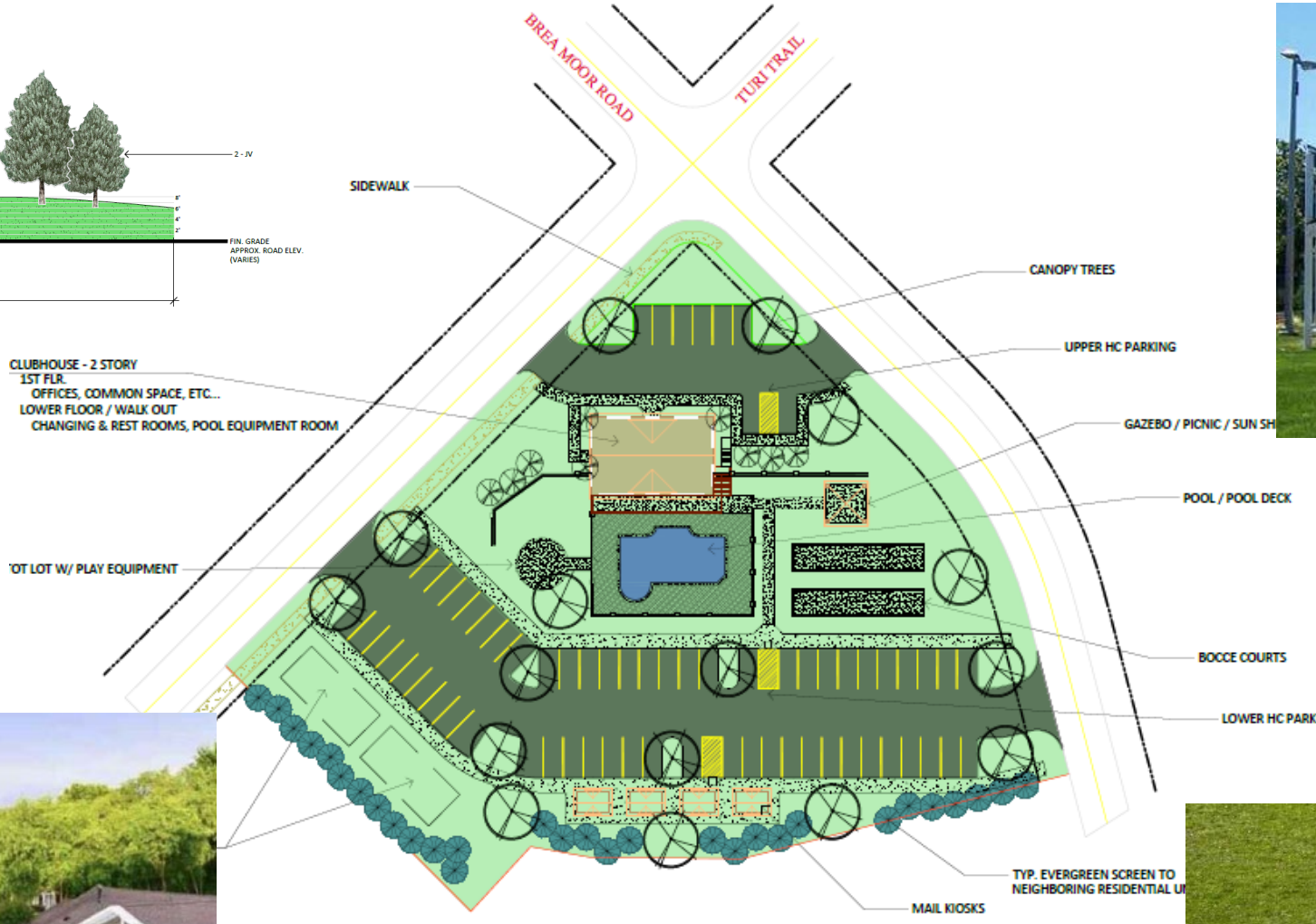
# Site Features:

- Natural areas –
  - Streams with buffers
  - Wooded areas with walking trails throughout

- Amenity Areas –
  - Pool with Cabana – 1.5 acres
  - Park Area – ¾ Acre Exercise/sports/playground
  - Possible Dog Park / Sitting area along walking trail

- Privacy Berms and Wooded Buffers


6 FT. HUMAN SCALE FIGURE
2 - TGG
2 - TGG
2 - JV
FIN. GRADE
APPROX. ROAD ELEV.
(VARIES)
TYPICAL 100 FT. SECTION
NOTE:
VARY TOP ELEV. TO PROVIDE NATURAL LOOK AND
AVOID FACTORY / INDUSTRIAL APPEARANCE.


BREA MOOR ROAD
TURI TRAIL
SIDEWALK
CANOPY TREES
UPPER HC PARKING
CLUBHOUSE - 2 STORY
1ST FLR.
OFFICES, COMMON SPACE, ETC...
LOWER FLOOR / WALK OUT
CHANGING & REST ROOMS, POOL EQUIPMENT ROOM
GAZEBO / PICNIC / SUN SH
POOL / POOL DECK
'OT LOT W/ PLAY EQUIPMENT
BOCCE COURTS
LOWER HC PARKING
TYP. EVERGREEN SCREEN TO
NEIGHBORING RESIDENTIAL U
MAIL KIOSKS





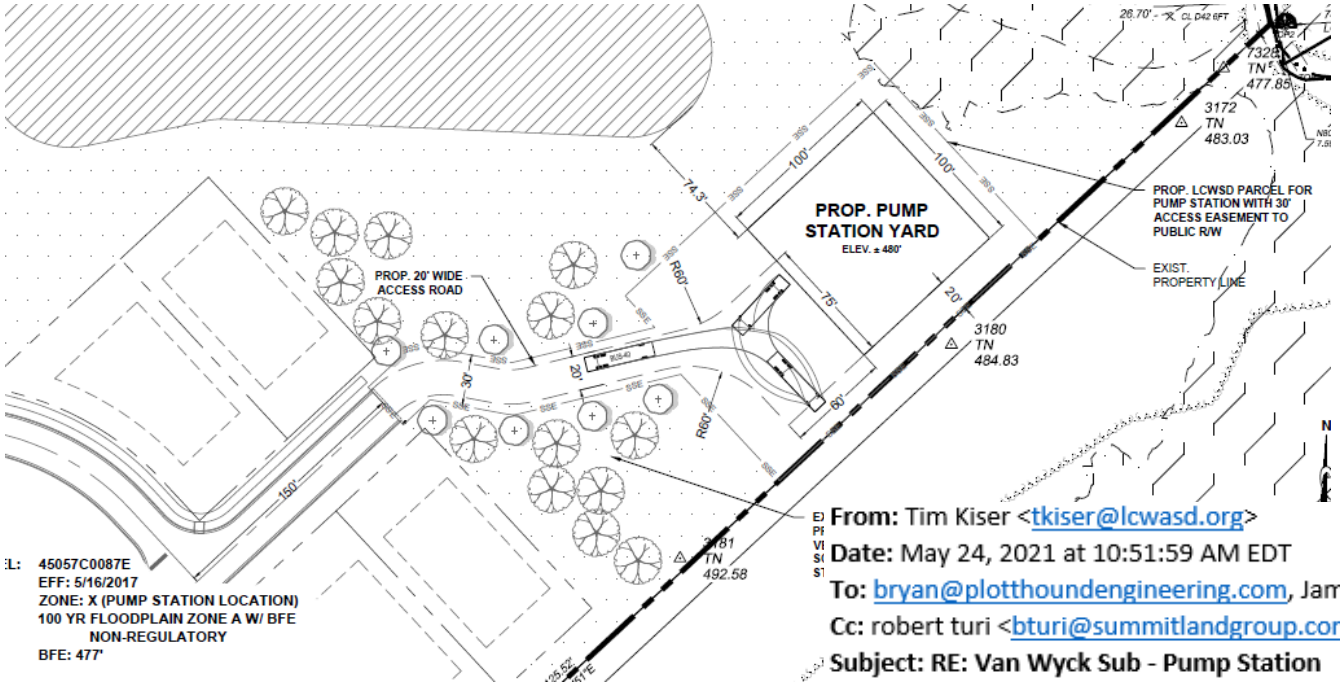




# Off-Site Improvements

- Two new Left Turn Lanes on Van Wyck Road, onto Griffin Road and into Neighborhood.
- Intersection Improvements to Van Wyck / Hwy 521 Intersection
  - Double left-turn lanes and dedicated right turn lane per approved TIA
- New 4,400 LF - 18” Force Main proposed to relieve capacity on regional 20” sewer force main running up Hwy 521
  - Phase 1 of LCWSD master plan
- New gravity sewer main to serve subdivision, connect to existing pump station.
  - New allocated LCWSD parcel in project will serve future growth to the East of this project
- Widen Griffin Road along project boundary and provide additional access easement for County from 30’ to 50’ on Project side.

# New LCWSD Pump Station Parcel:



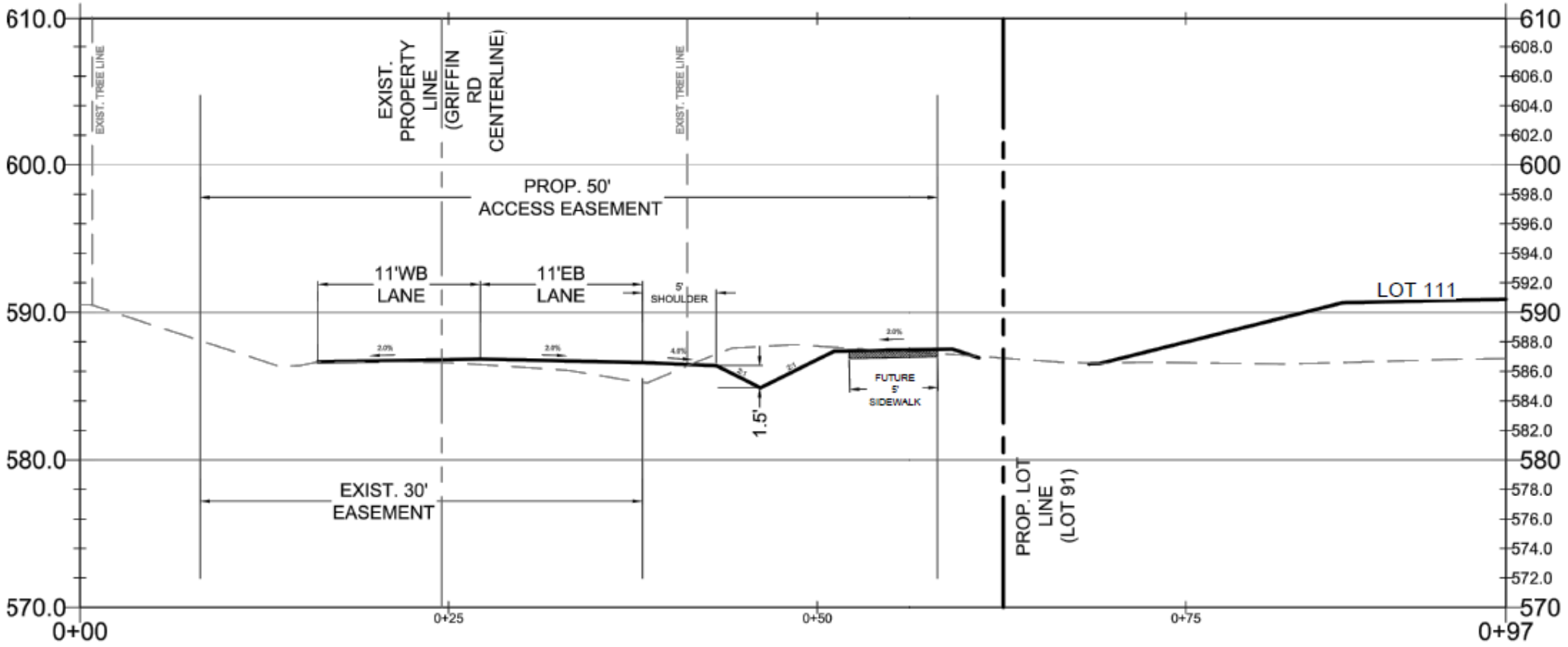

**From:** Tim Kiser <tkiser@lcwasd.org>
**Date:** May 24, 2021 at 10:51:59 AM EDT
**To:** bryan@plotthoundengineering.com, James Hawthorne <james.hawthorne@lcwasd.org>
**Cc:** robert turi <bturi@summitlandgroup.com>
**Subject: RE: Van Wyck Sub - Pump Station**

Bryan:

We are on board in general with your layout. The pump station will need to be deep enough to get future gravity across the creek and we need to see the grading plan but anticipate that it will work out based on our conservation last week and we will probably want to straighten out the driveway but it appears this should work. Send us your grading plan when you are ready for a quick look and we will make comments on it. This is good enough for your preliminary plat submittal.

Tim Kiser

# Griffin Road Cross Section:



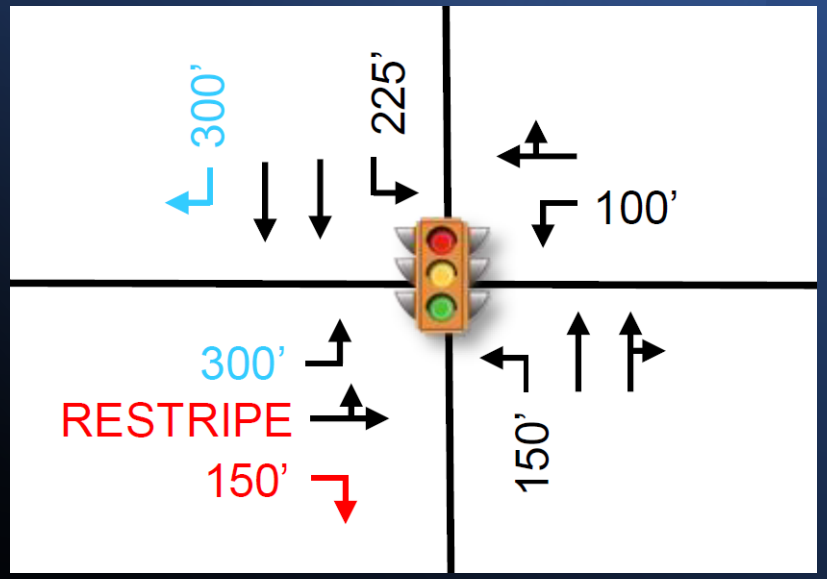

GRIFFIN ROAD
PROP. 50' COUNTY ACCESS EASEMENT
TYPICAL CROSS-SECTION

SCALE:
1" = 8' HORIZONTAL
1" = 8' VERTICAL

# Exist. Van Wyck Rd / Hwy 521 Int:



# Prop. New Van Wyck Rd / Hwy 521 Int:






# Agenda Item Summary

Ordinance # / Resolution #: July 1, 2021 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| July1, 2021 Workshop Minutes | 7/7/2021 | Exhibit |

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

# MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

**July 1, 2021 5:00 P.M.**
**MINUTES**

**1. Roll Call**:
Members Present:
Jim Barnett Charles Deese Sheila Hinson
Ben Levine Alan Patterson

Mr. Patterson was sworn in by Council Clerk Sherrie Simpson prior to the meeting.
No commissioner has been appointed for District 5 as of this date.

Absent: Tamecca Neely

Others Present:
Rox Burhans, Division Director
Ashley Davis, Planner

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

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

**2. New Business**

**a. RZ-2021-1233 Williams Fabrication**
Application by Shaun Williams to rezone two parcels totaling approximately 7.06 acres located at 8921 & unaddressed Kershaw-Camden Highway (TM # 0159-00-127.00 & 0159-00-121.01) from Agricultural Residential (AR) to Light Industrial (LI) District. The intent is to add an addition to the existing building for the Williams Fabrication business. See also **CP-2021-1233** below.
Staff presentation: Ashley Davis.

**b. CP-2021-1233 Williams Fabrication**

Application by Shaun Williams to amend the Future Land Use designation of two parcels totaling approximately 7.06 acres located at 8921 & unaddressed Kershaw-Camden Highway (TM # 0159-00-127.00 & 0159-00-121.01) from Rural Living to Special District-Industrial. See also **RZ-2021-1233** above. Staff presentation: Ashley Davis.

Discussion points:

- Referenced building has been in use for many years.
- Where industrial areas are generally located
- Concern about hodge podge in IL spreading to rural areas.

**c. Southern Panhandle Small Area Plan Extension**

Commissioners reviewed maps associated with the draft SAP Extension.

Discussion points:

- Commissioners were complimentary to staff regarding Plan and Community Meeting.
- Small sites on 521 help provide character.
- Look for ways to manage traffic: Henry Harris & 521 intersection improvement.

**d. SD-2021-747 1415 LLC**

Application by 1415 LLC to amend the Preliminary Plat for Edgewater Corporate Park. Staff presentation: Ashley Davis.

Discussion points:

- Referenced setbacks similar to The Flats
- Referenced older RB setbacks from former UDO were larger
- Need to have Possum Hollow sidewalk shown.

**3. Other:**

Election of officers will be on July 20, 2021 Agenda.

**4. Adjourn**

Meeting was adjourned at 6:00 p.m.

# Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1233 Williams Fabrication
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**
If the proposed rezoning to LI is intended to be a placeholder solution to permit a longstanding business to expand until a more comprehensive UDO update can be prepared addressing service/industrial uses in the rural areas, staff would have no objection to the request.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Staff Report | 7/12/2021 | Planning Staff Report |
| Application | 6/21/2021 | Exhibit |
| Location Map | 6/21/2021 | Exhibit |
| LI District Use Table | 6/25/2021 | Exhibit |

| | |
|---|---|
| **PROPOSAL:** | Request to rezone approximately 7.06 acres of property |
| **PROPERTY LOCATION:** | 8921 & Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) |
| **CURRENT ZONING DISTRICT:** | Agricultural Residential (AR) District |
| **PROPOSED ZONING DISTRICT:** | Light Industrial (LI) District |
| **APPLICANT:** | Shaun Williams (Williams Fabrication & Industrial) |
| **COUNCIL DISTRICT:** | District 6, Allen Blackmon |

**OVERVIEW:**

***Proposal***

The applicant has requested to rezone two (2) parcels totaling approximately 7.06 acres in size.

***Site Information***

One parcel is vacant, while the other is improved with the existing fabrication business. The applicant's father originally operated a logging business on the property which commenced in the 1980's (prior to establishment of zoning). The applicant would like to expand the business by adding a 5,000 ft² building. Currently, the fabrication business is a nonconforming use. According to Unified Development Ordinance (UDO) Section 9.3.5, Nonconforming Uses & Structures, no building can be enlarged which would result in expanding the use. Therefore, the applicant has requested to rezone the property so the existing use and requested expansion could be permitted, subject to review.

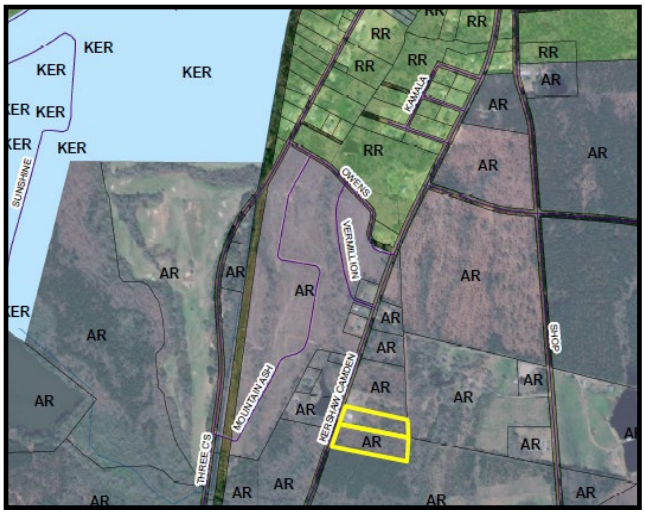



**Figure 1**

This is a companion case to Comprehensive Plan Amendment CP-2021-1233.

***Summary of Adjacent Zoning and Uses***

The properties are surrounded entirely by Agricultural Residential (AR) zoned properties.

| Adjacent Property | Jurisdiction | Zoning District | Use |
|---|---|---|---|
| North | Lancaster County | AR | Welding Business (owned by applicant's father) |
| South | Lancaster County | AR | Vacant/Farm Land |
| East | Lancaster County | AR | Single-Family Residential; Farm Land |
| West | Lancaster County | AR | Single-Family Residential |

| Recent Rezonings in Surrounding Area | | | |
|---|---|---|---|
| **Case #** | **Description** | **Date** | **Outcome** |
| | None | | |

**ANALYSIS & FINDINGS:**

***Zoning Districts***

Current AR: As previously noted, the subject properties are currently zoned Agricultural Residential (AR) District. According to UDO Chapter 2.3, the AR District is established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.

Previously R-45A: When zoning was established, this property was assigned the R-45A: Rural Residential/Intense Agriculture District. This district was intended to accommodate a wide range of uses including low density residential, low intensity commercial, and high intensity agricultural uses. Commercial buildings were limited to 6,000 ft². It is possible that the previous lumber related uses were deemed a permitted use on this property outright or through a zoning interpretation.

Requested LI: UDO Chapter 2.3 states that the requested Light Industrial (LI) District is established for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided.

***Compatibility with Surrounding Area***

The subject properties are surrounded entirely by AR-zoned property. This area is characterized by undeveloped land and single-family homes on large lots and is located approximately 0.65 miles south of the Kershaw town limits. According to Chapter 10 of the UDO, the requested LI District is intended to accommodate primarily indoor industrial uses such as fabrication, manufacturing, assembly, processing, and bulk storage which have low impacts on surrounding properties. The majority of work takes place indoors, but some materials are stored outside.

***Analysis***

Staff acknowledges that this property has been improved with an industrial-type use for nearly three decades, first as a logging business and now as a fabrication business, while owned and operated by the same family. This property originated as a business most likely prior to the establishment of zoning in Lancaster County (1991).

Zoning can be used to separate incompatible land uses, preserve character of neighborhoods, protect natural resources, and promote economic development. Land use planning provides the County with the opportunity to allocate land between complimentary and conflicting uses. Since this use was established before zoning, the County did not have the opportunity to identify ideal locations for industrial-zoned property throughout the County and determine how to best mitigate potential negative impacts.

Should this rezoning request be approved, the argument could be made that this area would now be appropriate for light industrial uses and, therefore, future requests to rezone adjacent parcels would be challenging to deny due to their adjacency to LI-zoned property. One example of this scenario can be found along US-521 at the intersection of Rebound Road. Figure 2, shown below, highlights four LI-zoned parcels which were subdivided from one parent tract over time. Two parcels were subdivided in 1993 with

limited or no coordination for industrial-zoned property with the County. The placement of LI-zoned parcels in this particular location have limited the availability for commercial frontage along US-521.

**Example of Small LI-Zoned Properties**
**Intersection of US-521 and Rebound Road**

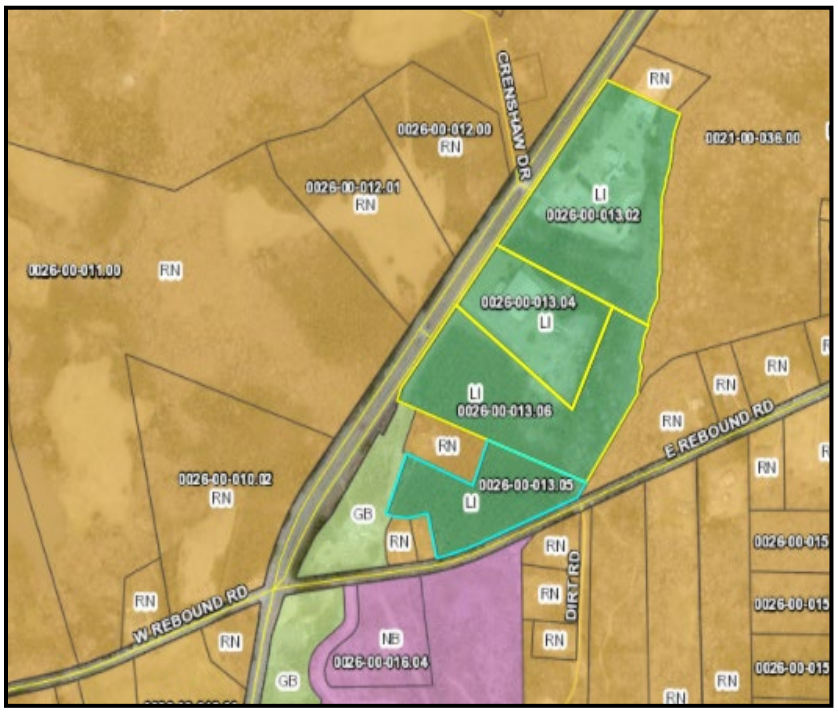



**Figure 2**

This application involves reacting rather than planning as the Council must determine whether it is appropriate to rezone the properties to LI while surrounded by AR-zoned property. While the existing business operated by the applicant does not appear to be an issue for adjacent property owners, rezoning the property could have a negative impact for adjacent properties in the future. Rezoning property is generally permanent and continues with a property regardless of who owns it. Even though there are no intentions of selling the business in the immediate future, when the properties do change ownership, any use permitted in the LI district (s*ee attached Use Table*) could be operated on the properties, and most uses are permitted without a public hearing. Approval of this application could also spur future LI rezoning requests in the area.

The allocation of land uses should be done with the future vision for the area in mind as well as an analysis of the site and area. Industrial-zoned property can typically be found near key features such as railroads, airports or major intersections. Many counties strategically designate areas for future industrial use versus approving scattered individual rezonings.

In light of the subject property or its surrounding area not being planned for future industrial uses or meeting the typical criteria used for designating future industrial sites, staff believes an amendment to the UDO would be a better way to accommodate this use, while also minimizing potential negative impacts. The previous R-45A zoning district appears to have been more permissive towards commercial and light industrial/intense agricultural uses in the rural areas and the Council may wish to direct staff to make this an element of the upcoming UDO update project.

As part of the overall evaluation of this request, it is also important to recognize that prior to the 2016 UDO adoption, a community outreach process was created allowing property owners to request an alternative district for their property for incorporation into the new zoning map. From all appearances, most of the requested changes were incorporated into the 2016 adopted zoning map. It would be reasonable to assume that if the current property owner had petitioned for LI zoning at that time, given the history of the site's prior use, the district would have been approved at that time.

**RELATIONSHIP TO PUBLIC PLANS**

***Lancaster County Comprehensive Plan Consistency***

The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations. The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. It is the category in the southern and eastern-most areas of Lancaster County, with the exception of the Towns of Heath Springs and Kershaw, as well as the Haile Gold Mine.

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested LI district is not consistent with the Rural Living Future Land Use category.

| **Current Future Land Use Category<br>Rural Living: Land Use Considerations** | | |
|---|---|---|
| Cultivated Farmland | Woodlands/Timber Harvesting | Livestock/Arable |
| Natural Area | Single-Family Detached Home | Smaller-lot Single-Family and Townhomes |
| Mobile Home | Barns/Storage | Light Industrial (Ancillary to Farming) |
| Church | Gas Station | Convenience Store/Hardware Store/Restaurant |

**INFRASTRUCTURE CONSIDERATIONS**

***Transportation***

No Traffic Impact Analysis (TIA) or traffic improvements are required for the proposed rezoning request.

The subject parcels are located east of Kershaw Camden Highway which is maintained by SCDOT. Traffic volumes on Kershaw Camden Highway between Shop Road and Kershaw County line are shown below:

| **Street** | **Vehicles Per Day** | | |
|---|---|---|---|
| | **2020** | **2018** | **2016** |
| Community Lane to Rocky River Road | 4,100 | 4,200 | 4,300 |

*Source: SCDOT Traffic Counts 2009-2020*

***Public Utilities***
This parcel does not have water or sewer service. Connection to the water line from LCWSD is approximately 1,000' south of the properties.

***Public Schools***
No residential uses are proposed as part of this request.

**PHOTOS OF PROJECT AREA:**



*Looking directly at one subject property (8921 Kershaw Camden Highway)*



*Looking west across Kershaw Camden Highway from subject property*



*Looking north along Kershaw Camden Highway*



*Looking south along Kershaw Camden Highway*

**STAFF RECOMMENDATION:**

If the proposed rezoning to LI is intended to be a placeholder solution to permit a longstanding business to expand until a more comprehensive UDO update can be prepared addressing service/industrial uses in the rural areas, staff would have no objection to the request.

1. That the subject project consists of the following parcels: TM# 0159-00-127.00 and 0159-00-121.01;
2. That the subject properties are currently zoned AR District and are proposed to be rezoned LI District;
3. That the subject properties have a Future Land Use designation of Rural Living and a Community Type of Rural Living;

4. That the proposed rezoning is accompanied by a parallel comprehensive plan amendment request (CP2021-1233) to the Special District-Industrial;
5. That the proposed LI District is not consistent with the surrounding area which is comprised of the AR zoning district and includes single-family homes and farm uses in the immediate vicinity; and
6. That the existing use of the property for the past 30-years (approx.) is light industry.

**ATTACHMENTS:**

1. Rezoning Application
2. Location Map/ Zoning Map
3. Light Industrial (LI) Use Table

**STAFF CONTACT:**

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395

Lancaster County
South Carolina

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

# ZONING MAP AMENDMENT APPLICATION

## SUBMITTAL REQUIREMENTS

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

## GENERAL INFORMATION

8921 Kershaw Camden Highway (KS)

Property Address 8901 Kershaw Camden Hwy.

City Kershaw State SC Zip 29067 Tax Parcel ID 0159-00-127.00 & 0159-00-121.01

Current Zoning Agricultural/Residential Current Use Light Industrial (grandfathered)

Proposed Zoning Light Industrial Total Acres 7.06 (3.06 & 4)

Project Description Re-zone both properties to Light Industrial. Add 5,000 sq. feet of steel building to the current steel building on 0159-00-127.00.

Surrounding Property Description Agricultural/Residential (2) Residencies across Hwy. 521.

## CONTACT INFORMATION

Applicant Name Shaun Williams DBA William Fab & Industrial

Address 8901 Kershaw Camden Hwy

City Kershaw State SC Zip 29067 Phone 803-416-3740

Fax NA Email shaun.williamsfabrication@gmail.com

Property Owner Name Shaun Williams

Address 387 Barrett Rd.

City Heath Springs State SC Zip 29058 Phone 803-416-3740

Fax NA Email shauntravis99@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.

Shaun Williams — May 25, 2021

Applicant — Date

Shaun Williams — May 25, 2021

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**

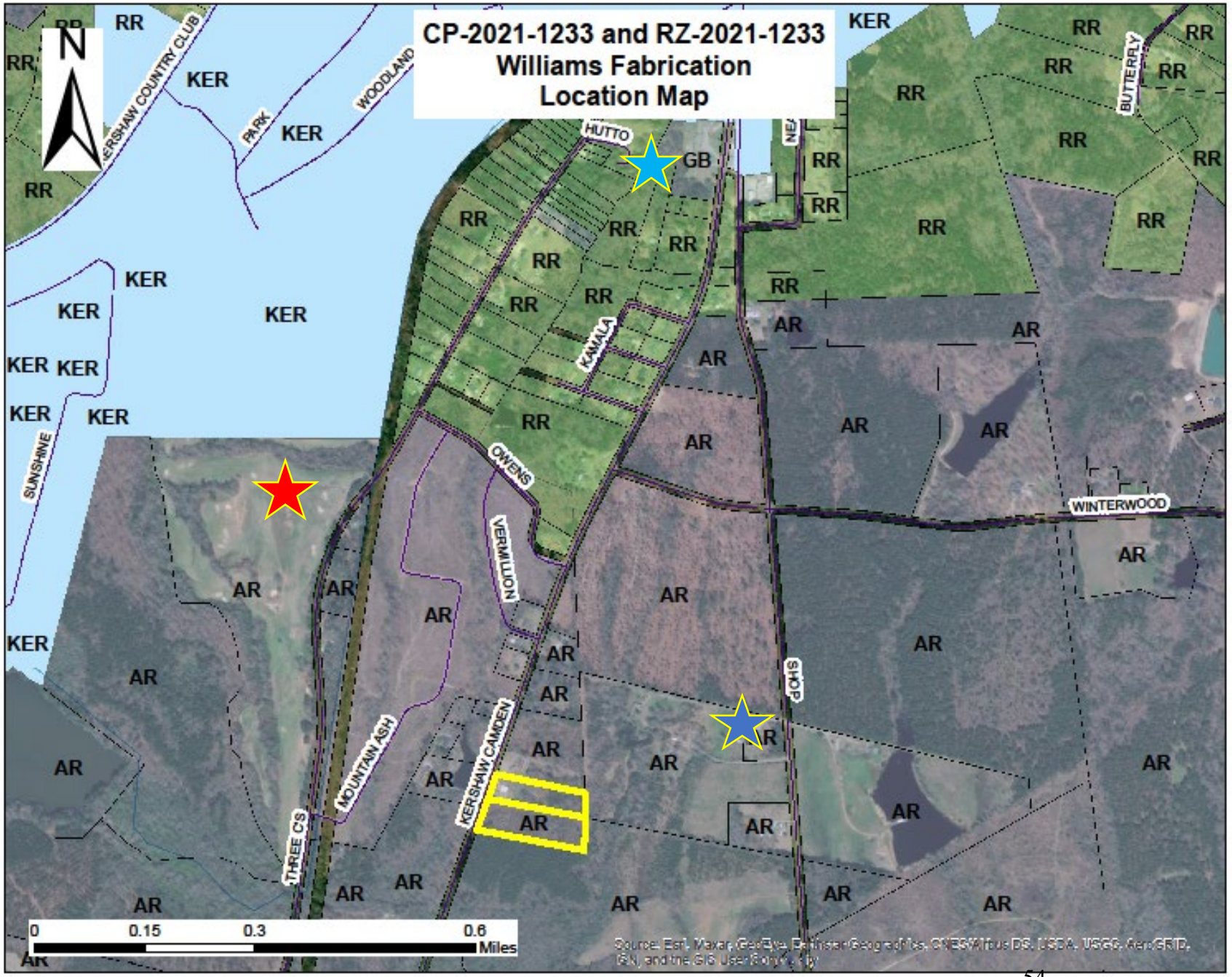
- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. **Planning Commission**

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

3. **County Council**

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




Lancaster County
South Carolina

**Proposal:**
Request to rezone from AR to LI

**Legend:**

Subject Properties

Coates Billiards

Kershaw Golf Club

521 Filling Station

# Use Table - Light Industrial District

| Use Type | LI |
|---|---|
| ATM | P |
| Banks, Credit Unions, Financial Services | P |
| Business Support Services | P |
| Crematoria | CU |
| Dry Cleaning and Laundry Services | P |
| Kennels, Indoor | PR |
| Kennels, Outdoor | CU |
| Personal Services | P |
| Professional Services | P |
| Small Equipment Repair/Rental | P |
| Veterinary Clinic | P |
| Amusements, Indoor | P |
| Amusements, Outdoor | CU |
| Distillery | P |
| Food Truck | PR |
| Shooting Range, Indoor | PR |
| Shooting Range, Outdoor | SE |
| Places of Assembly | PR |
| Public Safety Station | P |
| Sports Arena/Stadium (4,000 or more seats) | CU |
| Correctional Institution | SE |
| Day Treatment Center | PR |
| Hospital | P |
| Operations, Maint., and Fleet Service Facility | PR |
| Schools – Vocational/Technical | P |
| Drive-Thru/Drive-In Facility | PR |
| Electric Vehicle Charging Stations | PR |
| Heavy Equipment/Manufactured Home | PR |
| Rental/Sales/Repair | PR |
| Parking Lot/Structure – Principal Use | PR |
| Vehicle Services – Minor Maintenance/Repair | PR |
| Vehicle Services – Major Repair/Body Work | PR |
| Artist Studio/Light Manufacturing Workshops | P |
| Industry, Light | P |

| Use Type | LI |
|---|---|
| Landfill – Class Two | SE |
| Mining - Minor Surface Resource Extraction | PR |
| Private Recycling Collection Stations | PR |
| Public Recycling and Waste Collection Facilities | PR |
| Research and Development Facilities | P |
| Storage – Outdoor Storage Yard | PR |
| Storage – Self Service (Mini) | PR |
| Storage – Warehouse Indoor | PR |
| Storage – Warehouse Indoor, Restricted | PR |
| Wholesaling and Distribution | P |
| Wholesaling and Distribution, Restricted | PR |
| Agriculture and Crop Production/Harvesting | P |
| Agricultural Support Services/Nurseries | P |
| Farmer's Markets and Roadside Stands | PR |
| Forestry | P |
| Gardens (Community & Private) | P |
| Geothermal Energy Systems | PR |
| Solar Energy Systems | PR |
| Utilities – Class 1 | P |
| Utilities – Class 2 | P |
| Utilities – Class 3 | P |
| Wireless Communication Facility (Concealed) | PR |
| Wireless Communication Facility (Up to 60.00') | PR |
| Wireless Communication Facility (60.01'to 199.99') | PR |
| Wireless Communication Facility (200' and Over) | SE |
| Temporary Uses | PR |

P = Permitted

PR = Permitted with Review

CU = Conditional Use

SE = Special Exception

# Agenda Item Summary

Ordinance # / Resolution #: CP-2021-1233 Williams Fabrication
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**
If the proposed future land use map amendment to Special District – Industrial Community Type is intended to be a placeholder solution to permit a longstanding business to expand until a more comprehensive UDO update can be prepared addressing service/industrial uses in the rural areas, staff would have no objection to the request.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Staff Report | 7/12/2021 | Planning Staff Report |
| Application | 6/21/2021 | Exhibit |
| FLU Map | 6/22/2021 | Exhibit |
| Rural Living | 6/25/2021 | Exhibit |
| Industrial Center | 6/25/2021 | Exhibit |

| | |
|---|---|
| **PROPOSAL:** | Request to amend the future land use designation of two parcels totaling approximately 7.06 acres in size. The purpose of this request is to ensure Comprehensive Plan consistency with a proposed Light Industrial (LI) District rezoning request (RZ-2021-1233) for the same properties. |
| **PROPERTY LOCATION:** | 8921 & Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) |
| **CURRENT FLU CATEGORY:** | Rural Living |
| **PROPOSED FLU CATEGORY:** | Special District – Industrial |
| **APPLICANT:** | Shaun Williams (Williams Fabrication & Industrial) |
| **COUNCIL DISTRICT:** | District 6, Alan Blackmon |

**OVERVIEW:**

***Site Information / Proposal***

The applicant has requested an amendment to the future land use (FLU) designation from Rural Living to Special District – Industrial for the subject properties contemplated in RZ-2021-1233. The intent of the amendment is to add a 5,000 sf² addition to the existing building which is used for Williams Fabrication. Currently, the fabrication business is a nonconforming use.

According to Section 9.3.5, Nonconforming Uses & Structures, no building can be enlarged which would result in expanding the use. Therefore, the applicant has requested to rezone the property so the existing use could be permitted, subject to review. The requested LI Zoning District is not consistent with the existing Rural Living future land use designation. Therefore, the applicant has requested an amendment to the future land use map of the Comprehensive Plan in order to accommodate the fabrication business and make the requested LI District consistent with the FLU.

One parcel is improved with the Williams Fabrication business, while one parcel is vacant. The parcels are entirely surrounded by properties designated Rural Living (*see Figure 1 below*).

**ANALYSIS & FINDINGS:**

***Future Land Use Categories***

*Rural Living*

The existing future land use designation of this property is Rural Living (*see Appendix A of Comp Plan*). The Comprehensive Plan defines this Community Type as including a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded " conservation subdivisions" whose aim is to preserve open space, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

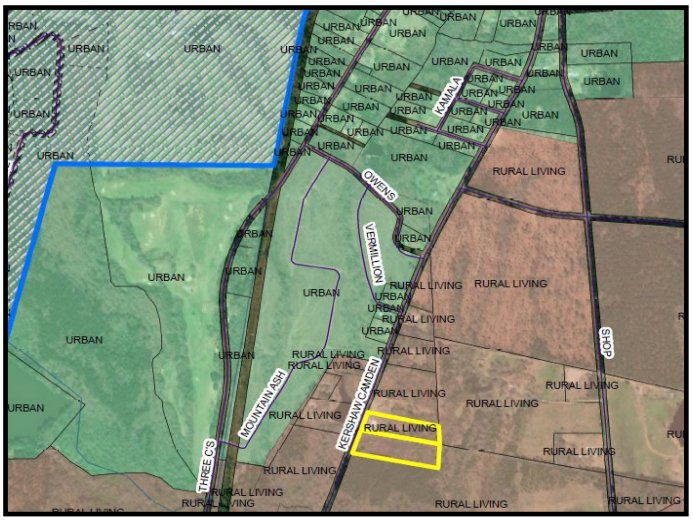



**Figure 1**

| Current Future Land Use Category<br>Rural Living: Land Use Considerations | | |
|---|---|---|
| Cultivated Farmland | Woodlands/Timber Harvesting | Livestock/Arable |
| Natural Area | Single-Family Detached Home | Smaller-lot Single-Family and Townhomes |
| Mobile Home | Barns/Storage | Light Industrial (Ancillary to Farming) |
| Church | Gas Station | Convenience Store/Hardware Store/Restaurant |

*Special District – Industrial*

The applicant has requested the future land use designation of Special District – Industrial (*see Appendix A of Comp Plan*). The Community Type "Industrial Center" includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow. Some allowable uses in the Industrial Center Community Type are listed in the table below.

| Industrial Center: Land Use Considerations | | |
|---|---|---|
| Factory | Heavy Assembly Plant | Regional Warehouse/ Trucking Distribution |
| Landfill/Quarry | Lighting Manufacturing and Assembly | Laboratory |
| Data Handling Plant | Natural Area | |

***Compatibility with Surrounding Area***
The current future land use category for the surrounding area is Rural Living.

Staff is unaware of any changing trends in land use, housing, transportation, or the economy in the area that would warrant a future land use map amendment at this time. No proposed development projects been put forth that would warrant serving as a catalyst to support said change at this time.

**PHOTOS OF PROJECT AREA:**



*Looking directly at subject property*



*Looking west across Kershaw Camden Highway from subject property*



*Looking north along Kershaw Camden Highway*



*Looking south along Kershaw Camden Highway*

**STAFF RECOMMENDATION:**
If the proposed future land use map amendment to Special District – Industrial Community Type is intended to be a placeholder solution to permit a longstanding business to expand until a more comprehensive UDO update can be prepared addressing service/industrial uses in the rural areas, staff would have no objection to the request.

**ATTACHMENTS:**

1. Comprehensive Plan Amendment Request
2. Future Land Use Map
3. Rural Living Community Type
4. Special District – Industrial Community Type

**STAFF CONTACT:**

Katie See, AICP, Senior Planner ksee@lancastersc.net | 803-416-9395

Lancaster County
South Carolina

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

# FUTURE LAND USE MAP AMENDMENT APPLICATION

## SUBMITTAL REQUIREMENTS

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

8921 Kershaw Camden Highway (KS)

## GENERAL INFORMATION

Property Address 8901 Kershaw Camden Hwy

City Kershaw State SC Zip 29067 Tax Parcel ID 0159-00-127.00 & 0159-00-121.01

Current Zoning Agricultural/Residential Current FLU Light Industrial (grandfathered)

Proposed FLU: Light Industrial

Total Acres 7.06 Surrounding Property Description North: Grandfathered Light Industrial. East: Wooded lot/AR South: Wooded lot/AR West: Residence

Is there a Rezoning Application associated with this request? Yes

Intended Use/Reason for change in use Expansion plans for current business. Add on to the current steel building to be approx. 5,000 sq. ft.

## CONTACT INFORMATION

Applicant Name Shaun Williams DBA Williams Fabrication & Industrial Services

Address 8901 Kershaw Camden Hwy.

City Kershaw State SC Zip 29067 Phone 803-416-3740

Email shaun.williamsfabrication@gmail.com

Property Owner Name Shaun Williams

Address 387 Barrett Rd

City Heath Springs State SC Zip 29058 Phone 803-416-3740

Email shauntravis99@gmail.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.

Hwy Wilson — June 10, 2021

Applicant — Date

Hwy Wilson — June 10, 2021

Property Owner(s) — Date

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

## SCHEDULE/PROCESS

**Submission of Application**

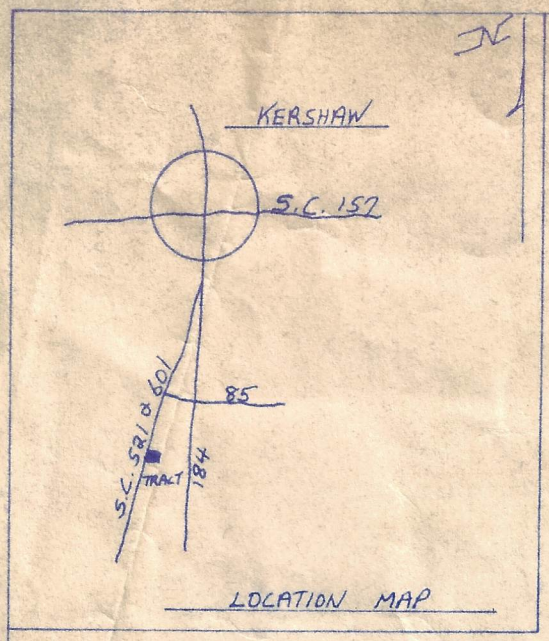
- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
- The deadline for this application is at least 45 days prior to the Planning Commission meeting,held every third Tuesday of the month. Once an application is submitted, it is placed on an upcoming Planning Commission agenda.
- If the application is intended to amend the use of only a portion of an existing parcel then a survey subdividing the lot will need to be approved by staff prior to the Planning Commission hearing. This survey, and a deed for the newly created parcel, will need to be recorded no later than the second reading at County Council.
- An application withdrawal should be made in writing and received PRIOR TO PUBLIC NOTICE in order to receive a refund. If notice has been published, fee cannot be refunded.

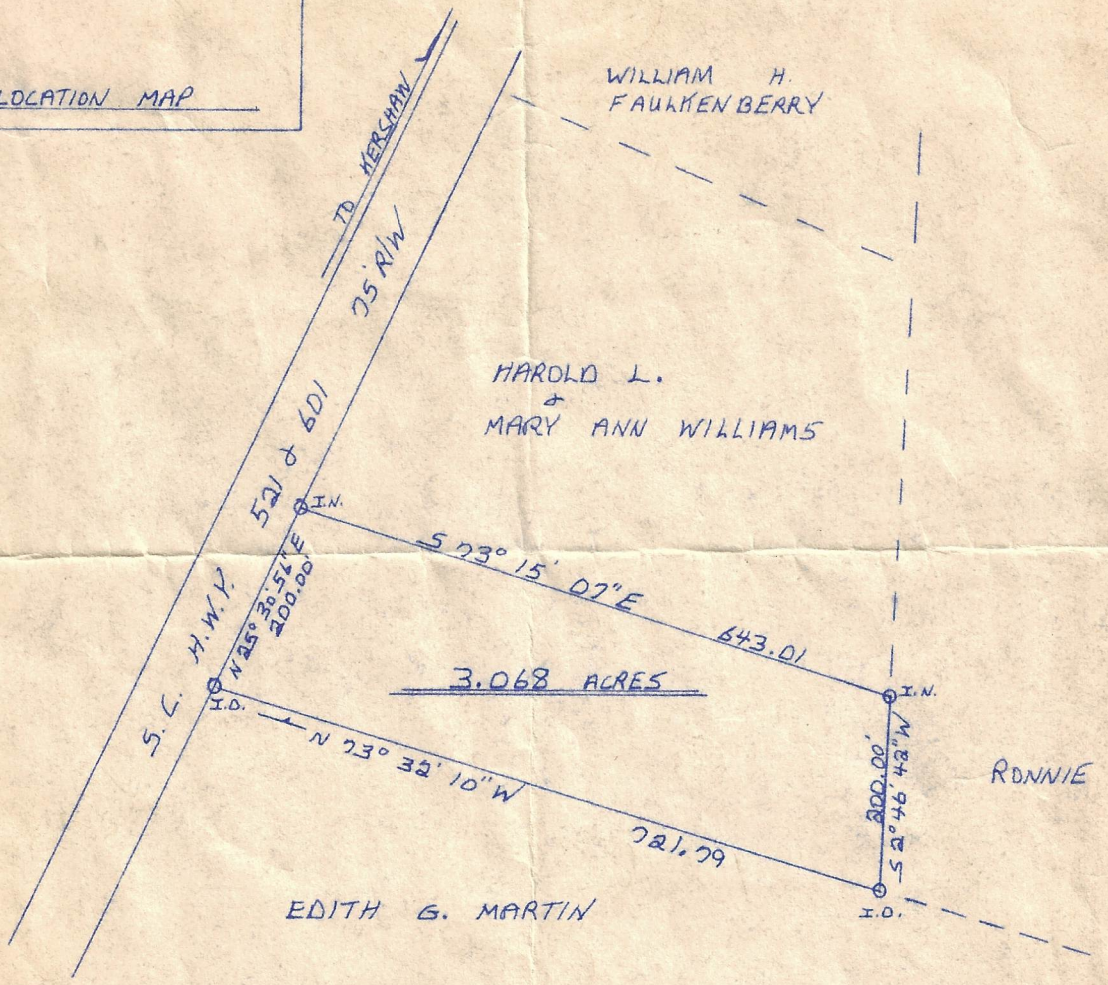
**Planning Commission**

- 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.

**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 amending FLU, 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 5:00 pm on the first Monday of the month to make arrangements.




PROPERTY OF SANDY MITCHELL WILLIAMS

STATE OF SOUTH CAROLINA, COUNTY OF LANCASTER
PROPERTY LOCATED 1 MILE± SOUTH OF KERSHAW
DATE: MARCH 13, 1985 SCALE: 1INCH= 200 FEET
BY: KENNITH A. JOHNSON R.L.S. NO. 7879
JEFFERSON S.C. 29718

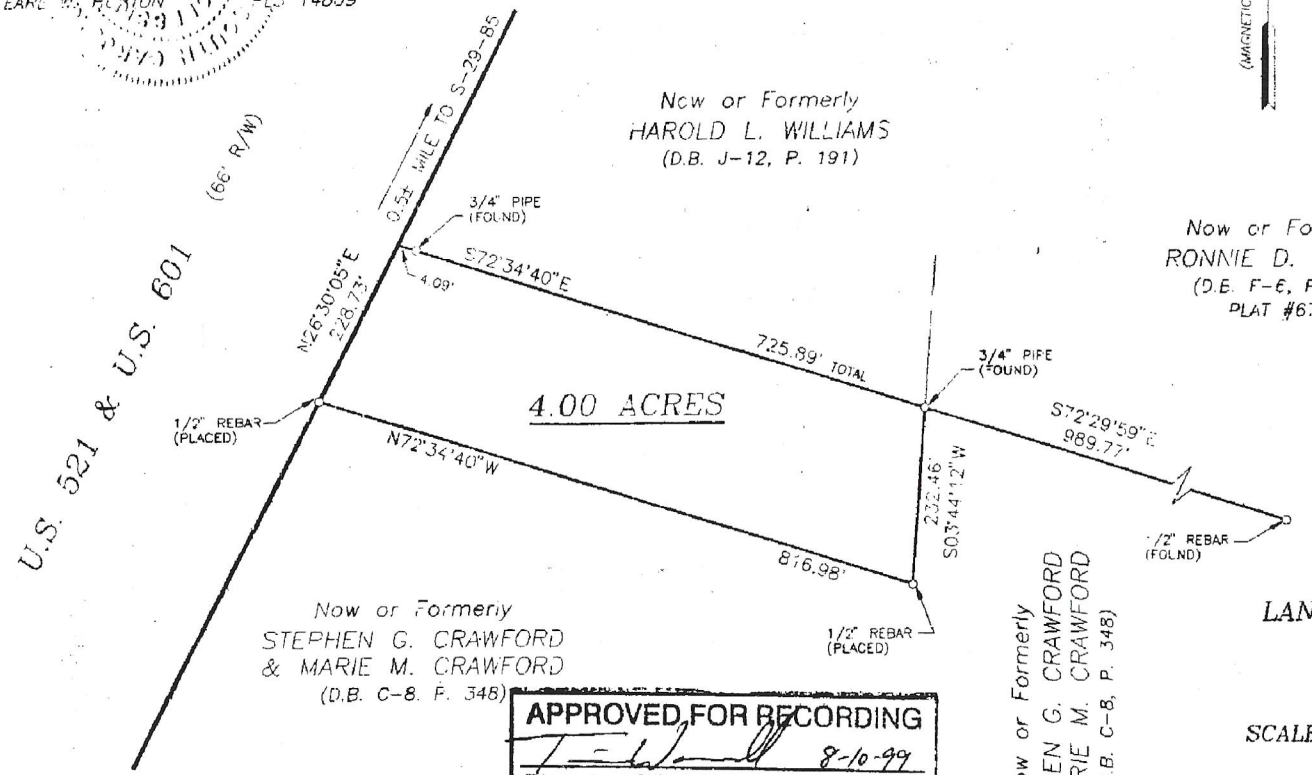
Al Johnson

I hereby certify that the ratio of precision of the field survey is 1:10,000 as shown hereon and the area was determined by DMD Method of area calculations.

200 100 0 200 400
GRAPHIC SCALE:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

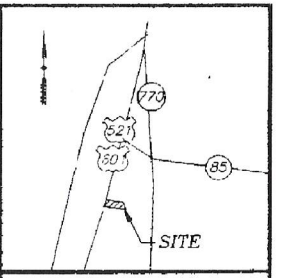
EARL W. HORTON PLS 14809




(MAGNETIC NORTH)

Now or Formerly
RONNIE D. COX
(D.B. F-6, P. 9
PLAT #6774

Inst. # 0018703
Bk# 9900 0558
Filed and Recorded
08/10/1999 11:24A
LANCASTER COUNTY, SC
Clerk of Court




LOCATION MAP N.T.S.

LOCATED JUST SOUTH OF THE TOWN OF KERSHAW

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS SURVEY IS NOT INTENDED TO SHOW PHYSICAL IMPROVEMENTS NOR EASEMENTS THAT MAY AFFECT THE PROPERTY.

APPROVED FOR RECORDING

8-10-99

Planning Official Date

This plat must be recorded by the following date: 10-10-99

# SURVEY OF
## 4.00 ACRES (D.B. C-8, P. 348)
## LANCASTER COUNTY, SOUTH CAROLINA
## FOR
## HAROLD L. WILLIAMS

SCALE: 1"=200' JULY 21, 1999

EARL W. HORTON, R.L.S.
3209 BAKERS MILL POND ROAD
BETHUNE, SOUTH CAROLINA, 29009
PHONE: 1-843-334-6657

0 100 200 400 FEET

GRAPHIC SCALE

29-3-752D

TM#159-121

FILE #R-1288 **DEED DRAWN ONLY, TITLE NOT EXAMINED** **PLEASE DO NOT PUBLISH**

**STATE OF SOUTH CAROLINA,**

**COUNTY OF LANCASTER.**

# TITLE TO REAL ESTATE

***Know All Men by These Presents:***

**That We, Sandy Mitchell Williams and Carolyn Y. Williams,**

in the State aforesaid,

in consideration of the sum of **Five and No/100 ($5.00) Dollars, Love and Affection for our Son----------,** to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

**SHAUN T. WILLIAMS, his heirs and assigns forever, the following described property, to wit:**

"**ALL** that certain piece, parcel or tract of land, containing 3.068 acres, lying, being and situate South of the Town of Kershaw, Lancaster County, formerly Kershaw County, South Carolina, and being more particularly bounded and described as follows, to wit: WEST by S. C. Highway #521/#601, for a distance of 200.00'; NORTH by other property now or formerly of Harold L. and Mary Ann H. Williams, for a distance of 643.01'; EAST by property now or formerly of Ronnie D. Coates, for a distance of 200.00'; and, SOUTH by property now or formerly of Edith G. Martin, for a distance of 721.79'. The above described property is more particularly shown and described on a Plat prepared for Sandy Mitchell Williams by Kennith A. Johnson, RLS, dated March 13, 1985 and recorded July 31, 1985 as Plat Number #7187 in the Office of the RMC for Lancaster County, SC."

Being the identical property conveyed to Sandy Mitchell Williams and Carolyn Y. Williams by the Deed of Harold L. Williams, dated July 27, 2004 and recorded July 27, 2004 in Deed Book 245, at Page 278 in the Office of the RMC for Lancaster County, SC.

Tax Map Number: #0159-00-127.00

2018007206
DEED
RECORDING FEES $10.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED:
05-21-2018 02:49 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1142
PG:1-2

**Grantee's Mailing Address:**
103 North Rollins Drive
Kershaw, SC 29067

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and grantee's(s') Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hands and seals this 18th day of May, in the year of our Lord Two Thousand Eighteen (2018).

Signed, Sealed and Delivered in the Presence of:

Sandy Mitchell Williams L.S.
Sandy Mitchell Williams

(1) Carolyn Y. Williams L.S.
Carolyn Y. Williams

(2) _____ L.S.

---

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

Personally appeared before me (1)

who being sworn, says that s/he saw the within named grantor(s) sign, seal and as his/her act and deed, deliver the within written deed, and that s/he, with the other witnessed the execution thereof.

Sworn to before me this 18th day of May, 2018.

(2) _____

Notary Public for South Carolina

My Commission Expires: 06-17-2025

ROBERT WILSON DAVIS NOTARY PUBLIC SOUTH CAROLINA

(1) Marcene C. Frost

ASSESSOR'S OFFICE
Received _____
Tax Map Code 159-127.00
Or Portion Of _____

ROBERT WILSON DAVIS
ATTORNEY AT LAW
P.O. BOX 356
KERSHAW, SC 29067-0356

Examined -

Title -- Not examined - XX
File: # R-1288

**THE STATE OF SOUTH CAROLINA**
**COUNTY OF LANCASTER.**

---

**SANDY MITCHELL WILLAMS AND**
**CAROLYN Y. WILLIAMS**

TO

**SHAUN T. WILLIAMS**

Address: 103 North Rollins Drive
Kershaw, SC 29067

---

**TITLE TO REAL ESTATE**

---

I hereby certify that the within Deed was filed for record in my office at M. o'clock on the day of 20 , and was immediately entered upon the proper indexes and duly recorded in Book of Deeds , Page Clerk of Court for County.

---

I hereby certify that the within Deed has been this day of A.D. 20 , recorded in Book of Deeds, Page Auditor for County.

99

FILE # R-7541

**PLEASE DO NOT PUBLISH**

**STATE OF SOUTH CAROLINA,**

**COUNTY OF LANCASTER.**

**TITLE TO REAL ESTATE**
***Know All Men by These Presents:***

**That I, Teresa Ann W. Robinson,**

in the State aforesaid,

in consideration of the sum of **Sixteen Thousand and 00/100 ($ 16,000.00) ---------- DOLLARS,**

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

**SHAUN T. WILLIAMS, his heirs and assigns forever, the following described property, to wit:**

"**ALL** that piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Kershaw, just South of the Town of Kershaw, in Lancaster County, formerly Kershaw County, containing 4 acres, more or less, and being bounded as follows: NORTH by property now or formerly of Harold L. Williams; EAST by property now or formerly of Ronnie D. Coates and Stephen G. Crawford and Marie M. Crawford; SOUTH by property now or formerly of Stephen G. Crawford and Marie M. Crawford; and, WEST by US 521 & US 601. Particularly shown on that plat prepared for Harold L. Williams by Earl W. Horton, RLS, dated July 21, 1999 and recorded in the Office of the Clerk of Court for Lancaster County as plat 99-558.

Being the identical property conveyed to Harold L. Williams by deed of Young Forest Products, Inc., recorded August 10, 1999 in Deed Book 55 at Page 56 with the Lancaster County Register of Deeds, Lancaster, South Carolina.

The above described property was conveyed to Teresa Ann W. Robinson by deed of distribution of the Estate of Harold Lester Williams, recorded June 14, 2012 in Deed Book 672, at Page 277, Office of the Register of Deeds for Lancaster County, SC.

Tax Map Number: #0159-00-121.01

**Grantee's Mailing Address**:
8901 Kershaw Camden Hwy.
Kershaw, SC 29067

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and grantee's(s') Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 15th day of October, 2020.

Signed, Sealed and Delivered in the Presence of:

Teresa Ann W. Robinson L.S.

(1) _____ L.S.

(2) _____ L.S.

---

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

Personally appeared before me (1)

who being sworn, says that s/he saw the within named grantor(s) sign, seal and as his/her act and deed, deliver the within written deed, and that s/he, with the other witnessed the execution thereof.

Sworn to before me this 15th )
day of October, 2020. )
(2) _____ )
Notary Public for South Carolina )
My Commission Expires: 06/17/2025 )

(1) _____

ROBERT WILSON DAVIS NOTARY PUBLIC SOUTH CAROLINA

ROBERT WILSON DAVIS
ATTORNEY AT LAW
P.O. BOX 356
KERSHAW, SC 29067-0356

Attorney:

Examined
Title -- Not examined -

File: #R-7541

**THE STATE OF SOUTH CAROLINA**
**COUNTY OF LANCASTER**

---

**TERESA ANN W. ROBINSON**

TO

**SHAUN T. WILLIAMS**

Address: 8901 Kershaw Camden Hwy.
Kershaw, SC 29067

---

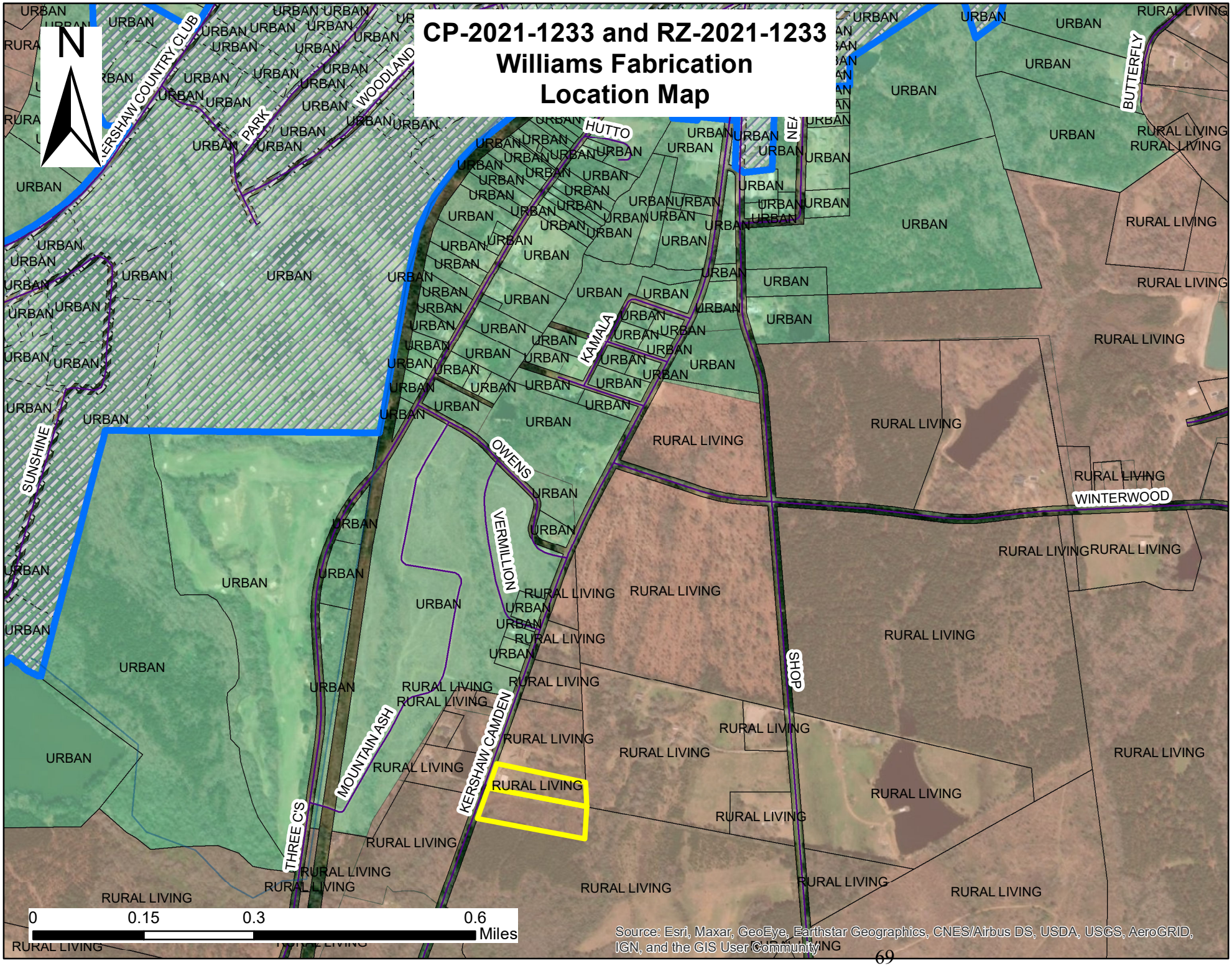
# TITLE TO REAL ESTATE

---

I hereby certify that the within Deed was filed for record in my office at M. o'clock on the day of 20 , and was immediately entered upon the proper indexes and duly recorded in Book of Deeds , Page Clerk of Court for County.

---

I hereby certify that the within Deed has been this day of A.D. 20 , recorded in Book of Deeds, Page Auditor for County.


CP-2021-1233 and RZ-2021-1233
Williams Fabrication
Location Map
N
KERSHAW COUNTRY CLUB
WOODLAND
PARK
HUTTO
BUTTERFLY
KAMALA
OWENS
VERMILLION
SUNSHINE
WINTERWOOD
SHOP
MOUNTAIN ASH
KERSHAW CAMDEN
THREE C'S
URBAN
RURAL LIVING
0
0.15
0.3
0.6
Miles
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Rural Living

The Community Type "Rural Living" includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

## Place Types Included:

Working Farm (WF)
Rural Living (RL)
Conservation-based Subdivision (CBS)
Rural Crossroads (RC)

## Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Cultivated Farmland
Woodlands / Timber Harvesting
Livestock / Arable
Natural Area
Single-Family Detached Home
Smaller-lot Single Family and Town Homes
Mobile Home
Barns / Storage
Light Industrial (ancillary to farming)
Church
Gas Station
Convenience Store / Hardware Store / Restaurant

## Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

| Form & Pattern | |
|---|---|
| General Development Pattern | Separate Uses |
| Residential Density | .05-.25 DU[1]/A |
| Non-Residential Intensity | .05-.20 FAR[2] |
| Prevailing Building Height | 1-2 Stories |
| Transportation Choices | Auto |
| Typical Block Length | N/A |
| Open Space Elements | Natural Areas/Stream Corridors |
| Street Pattern | Curvilinear |
| Street Connectivity | Low |
| Parking Provisions | Private Drive |
| Typical Street Cross Section | Rural/Suburban |

*[1](D.U.) - Dwelling Unit [2](FAR) - Floor Area Ratio*
*[3](S.F.) - Square Feet [4](LF) - Linear Feet*

CONNECT Our Future | Vibrant Communities – Robust Region



Rural Crossroads


Working Farms


Rural Living

# Industrial Center

The Community Type "Industrial Center" includes both heavy and light manufacturing, from clean and green data handling complexes to manufacturing / extraction / distribution processes or power plants that require careful environmental management. These uses usually require considerable land areas and are set aside from other development for environmental or security concerns, or for reasons of heavy truck traffic flow.

## Place Types Included:

Heavy Industrial Center (HIC)
Light Industrial Center (LIC)

## Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Factory
Heavy Assembly Plant
Regional Warehouse / Trucking Distribution
Landfill / Quarry
Light Manufacturing and Assembly
Laboratory
Data Handling Plant
Natural Area

## Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

| Form & Pattern | |
|---|---|
| General Development Pattern | Separate Uses |
| Residential Density | N/A |
| Non-Residential Intensity | .10-.20 FAR[2] |
| Prevailing Building Height | 1-2 Stories |
| Transportation Choices | Auto/Trucks/Rail |
| Typical Block Length | N/A |
| Open Space Elements | Natural Areas |
| Street Pattern | Curvilinear |
| Street Connectivity | Low |
| Parking Provisions | Surface Lot |
| Typical Street Cross Section | Suburban |

*[1](D.U.) - Dwelling Unit [2](FAR) - Floor Area Ratio*
*[3](S.F.) - Square Feet [4](LF) - Linear Feet*





Heavy Industrial Center



Light Industrial Center



Heavy Industrial Center

# Agenda Item Summary

Ordinance # / Resolution #: SD-2021-0747
Contact Person / Sponsor: Ashley Davis
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**
Request to amend the Edgewater Corporate Park Preliminary Plat approved by the Planning Commission on November 29, 2005. The proposed amendment alters the setbacks applicable to TM# 0008-00-026.03.

**Points to Consider:**
The original setbacks for the subject plat were consistent with the B3 zoning which was in place at the time of the original approval.

**Original Setbacks**
Front: 75 feet
Side: 15 feet
Rear: 15 feet

The proposed amendment will alter the setbacks to be consistent with the recently proposed rezoning to the Regional Business (RB) district for this parcel. At the time of publication for this staff report County Council has unanimously approved the first two readings for the proposed rezoning of this parcel from MX to RB. The third and final reading of this rezoning is scheduled to occur on July 19, 2021.

**Regional Business Setbacks**
Front: 50 feet
Side: 15 feet
Rear: 15 feet

It is important to note that this parcel is subject to portions of the Highway Corridor Overlay (HCO) District as the parcel is within 1000 feet of Highway 160. Portions of the HCO standards apply only to those parcels directly fronting onto the right-of-way of either Highway 521 or 160. While other standards (sidewalks, buffering, architectural style, etc.) apply to all parcels within 1000 feet of the subject highways.

**Recommendation:**
Staff recommends **conditional approval** of the request to amend the preliminary plat for Edgewater Corporate Park as it pertains to TM # 0008-00-026.03 subject to the following conditions:

1. That the preliminary plat be revised to demonstrate sidewalks along the Possum Hollow Rd. frontage of TM# 0008-00-026.03;
2. That the preliminary plat be revised to more clearly depict the Highway Corridor Overlay buffer along Possum Hollow Rd.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Planning Staff Report | 7/13/2021 | Planning Staff Report |
| Exhibit 1: Application | 6/28/2021 | Exhibit |
| Exhibit 2: Zoning Map | 7/13/2021 | Exhibit |
| Exhibit 3: Proposed Plat | 6/28/2021 | Exhibit |
| Exhibit 4: Original Plat | 7/13/2021 | Exhibit |
| Exhibit 5: Letter of Support from POA | 7/13/2021 | Exhibit |

| | |
|---|---|
| **PROPOSAL:** | Request to amend the Edgewater Corporate Park Preliminary Plat approved by the Planning Commission on November 29, 2005. The proposed amendment alters the setbacks applicable to TM# 0008-00-026.03. |
| **PROPERTY LOCATION:** | Subject parcel is located on the northeast corner of the intersection of Edgewater Corporate Parkway and Possum Hollow Road (TM# 0008-00-026.03). |
| **PROPOSED ZONING DISTRICT:** | Regional Business (RB) District |
| **APPLICANT:** | 1415, LLC |
| **COUNCIL DISTRICT:** | District 7, Brian Carnes |

**OVERVIEW:**

***Proposal***

The applicant has requested to amend the Edgewater Corporate Park Preliminary Plat approved by the Planning Commission on November 29, 2005. The proposed amendment alters the setbacks applicable to TM# 0008-00-026.03. This change is to develop the parcel with medical offices.

***Background***

This parcel was originally contemplated as a part of the large Mixed-Use rezoning performed by the County in August, 2020 (RZ-020-1614). At that time the owner of the property requested to be removed from the rezoning and to maintain the zoning of MX on this parcel. At that time, Planning staff recommended that this parcel be zoned Regional Business (RB) to be consistent with other properties within the Edgewater Corporate Park. This parcel is currently non-conforming as it does not meet the required minimum acreage of the MX district (25 acres).

This parcel is subject to the original preliminary plat for the Edgewater Corporate Park approved November, 2005. In order to develop using current Regional Business (RB) setbacks the applicant needs to amend the original preliminary plat, otherwise any development would be held to the original approved setbacks.

***Summary of Adjacent Zoning and Uses***

The properties are surrounded predominantly by NB, MX, RB, and PB zoned properties.

| Adjacent Property | Jurisdiction | Zoning District | Use |
|---|---|---|---|
| North | Lancaster County | NB | City Electric Supply |
| South | Lancaster County | MX | The Flats Apartments |
| East | Lancaster County | RB | Vacant Parcel |
| West | Lancaster County | PB | Single-Family Residential |

**ANALYSIS & FINDINGS:**

The original setbacks for the subject plat were consistent with the B3 zoning which was in place at the time of the original approval.

**Original Setbacks**

Front: 75 feet

Side: 15 feet

Rear: 15 feet

The proposed amendment will alter the setbacks to be consistent with the recently proposed rezoning to the Regional Business (RB) district for this parcel. At the time of publication for this staff report County Council has unanimously approved the first two readings for the proposed rezoning of this parcel from MX to RB. The third and final reading of this rezoning is scheduled to occur on July 19, 2021.

**Regional Business Setbacks**

Front: 50 feet

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Rear: 15 feet

It is important to note that this parcel is subject to portions of the Highway Corridor Overlay (HCO) District as the parcel is within 1000 feet of Highway 160. Portions of the HCO standards apply only to those parcels directly fronting onto the right-of-way of either Highway 521 or 160. While other standards (sidewalks, buffering, architectural style, etc.) apply to all parcels within 1000 feet of the subject highways.

**INFRASTRUCTURE CONSIDERATIONS**

***Transportation***
There are no issues with traffic generated from this request at this time. The future plans for this parcel would likely create more than 50 peak hour trips to or from this location. Therefore, a TIA would be required as part of their site plan submittal.

**Public Utilities**

Both public water and sewer are available in Edgewater Corporate Park.

**Public Schools**

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

**PHOTOS OF PROJECT AREA:**



*Looking toward subject property and the intersection with Possum Hollow Road.*




*Looking directly across Edgewater Corporate Parkway.*




*Looking west along Edgewater Corporate Parkway.*



*Looking east along Edgewater Corporate Parkway.*

**STAFF RECOMMENDATION:**

Staff recommends **conditional approval** of the request to amend the preliminary plat for Edgewater Corporate Park as it pertains to TM # 0008-00-026.03 subject to the following conditions:

1. That the preliminary plat be revised to demonstrate sidewalks along the Possum Hollow Rd. frontage of TM# 0008-00-026.03;
2. That the preliminary plat be revised to more clearly depict the Highway Corridor Overlay buffer along Possum Hollow Rd.

**ATTACHMENTS:**

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Proposed Plat
4. Original Plat
5. Letter of Support from POA

**STAFF CONTACT:**

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

Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**. The following will summarize the Preliminary Plat submittal and approval processes.

**PROJECT INFORMATION**

Project Address/Location: EDGEWATER / CHARLOTTE Hwy

Tax Map ID/Parcel No. 0008-00-026.03

Project Description: MEDICAL / OFFICE

Applicant Name: 1415 LLC / NOLAN ELENZ

Address: PO Box 49247 CHARLOTTE NC 28277

Phone: 704 377 9592 Fax: _____ Email: NOLAN@NFMPROPERTIES.COM

Property Owner Name: 1415 LLC

Address: PO Box 49247 CHARLOTTE NC 28277

Phone: 704 377 9592 Fax: _____ Email: NOLAN@NFMPROPERTIES.COM

**Other Project Contacts**

Name: Tom Auer

Address: _____

Phone: 704-231-2762 Fax: _____ Email: Tom@AUERDC.com

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Applicant Signature

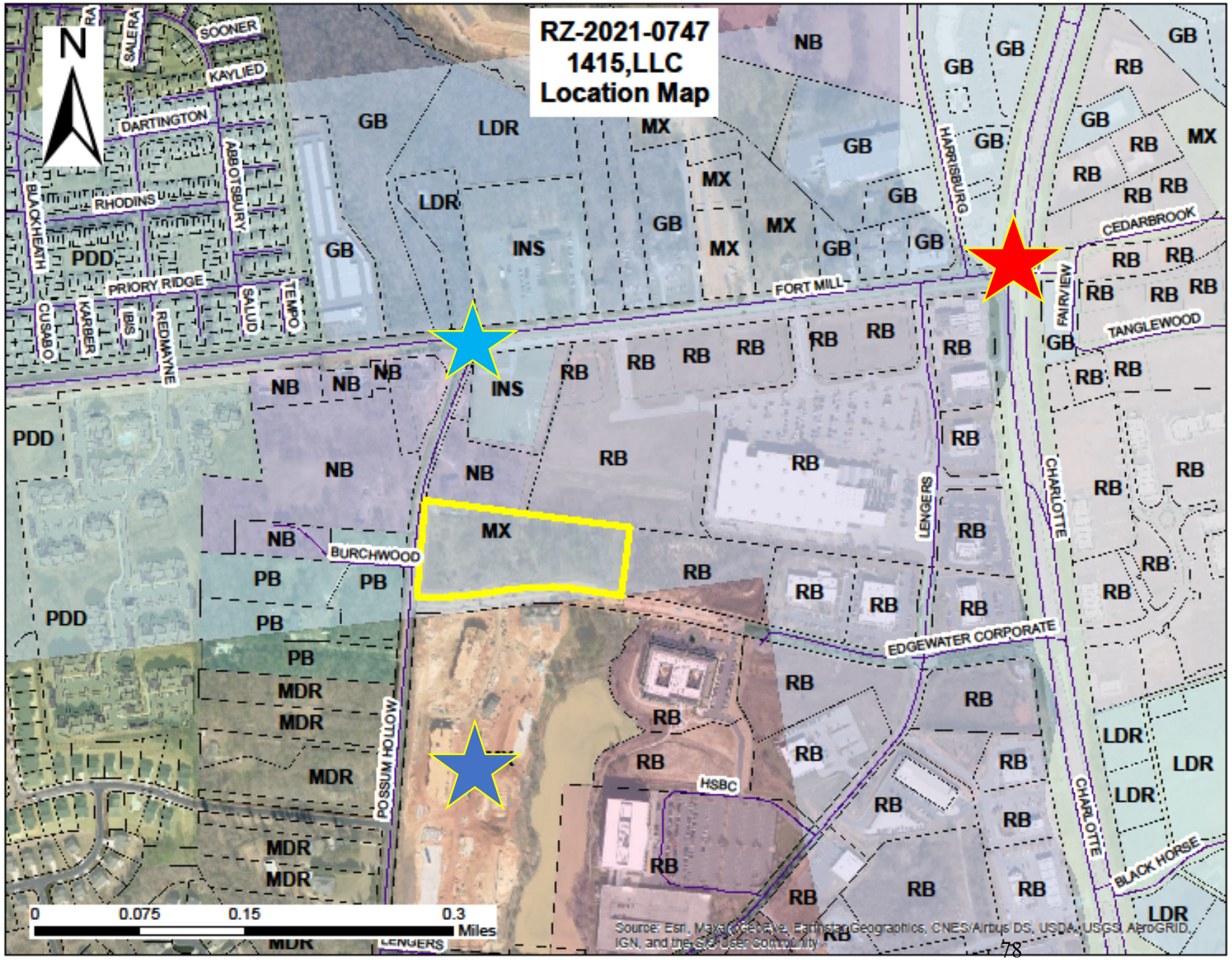
5/19/2021
Date

Property Owner Signature

5/19/2021
Date

**PRELIMINARY PLAT CHECKLIST**

The following identifies required information to be placed on Preliminary Plat drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute to reviewing the UDO.



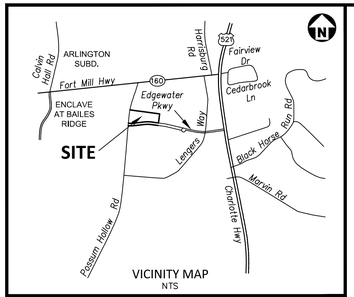

Lancaster County
South Carolina

**Proposal:**

Rezone property from MX to RB and amend the Preliminary Plat for Edgewater Corporate Park.

**Legend:**

- Subject Property
- The Flats (Apartment Complex)
- Intersection of Hwy 521 and Hwy 160.
- Intersection of Possum Hollow Road and Hwy 160



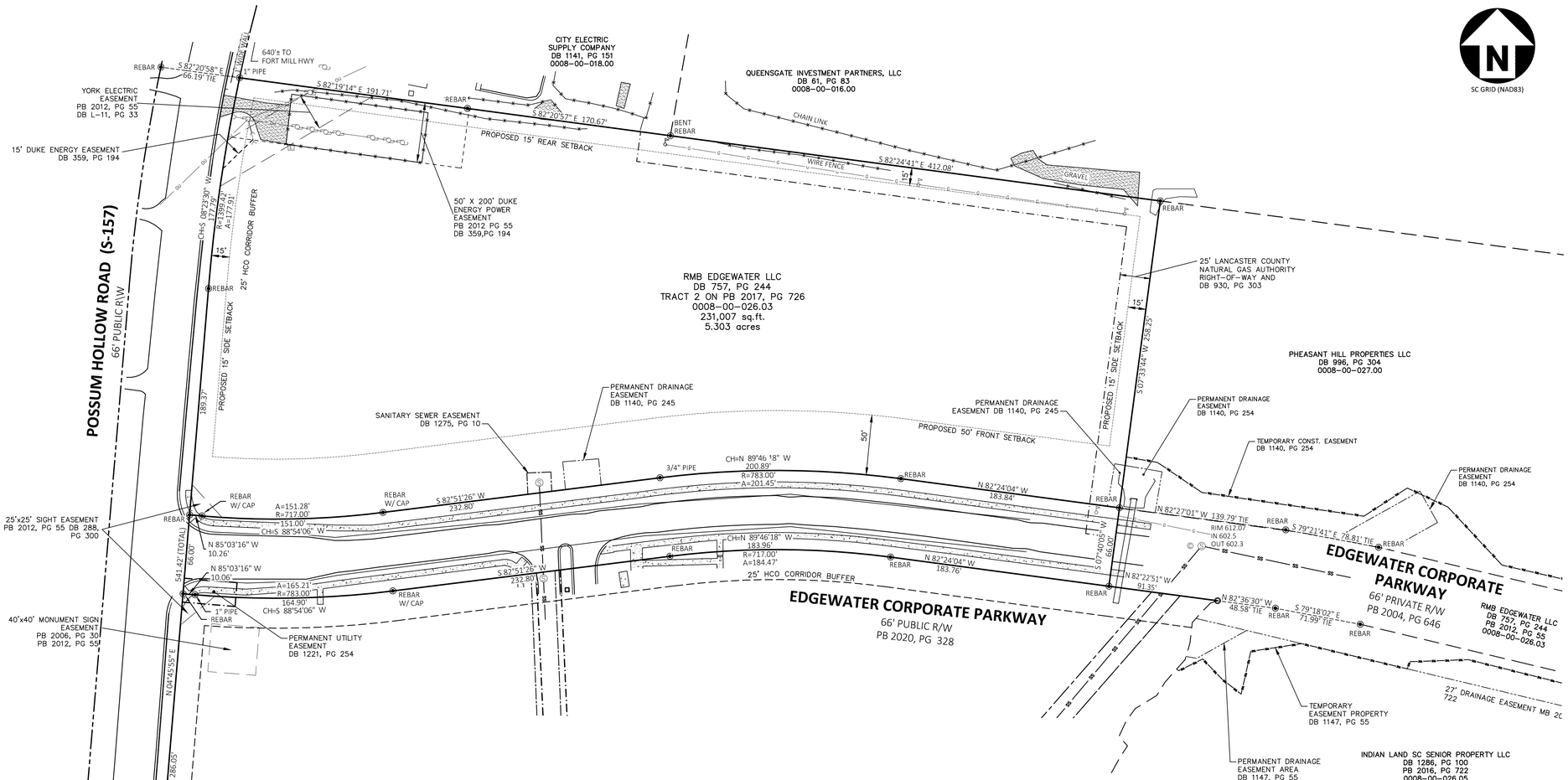

VICINITY MAP
NTS

## GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND.
2.) THE PURPOSE OF THIS MAP IS TO SHOW THE SETBACKS FOR THE PROPOSED ZONING RECLASSIFICATION TO REGIONAL BUSINESS (RB)
3.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 45057C0076E, DATED APRIL 16, 2017.
4.) REFERENCES: DEED BOOK 757, PAGE 244;
MAP BOOK 2012, PAGE 55;
MAP BOOK 2016, PAGE 722
OF THE LANCASTER COUNTY REGISTRY
PIN 0008-00-0026.03

## LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- GAS LINE MARKER
- GAS VALVE
- ELECTRIC BOX/METER
- LIGHT POLE
- POWER POLE WITH GUY ANCHOR
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FLARED END SECTION
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED




I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISON AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 02-10-2017
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: NC77
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 1.00003739
(9)UNITS: METERS CONVERTED TO US SURVEY FEET

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Kevin S. Baucom, PLS L-22748 DATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

KEVIN S. BAUCOM, PLS L-22748

DATE

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-00552
www.mcadamsco.com

## OWNER

NFM PROPERTIES, LLC.
PO BOX 49247
CHARLOTTE, NC 28277
PHONE: 704-337-9592

# EDGEWATER - TRACT TWO

PRELIMINARY PLAT
EDGEWATER CORPORATE PARKWAY
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
THE JOHN R. MCADAMS COMPANY, INC CHARLOTTE, N.C. C-00552

## REVISIONS

| NO. | DATE |
|---|---|

## PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | 2021210152 |
| FILENAME | 2021210152-F1 |
| CHECKED BY | KSB |
| DRAWN BY | CFA |
| SCALE | 1"=50' |
| DATE | 05.19.2021 |

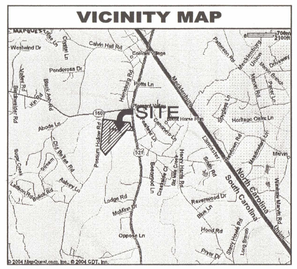
## SHEET

PRELIMINARY PLAT
1-1

# EdgeWater Corporate Center

## SUBDIVISION PLANS
## LANCASTER COUNTY, S.C.

**VICINITY MAP**




**LOCAL UTILITY COMPANIES**

**WATER AND SEWER**
LANCASTER COUNTY WATER AND SEWER DEPARTMENT
1403 KERSHAW CAMDEN HWY
LANCASTER, SOUTH CAROLINA 29720
PH: (803) 285-6919 FX: (803) 285-9574

**ELECTRIC**
YORK ELECTRIC COOPERATIVE, INC.
2089 HIGHWAY 21 BY-PASS
FORT MILL, S.C. 29715
(803)548-4244
AND
DUKE POWER
YORK, S.C. 29745
(803)684-9939

**CABLE & TELEPHONE**
COMPORIUM COMMUNICATIONS
200 TOM HALL STREET
FORT MILL, S.C. 29715
(803)548-5000

**NATURAL GAS**
LANCASTER COUNTY NATURAL GAS AUTHORITY
1010 KERSHAW CAMDEN HIGHWAY
LANCASTER, S.C. 29720
(803)285-2045

**REGULATORY AGENCY CONTACTS**

LANCASTER COUNTY BUILDING AND ZONING
101 NORTH MAIN STREET
1st FLOOR
LANCASTER, S.C. 29721
PH: (803)285-1969 FX: (803)416-9380

LANCASTER COUNTY PLANNING DEPARTMENT
101 NORTH MAIN STREET
1st FLOOR
LANCASTER, S.C. 29721
PH: (803)285-6005 FX: (803)285-6007

SCDOT (LOCAL OFFICE)
1694 PAGELAND HIGHWAY
LANCASTER, SC 29720
PH: (803)283-3397

LANCASTER COUNTY WATER AND SEWER DEPARTMENT
1403 KERSHAW CAMDEN HWY
LANCASTER, SOUTH CAROLINA 29720
PH: (803) 285-6919 FX: (803) 285-9574

S. C. DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
STORMWATER PERMITTING SECTION
2600 BULL STREET
COLUMBIA, SC 29201
(803) 898-4234




**SCHEDULE OF DRAWINGS**

**ROADWAY PLANS**
R100 - COVER SHEET
R101 - PRELIMINARY PLAT
R102 - PRELIMINARY PLAT
R103 - STORM WATER MANAGEMENT PLAN
R104 - (NOT ISSUED)
R105 - EDGEWATER CORPORATE PARKWAY PLAN AND PROFILE
R106 - LENGERS WAY PLAN AND PROFILE
R107 - LENGERS WAY PLAN AND PROFILE
R108 - LENGERS WAY PLAN AND PROFILE
R109 - DETAILS
R110 - WATER QUALITY

**UTILITY PLANS**
U201 - OVERALL UTILITY PLAN
U202 - SANITARY SEWER PLAN & PROFILE
U203 - SANITARY SEWER PLAN & PROFILE
U204 - WATERLINE PLAN
U205 - DETAILS

**DAM EMBANKMENTS PLANS**
D300 - EXISTING CONDITIONS
D301 - GRADING PLAN
D302 - EROSION CONTROL PLAN
D303 - DAM ENLARGEMENT
D304 - DAM SECTIONS
D305 - DAM SECTIONS
D306 - DAM DETAILS

BURTON ENGINEERING ASSOCIATES No. C00401 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

PRELIMINARY PLAN APPROVED
by the
Lancaster County Joint Planning Commission
SUBJECT TO THE FOLLOWING CONDITIONS:
None
DATE: 11/29/05 EXPIRES: 11/29/06

PALMETTO UTILITY PROTECTION SERVICE
PALMETTO UTILITY PROTECTION SERVICE A ONE CALL SYSTEM
Don't Dig Before You Call Toll Free 1-888-721-7877 Internet: www.sc1pups.org
A one system for community and job safety.

THE UTILITIES SHOWN ON THE PLAN / PROFILE DRAWINGS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES HORIZONTALLY AND VERTICALLY WITHIN THE LIMITS OF THE WORK. ALL DAMAGE TO EXISTING UTILITIES CAUSED BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

| DEVELOPER: | CONTRACTOR: | ENGINEER: | SURVEYOR: |
|---|---|---|---|
| **LAUTH GROUP, INC.** | **LAUTH CONSTRUCTION GROUP, LLC** | **BURTON ENGINEERING ASSOCIATES** | **FORESITE LAND SURVEYING** |
| 4201 CONGRESS ST., SUITE 375 | 4201 CONGRESS ST., SUITE 375 | 5950 FAIRVIEW ROAD, SUITE 100 | 5950 FAIRVIEW ROAD, SUITE 100 |
| CHARLOTTE, N.C. 28209 | CHARLOTTE, N.C. 28209 | CHARLOTTE, NORTH CAROLINA 28210 | CHARLOTTE, NORTH CAROLINA 28210 |
| PH: (704)973-3100 | PH: (704)973-3100 | PH. 704-553-8881 FX. 704-553-8860 | PH. 704-553-8881 FX. 704-553-8860 |
| 24 HR. CONTACT - KEN KONOPASEK | 24 HR. CONTACT - KEN KONOPASEK | | |

TRUE NORTH

GRAPHIC SCALE
200 0 100 200 400 800
( IN FEET )
1 inch = 200 ft.

LAUTH 704-973-3100 · www.lauth.net

LAUTH PROPERTY GROUP
4201 CONGRESS ST., SUITE 375
CHARLOTTE, N.C. 28209

PROJECT: EdgeWater Corporate Center
CONTACT: Ken Konopasek
TELEPHONE: 704-973-3100
FAX: 704-973-3120
E-MAIL: kkonopasek@lauth.net
PROJECT NUMBER: 7244-DIV-01 & 7211-DIV-01
STATE NUMBER:

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd., Suite 100, Charlotte, NC 28210
(704) 553-8881 FAX (704) 553-8860

CERTIFIED BY: CMB SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 13423 CARLTON T. BURTON 11/29/05

TITLE: COVER SHEET

PROJECT: EdgeWater Corporate Center
SUBDIVISION
LANCASTER COUNTY, SOUTH CAROLINA

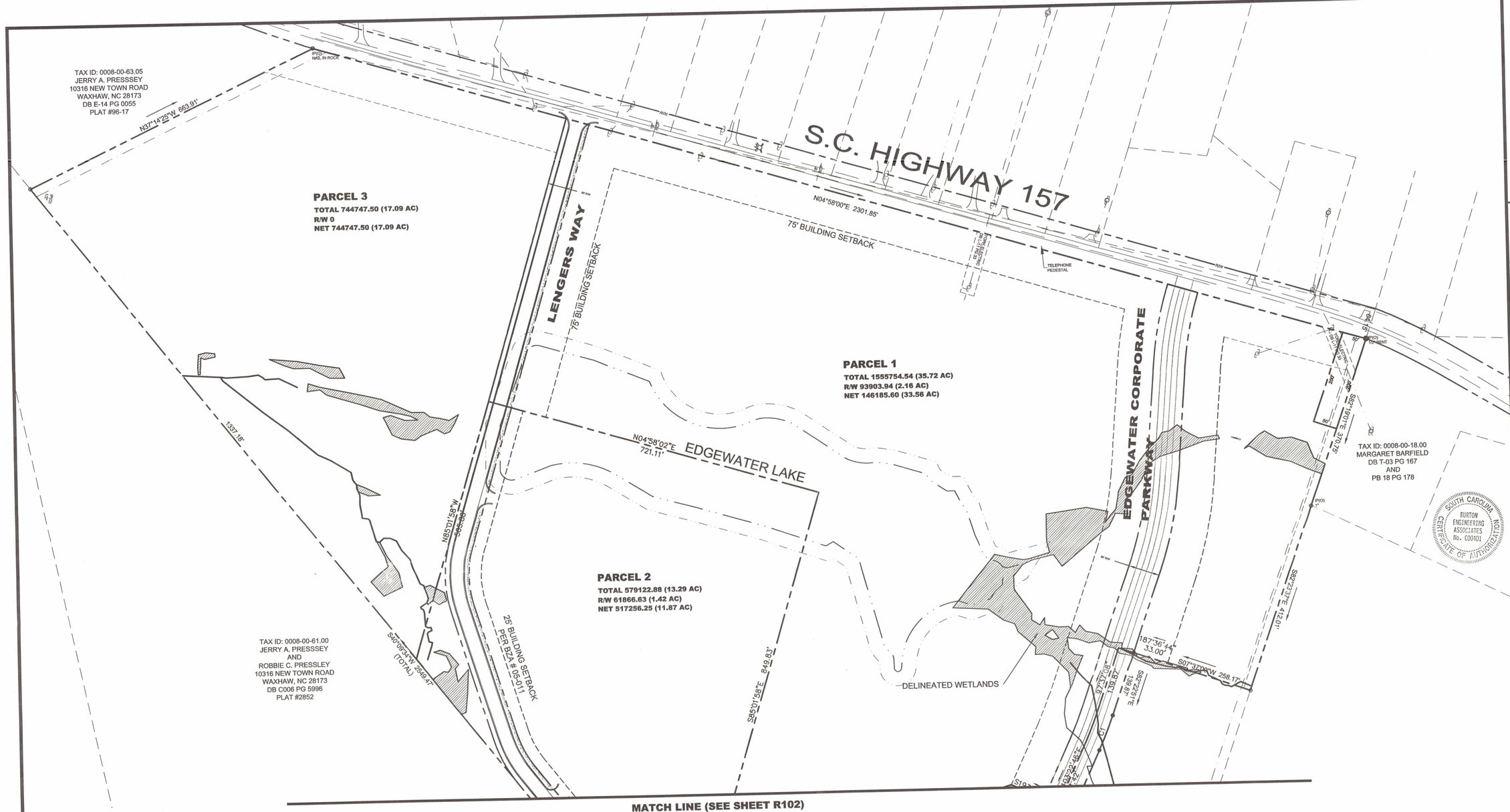
| DATE | CONSULTANT CONTACT | CONSULTANT JOB NUMBER |
|---|---|---|
| 2005-07-08 | C. Burton | 41-016 |

| REV. | DATE (YYYY-MM-DD) | DESCRIPTION |
|---|---|---|
| 1. | 2005-10-05 | ISSUED FOR CONSTRUCTION |
| 2. | 2005-11-10 | REVISED SCHEDULE OF DRAWINGS |

DRAWING NO. R100 SHEET 1 OF 10

TITLE: COVER SHEET

P:\ENG\41-016 Edgewater Subdivision\Subdivision2.dwg, R100-Cover, 11/10/2005 09:53:07 AM, emeegan




## PRELIMINARY PLAT NOTES

ALL UTILITES TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREETS.

PROPOSED CELLULOSIC BURIAL SITES WILL BE LOCATED ON FINAL PLAT.

NEW ROAD PROPOSED TO BE ACCEPTED INTO THE LANCASTER COUNTY ROADWAY SYSTEM.

THE MAINTENANCE OF ALL TEMPORARY & PERMANENT EROSION & STORMWATER MANAGEMENT CONTROLS, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. LANCASTER COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY LANCASTER COUNTY.

THE DEVELOPER HAS RECEIVED, READ, & UNDERSTANDS THE LANCASTER COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE MUST HAVE PRIOR WRITTEN APPROVAL FROM LANCASTER COUNTY. FAILURE TO ADHERE TO THE LANCASTER COUNTY SUBDIVISION ORDINANCE COULD RESULT IN NON-ACCEPTANCE OF ROADWAYS INTO THE LANCASTER COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF FINAL PLAT APPROVAL.

CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE LANCASTER COUNTY ENGINEERING DEPTARTMENT PRIOR TO BEGINNING GRADING AND CONSTRUCTION ON ANY ROADWAY PROPOSED TO BE ACCEPTED BY THE LANCASTER COUNTY ROADWAY SYSTEM.

THE DEVELOPER, INDIVIDUAL LOT OWNER OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEM INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL.

INDIVIDUAL LOT IRRIGATION IS NOT PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.

## PROPERTY SUMMARY

PROJECT NAME: **EdgeWater Corporate Center** DEVELOPER: **LAUTH GROUP, Inc.**

PLANS PREPARED BY: **BURTON ENGINEERING ASSOC.** PHONE No.:**704-553-8881**

ZONING: **B3** TAX PARCEL: **08-00-0026.01**

PROPOSED USE: **OFFICE PARK DEVELOPMENT**

EXISTING LOT SIZE: **88.226 ACRES**

YARD REQUIREMENTS (BUILDING):

FRONT YARD SETBACK: **75'/25' FT. FROM R/W**

REAR YARD: **10 FT.** SIDE YARD: **10 FT.**

REQUIRED UNDISTURBED BUFFERS:

**AS NOTED ON PLANS.**

FEMA FLOOD INFO: **COMMUNITY PANEL No: 450120 0015 B**

## DRAWING INFORMATION

TRUE NORTH

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

LAUTH
704-973-3100 • www.lauth.net

LAUTH PROPERTY GROUP
4201 CONGRESS ST., SUITE 375
CHARLOTTE, N.C. 28209

PROJECT: EdgeWater Corporate Center
CONTACT: Ken Konopasek
TELEPHONE: 704-973-3100
FAX: 704-973-3120
E-MAIL: kkonopasek@lauth.net
PROJECT NUMBER: 7244-DV-01 & 7241-DV-01
STATE NUMBER:

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5960 Fairview Rd. • Suite 100 •Charlotte, NC 28210
(704) 553-8881 • Fax: (704) 553-8860

CERTIFIED BY:

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 13423
CARLTON T. BURTON
11/15/05

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BURTON ENGINEERING ASSOCIATES
No. C00401

TITLE: PRELIMINARY PLAT

PROJECT: EdgeWater Corporate Center
SUBDIVISION
LANCASTER COUNTY, SOUTH CAROLINA

| DATE | CONSULTANT CONTACT | CONSULTANT JOB NUMBER |
|---|---|---|
| 2005-07-08 | C. Burton | 411-016 |

| REV. | DATE (YYYY-MM-DD) | DESCRIPTION |
|---|---|---|
| 1 | 2005-10-05 | ISSUED FOR CONSTRUCTION |

DRAWING NO. R101
SHEET 2 OF 10

TITLE: PRELIMINARY PLAT

MPV PROPERTIES
Merrifield Patrick Vermillion

**Michael Bilodeau**
**Development Manager**

704-561-5253
mbilodeau@mpvre.com

May 21, 2021

Ms. Ashley Davis
Planning Department
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

Dear Ms. Davis:

Please accept this letter as confirmation that Edgewater Corporate Center Association, Inc ("ECCA") does not object to the reduction of building setbacks in accordance with the County's new UDO standards for parcel 0008-00-026.03. This reduction in setbacks is not a violation of park covenants.

Sincerely,

*Michael C. Bilodeau*
Michael C. Bilodeau
Vice President, ECCA

Cc: Ian Bruce

# Agenda Item Summary

Ordinance # / Resolution #: Southern Panhandle Small Area Plan Extension
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/20/2021

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**
Staff recommends approval of the Southern Panhandle Small Area Plan Extension.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Staff Report | 7/13/2021 | Planning Staff Report |
| Draft Small Area Plan | 7/13/2021 | Exhibit |

**TO:** Planning Commission

**FROM:** Katie See, AICP, Senior Planner

**DATE:** July 13, 2021

**SUBJECT:** Southern Panhandle Small Area Plan Extension

After the completion of the Southern Panhandle Small Area Plan, the County began to consider further study of the land to the north of the original study area. The area bears many similarities to the original study area, so the County has determined that it should be considered an extension of the Southern Panhandle Small Area Plan.

A community meeting was held on June 10, 2021 at the Faith Presbyterian Church in Indian Land to let the community know about the project, present a draft recommended future land use (FLU) map, and receive input and feedback. The meeting was a drop-in format from 5:00-7:00 pm and approximately 50 people attended. Attendees were asked to review the draft recommended FLU and provide comments to staff on the map or comments card. Planning and Engineering staff were on hand to answer questions about the plan as well as the area in general.

The Recommended Land Use Map represents the future land use designation of properties within the study area. This does not result in rezoning property. Property owners will need to submit a request to rezone if their intended use is not permitted in their current zoning district. A Future Land Use Map amendment will also be required if the property owners wish to do something that is not consistent with the future land use designation shown on the final map.

Highlights of the Small Area Plan Extension include:

1. Designating future land use of property within study area in order to facilitate better planned future growth as shown on Recommended Future Land Use Map;

2. Identifying general locations of collector and frontage roads to alleviate traffic on US-521;

3. Goals, objectives and implementation strategies; and

4. Rezoning request criteria to encourage larger, master planned projects.

Staff recommends approval of the draft Southern Panhandle Small Area Plan Extension which will serve as an addendum to the original Small Area Plan.

Please feel free to contact me at 416-9395 or ksee@lancastersc.net should you have any questions before the meeting.

Enclosed: Draft Small Area Plan Extension

## Project Overview

After the completion of the Southern Panhandle Small Area Plan, the County began to consider further study of the land to the north of the original study area. The area bears many similarities to the original study area, so the County has determined that it should be considered an extension of the Southern Panhandle Small Area Plan and included as an appendix to that plan. Lancaster County began the study of the extended area in February of 2021, and the plan was adopted in ___, 2021. The extension study area encompasses 848 acres or 1.3 square miles. The entire study area is designated as Neighborhood Mixed Use in the Lancaster County Comprehensive Plan.

## Public Outreach

*Small Group & Individual Property Owner Meetings*

Staff met with individual property owners to provide an overview of the intent of the project. Each property owner was asked to state their vision for their property as well as the study area.

*Community Meeting*

The Planning Department hosted a community meeting on June 10, 2021 from 5:00 – 7:00 pm at the Faith Presbyterian Church, which is located within the study area. Approximately 50 people, consisting of property owners, residents and other stakeholders, attended the meeting to learn about the plan and provide input. Staff kicked off the meeting by welcoming attendants and encouraging them to view the draft recommended future land use map and provide staff with comments and feedback.

Draft recommended future land use maps were provided on three tables throughout the room for participants to view the recommended future land use designation of properties within the study area, learn about the plan, and ask questions of staff. Participants were given cards to provide comments as well as stickers to call attention to comments and areas of concern.

Questions and comments received during the meeting included, were not limited to:

Transportation:

- US-521: Need to examine more creative approaches to address it beyond a conventional widening, such as superstreets and traffic circles (like in Europe, etc.). Collector roads should also be considered.
- US-521 capacity is very important. Public transportation should be considered.
- Van Wyck Road: How will traffic be impacted on Van Wyck Road & US-521?
- Charles Pettus Road & US-521 Intersection: These intersections are dangerous (blind).
- Collector Road Alignments: The alignment needs to be more refined. Proposed roads should generally be located where such development is feasible.
- Safety: Speed limit(s) should be reduced.
- Concerned with size of proposed east-west collector roads, and how they would impinge upon residents' lots.
- Need to manage increased traffic at Six-Mile Creek Road and US-521 intersection, which already has long delays.

Development Consideration:

- Sewer Extension: What is the District's plan for sewer extension? Where will pump stations be located? Provide more information to clarify.
- Carolina Heelsplitter Overlay: The Heelsplitter Overlay is an issue affecting development. Should consider modifying in the study area.
- Large Rezoning Sites Policy: Questions were raised asking for clarification on this policy regarding how it will be applied.

- Whether residential areas outside the western boundary would see conversion to commercial zoning in the near future due to this proposal.

General Comments & Questions:

- The Mixed Use FLU category needs to be more explicitly explained.
- The Employment FLU category needs to be more explicitly explained.
- Provide Clarification Regarding Zoning: Staff provided overview of the impact future land use designation change would have on parcels.
- Will impact fees be charged?
- What benefits will there be for existing residents who currently deal with traffic and higher taxes?
- Concern that this plan would fuel commercial growth in areas they would prefer to remain residential, and/or change the rural residential feel of surrounding neighborhoods.

## Existing Conditions

### *Geography*

Topography in the area is primarily buildable with some areas having challenging contours. Careful planning and quality construction practices will be necessary, particularly in the steeper area. These areas tend to be closer to the streams and creeks which exacerbates the need of stringent environmental controls when disturbing those land masses.

### *Current Land Use*

The current land use is reflected in Figure ___, Land Use, while the distribution is reflected in Table ___, Existing Land Use Distribution. The planning area is predominately rural with ___% of the acreage categorized as ____, ___% ____, and ___% as _____. The remaining __% of land uses are a mix of ___ and ___.

### *Existing Zoning*

The existing zoning for the study area is shown in Figure ___. The majority of the study area is zoned Low Density Residential and Rural Residential. Other zoning districts include Rural Neighborhood, Institutional, Neighborhood Business, and General Business.

### *Water & Sewer*

The Lancaster County Water & Sewer District (LCWSD) is the utility provider in the study area. Water lines currently extend along US-521 through the entire project boundary, as well as Charles Pettus Road, Henry Harris Road, and Six Mile Creek Road. A sewer forcemain runs parallel to US-521 but it is not available for connection.

Lancaster County Water and Sewer District (LCWSD) has prepared a master plan which encourages gravity sewer in an effort to avoid a proliferation of wastewater pump stations. Gravity sewer reduces the potential for sanitary sewer overflows (SSOs) and line breaks associated with pump station malfunctions and pressurized sewer. Minimizing pump stations reduces electrical requirements and operation and maintenance costs to rate payers.

The Small Area Plan study area encompasses several drainage sub-basins which are dissected by US-521. The area is defined by an abundance of small tracts in addition to some steep topography. The LCWSD master plan shown in Figure __ promotes a sustainable and reliable sewer system for the area.

### *Electricity & Natural Gas*

Duke Energy and York Electric are the electricity providers and Lancaster County Natural Gas Authority is the natural gas provider within the study area. There are no concerns for availability as both service providers have capacity to meet the needs as growth continues in the study area.

### *Transportation*

The main transportation corridor in the study area is US-521, a four-lane divided highway. US-521 includes north and south bound traffic and is intersected by Van Wyck Road, Charles Pettus Road, and Henry Harris Road. Traffic congestion from Indian Land encroaches into the northern boundary of the study area, which will continue to extend south along US-521 as development continues. The Average Daily Traffic Counts in 2019 for the segment of US-521 from Shelley Mullis Road to Waxhaw Highway was 19,500.

SCDOT has no improvements planned within the area. A regional improvement plan could be considered in order to mitigate traffic concerns. A key area of concern is the Van Wyck Road left turn lane which turns onto US-521.

A small segment of the Carolina Thread Trail is proposed within the southeastern corner of the study area, connecting to the existing Twelve Mile Creek Trail at the Walnut Creek neighborhood.

The Rock Hill-Fort Mill Area Transportation Study (RFATS) region Bike Ped route originates at the northern and southern boundaries and extends west toward Van Wyck Road. (See Provided Map___)

## Environmental Considerations

The planning area is located within the Santee River Basin. According to the SC Department of Natural Resources (SCDNR), many State Wildlife Action Plan freshwater fish species are found within the planning area.

### *Flood Zone*

The confluence of Six Mile Creek and Twelve Mile Creek creates a sizable portion of the study zone in the Flood Zone. This is mostly south of Henry Harris Road on the east side of US-521, a small section just west of US-521, and the areas in close proximity to Six Mile Creek which run along the eastern border of the study area. (See Provided Map ___)

### *Carolina Heelsplitter*

While SCDNR does not indicate the presence of the Carolina Heelsplitter in the planning area, the US Fish and Wildlife Service has identified Waxhaw Creek as a current and previous location for the endangered species, and it is still considered significant habitat. Most of the study area is included in the Carolina Heelsplitter Overlay District, created to protect this endangered mussel. The basin of Six Mile Creek is one of its known habitats. Building in this area is possible, but mitigation credits must be purchased based on many factors, including the amount of impervious surface added to the basin and the proximity of the disturbance of the buffer zones to streams. Project design engineers determine the credits required. The determination is then verified by the Lancaster County Stormwater Department. Applicants coordinate payment directly with US Fish & Wildlife to the mitigation bank.

## Economic Conditions

The Southern Panhandle Extension study area is located at the southern edge of the Indian Land high growth area and west of Union County, NC. It is also located east of York County, SC and north of Waxhaw Highway. Multiple industries, businesses, schools, and places of worship are located in the immediate vicinity.

The Southern Panhandle Small Area Plan Extension is a strategically important area for business development. The location is just south of one of the fastest growing office, light industrial and retail areas in the Charlotte Region. Situated on US-521, the area provides significant economic opportunities due to its location within Indian Land, as well as close proximity to the Ballantyne, Waxhaw and Weddington, North Carolina communities. The area is well positioned to capture the aforementioned uses as development pressure and scarcity of US-521 frontage sites to the north pushes development south and into the area.

The Economic Development Department believes the area to be extremely attractive for a variety of businesses, some of which are not currently serving the Indian Land and overall Lancaster County market. This area is well positioned to attract uses including, but not limited to: hotels, entertainment/sporting attractions, light manufacturing and technology operations, assisted living facilities, office parks and warehouse membership clubs. It is important that the area plan to accommodate these and other uses, while ensuring it does not become a piecemeal development of small lots that would ultimately compromise and jeopardize the ability of the area to attract businesses.

The US-521 Corridor has seen a lot of economic change in the past decade, most of which has been extremely positive. The Southern Panhandle Small Area Plan Extension Plan is critical to ensuring this trend continues, while taking the planning and design of new development in the area to the next level.

## Vision Statement

*The Southern Panhandle Small Area Plan Extension seeks to preserve the values of residents by ensuring that developments conserve the natural landscape, cultivate employment centers, provide master planned commercial and residential development, and establish efficient infrastructure through enhanced connectivity, safety and mobility.*

## Recommended Land Use Plan

The Recommended Land Use Plan on Page __ reflects input from residents, property owners, and stakeholders within the study area. Staff conducted one-on-one interviews and held a community meeting in order to receive comments and feedback on the Plan. A Technical Advisory Committee worked with staff to provide input for land use, transportation, and utility planning. Information gathered from public outreach and the Committee guided the creation of the Plan.

## Future Land Use Categories

**Low Density Residential/Open Space**
Land for single-family residential subdivisions and supporting recreational, religious, and educational uses at a density of 1.5 dwelling units per acre. Conservation subdivisions are encouraged here.



**Medium Density Residential**
Single-family residential subdivisions and supporting recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Conservation subdivisions are encouraged here.



**Commercial**
Opportunities for shopping, professional services, and entertainment. These areas do not typically allow auto-oriented developments.




**Employment**
Employment-oriented development such as office, medical, light industrial, and service centers that are clean, quiet, and compatible with adjacent residential or business districts.



**Institutional**
Intended for educational facilities, government facilities, healthcare institutions, places of worship, and other similar uses.



**Master Planned Mixed Use**
Designed for pedestrian walkability and as an economic activity center incorporating daily shopping, community, entertainment, housing needs, and public spaces. This can include multi-story buildings surrounded with compact moderate density housing options such as detached and attached residential uses and is connected to adjacent areas by trails and walking paths.

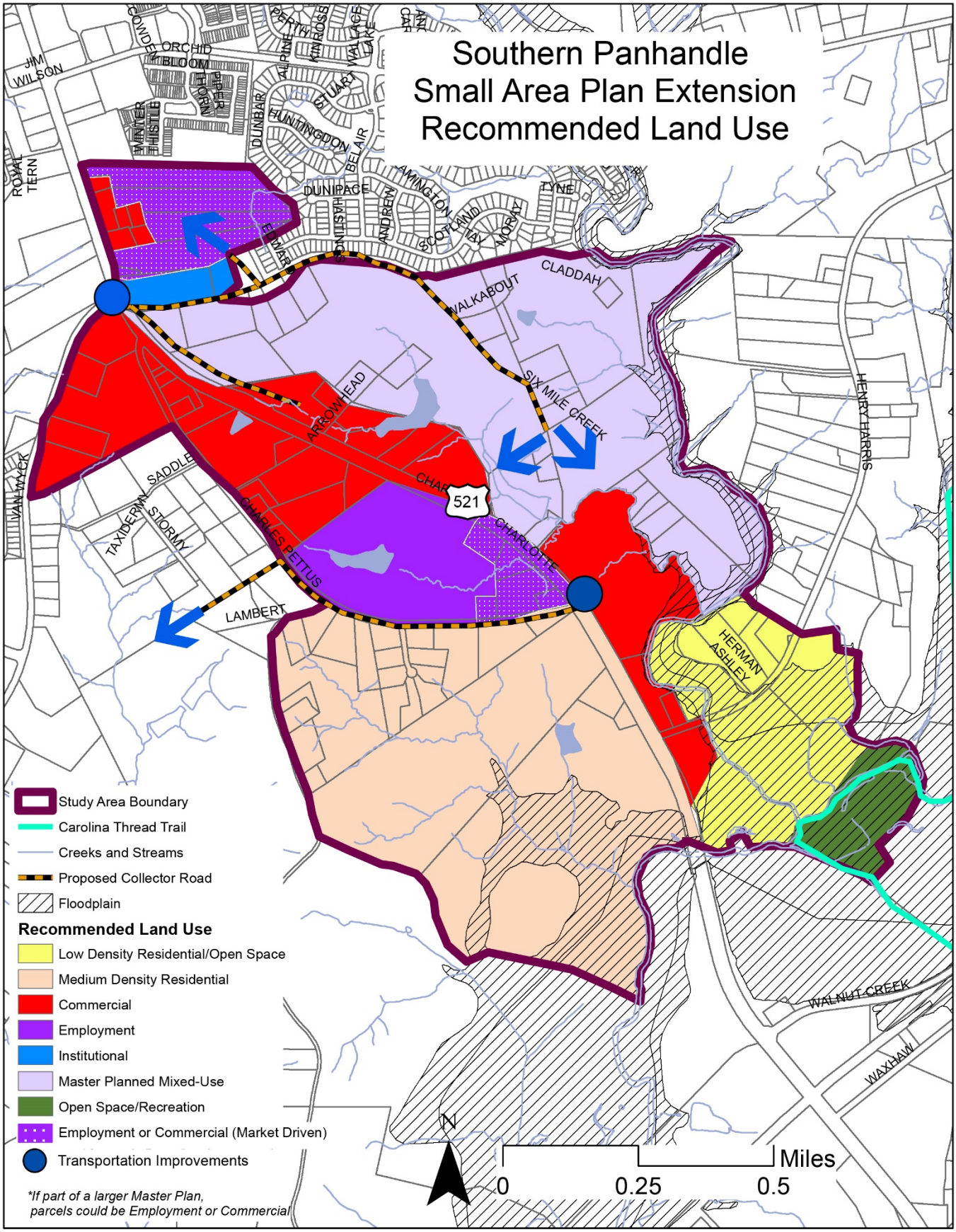


**Open Space/Recreation**
These areas are designated for the protection of properties under public ownership, such as parks, trails, greenways, and/or properties otherwise restricted for use for passive or active recreation.



**Conservation Corridor**
A portion of the US-521 transportation corridor will be identified for the preservation of natural resources such as tree canopies, topography, and rolling hills to protect the natural beauty of the Southern Panhandle Extension.

**(IMAGE)**


Southern Panhandle
Small Area Plan Extension
Recommended Land Use
JIM WILSON
GOWDEY
ORCHID
BLOOM
PETTY
PINE
KINROSS
STUART
WALLACE
LAKE
DUNBAR
HUNTINGDON
BELAIR
WATER WHISTLE
ROYAL TERN
DUNIPACE
HASTINGS
ANDREW
AMMINGTON
SCOTLAND
IAY
MORAY
TYNE
ELMWAR
CLADDAH
WALKABOUT
SIX MILE CREEK
ARROWHEAD
HENRY HARRIS
SADDLE
TAXIDERMY
STORMY
CHARLES PETTUS
CHARLOTTE
521
LAMBERT
HERMAN ASHLEY
WALNUT CREEK
WAXHAW
Study Area Boundary
Carolina Thread Trail
Creeks and Streams
Proposed Collector Road
Floodplain
Recommended Land Use
Low Density Residential/Open Space
Medium Density Residential
Commercial
Employment
Institutional
Master Planned Mixed-Use
Open Space/Recreation
Employment or Commercial (Market Driven)
Transportation Improvements
*If part of a larger Master Plan, parcels could be Employment or Commercial
N
0
0.25
0.5
Miles

## Plan Goals & Implementation

Specific goals and objectives were developed based on the analysis, outreach, research, and planning efforts for the Southern Panhandle Small Area Plan Extension. These are intended to guide development within the study area. The Plan Goals & Implementation Strategies from the Original Small Area Plan (p. 19-21) shall also be referenced, as applicable. Each goal is prioritized with timeframes within which implementation is to occur.

### GOAL: SUPPORT TRANSPORTATION, UTILITY, AND OTHER INFRASTRUCTURE INVESTMENT

**Objective: Improve accessibility and safety of US-521 and Van Wyck Road.**

Implementation Items:

- Support innovative transportation improvements to be made from a regional approach in coordination with SCDOT. **C, LT**
- Develop a collector/minor arterial road and frontage system in the study area. The acquisition of right-of-way (public or private) and/or road construction (as appropriate) within the proposed study area for collector/minor arterial and frontage roads should be undertaken in coordination with land development projects occurring within the general alignment areas identified in the study. Corrective realignments may be necessary in order to facilitate new collector roads. **C, LT**
- Include this section of US-521 in future US-521 corridor study for potential innovative transportation improvements. **ST, LT**
- Accommodate future improvements to Van Wyck Road by requiring right-of-way for future widening and a potential realignment at the intersection of US-521. **C, LT**
- Require a 50-foot building setback along US-521 and Van Wyck Road to better accommodate future widening and improvements. **C**
- Encourage interconnectivity within master planned developments to foster connectivity and improved traffic flow. Examples include shared driveways and identifying locations for frontage roads. **C**
- Require connectivity for all modes of transportation within developments, as well as to adjacent properties. **C**

**Objective: Support utility investment in a manner that is consistent with the Small Area Plan Vision.**

Implementation Items:

- Support provision of necessary utility infrastructure such as pump stations and upgraded lines as part of the land development process. This should be done proactively with the LCWSD Master Plan and with each development project. **C, ST, LT**

### GOAL: ESTABLISH THE NATURAL ENVIRONMENT AS AN IDENTIFYING ELEMENT OF THE SOUTHERN PANHANDLE – INCLUDING THE EXTENSION AREA

**Objective: Optimize environmentally sensitive lands by incorporating them into design and development.**

Implementation Items:

- Extend Conservation Corridor designation from Original Southern Panhandle Small Area Plan north to Henry Harris Road by establishing a minimum 50-foot conservation corridor along US-521 to retain existing trees and natural features. **C, ST**
- Conservation residential developments shall be encouraged in order to preserve land quality and quantity, while also providing a unique opportunity for residential development. **ST, MT, LT**
- Support implementation of the Carolina Thread Trail and the Walk-Bike RFATS Pedestrian plan for the US-521 and Van Wyck Road corridors. **C, LT**

- Establish a trail head and associated open space in the southeastern section of project boundary for the Carolina Thread Trail. **LT**

## GOAL: CREATE A BALANCED SOUTHERN PANHANDLE LAND USE PATTERN

**Objective: Develop employment and shopping opportunities in targeted segments of the study area.**

Implementation Items:

- Focus long-term economic development at the northernmost portion of the project boundary and also near the intersection of US-521 and the southern segment of Charles Pettus Road. **LT**
- Employment land uses shall consist of indoor operations with no outside storage or operations. The development shall be complimentary to surrounding residential, mixed-use and commercial developments. **C**
- A master planned, regional, mixed-use town center should be developed between Six Mile Creek Road and Henry Harris Road. This may consist of between one and three master planned projects over time which connect to one another, any associated collector or frontage roads, and compliment adjacent uses. **LT**

**Objective: Provide well-planned development for all land uses by utilizing best planning practices.**

Implementation Items:

- Rezonings shall be consistent with the Future Land Use Map for the benefit of planning for land uses and in order to facilitate master planned projects, water/sewer, utilities and transportation improvements. **C**
- Master planned mixed-use development shall include vertical mixed-use as well as complimentary multi-use development. **C**
- Employment uses shall be compatible with commercial and mixed-use development and complement one another in design and uses, in addition to having road connectivity. Impacts to adjacent residential districts shall be mitigated. **C**

## GOAL: SUPPORT DEVELOPMENT OF LARGER, MASTER PLANNED SITES

**Objective: Implement criteria to ensure quality development within study area.**

Implementation Items:

- It shall be a priority to support development of larger master planned sites that are served by public water and sewer and utilize shared/consolidated driveways along the US-521 Corridor within the non-residential and mixed-use portions of the study area. **C, LT**
- Develop larger, master planned projects served by public utilities which will help protect the Six and Twelve Mile Creek watersheds, ensure each site is utilized for its highest and best use, have planned collector roads within them and feature interconnected building placement, landscaping, and architectural design. **C, LT**
- Priority consideration should be given to rezoning requests which consist of the following: 1) consistent with the Future Land Use Map, 2) include the extension of or access to public water and sewer, and 3) are accompanied by a Development Agreement (requiring a minimum 25-highland acres), unless an alternative master planning tool is adopted with the upcoming comprehensive update to the Lancaster County UDO. Criteria to determine when consideration should be given to non-priority rezoning requests are provided below under **Parcel Rezoning Criteria**. **C, LT**

Timing Key:
C = Continuous
ST = Short Term (0 – 5 Years)
MT = Mid Term (6 – 10 Years)
LT = Long Term (Over 10 Years)

## Parcel Rezoning Criteria

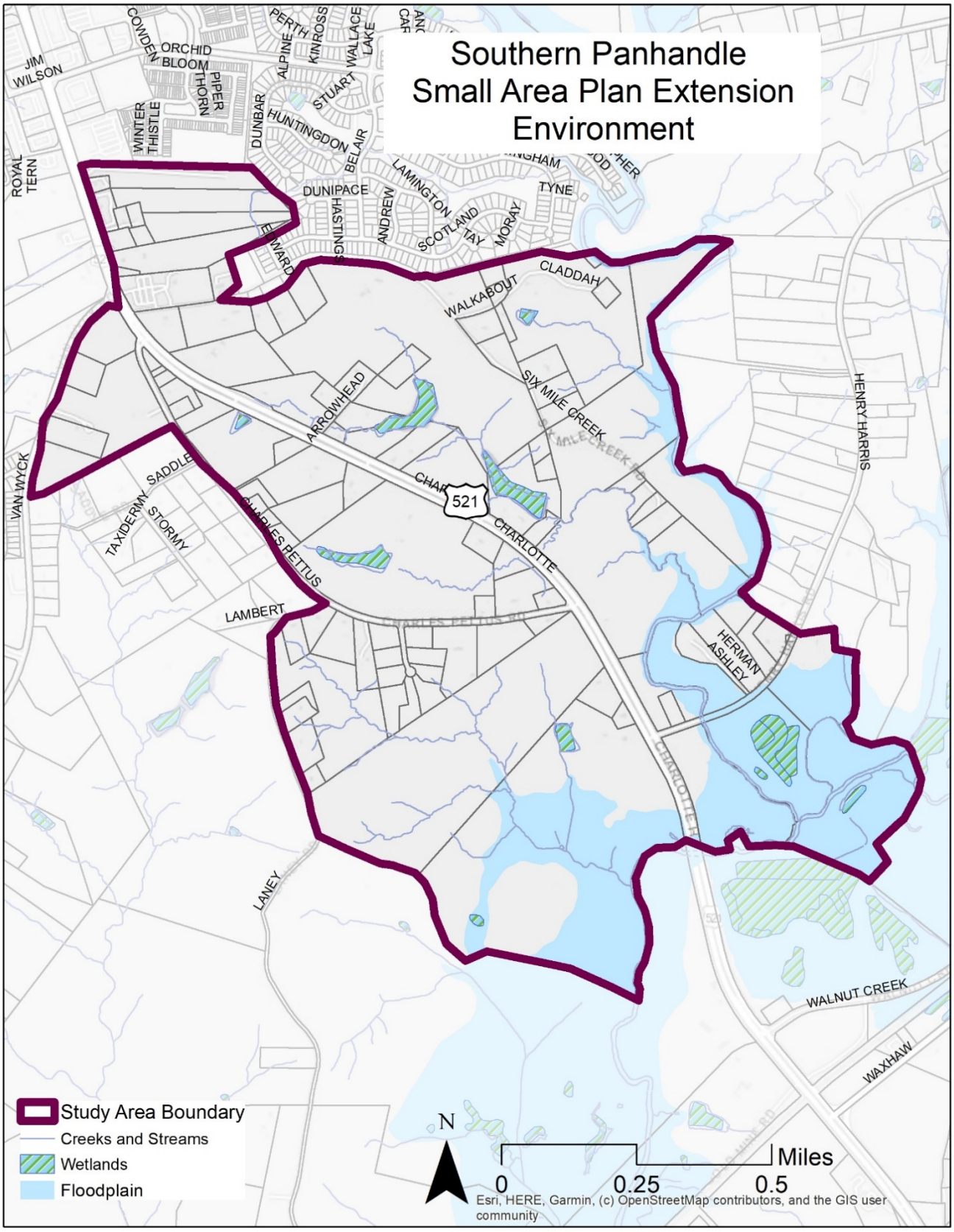
It is recognized that there will be instances where it is impractical or undesirable to have parcels combined with one another to achieve a large master planned site. Examples of this may include sites that are separated from adjacent properties by major environmental features such as large perennial streams and steep topographic slopes. Smaller commercial sites can also help shape the character of an area and provide smaller, local entrepreneurs an opportunity to develop or own commercial property. There are also unique land uses that may not be compatible within a master planned environment. Examples of such land uses include, but are not limited to: automotive dealerships, public safety or government facilities, and schools.

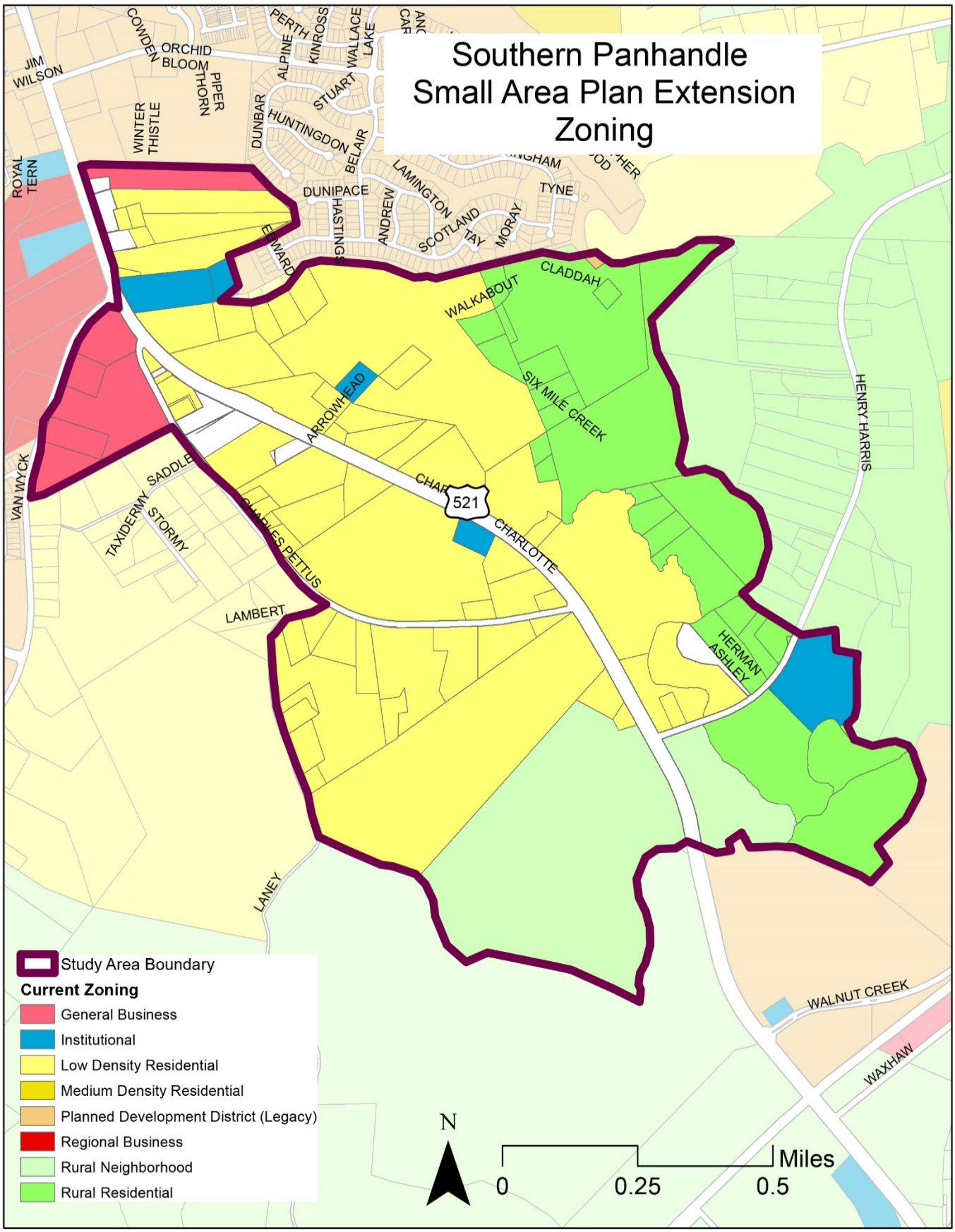
Non-residential or mixed-use rezoning requests along the US-521 Corridor that are not part of a larger master planned project should include a justification statement with an associated concept plan indicating the rationale for the smaller rezoning area and how the rezoning and/or future development project will implement the objectives of the Southern Panhandle Small Area Plan Extension. Such objectives may include, but are not limited to: accessing or extending public water and sewer infrastructure and utilizing or creating shared/cross access ways. As previously noted, future updates to the UDO may create binding master planning opportunities in association with rezonings for both small and large sites.

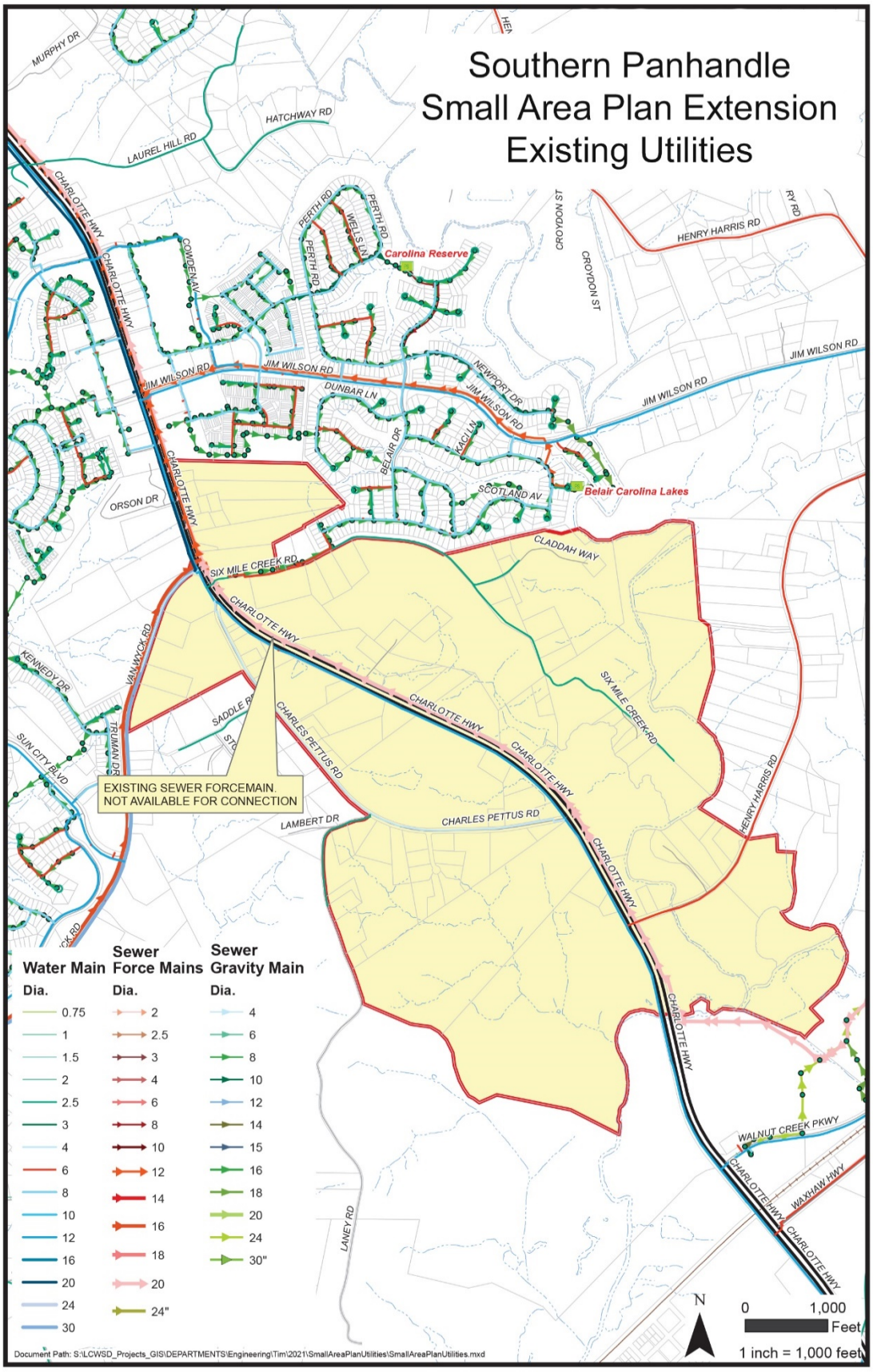
## Conclusion

The Southern Panhandle Small Area Plan Extension will guide future growth in the area. The plan goals and implementation strategies will accomplish the following: 1) compliment the Southern Panhandle Small Area Plan approved in February, 2021, 2) establish a sense of place with master planned development, 3) support a more balanced tax base with employment and retail uses, 4) provide opportunities to support the local economy with employment and retail, and 5) provide open space for the benefit of the community.

## Maps


Southern Panhandle
Small Area Plan Extension
Environment
JIM WILSON
COWDEN
ORCHID
BLOOM
THORN
PIPER
WINTER THISTLE
PERTH
KINROSS
ALPINE
WALLACE LAKE
STUART
DUNBAR
HUNTINGDON
BELAIR
ROYAL TERN
DUNIPACE
HASTINGS
EDWARD
ANDREW
LAMINGTON
SCOTLAND
TAY
MORAY
TYNE
CLADDAH
WALKABOUT
ARROWHEAD
SIX MILE CREEK
HENRY HARRIS
VAN WYCK
SADDLE
TAXIDERMY
STORMY
CHARLES PETTUS
521
CHARLOTTE
LAMBERT
HERMAN ASHLEY
LANEY
WALNUT CREEK
WAXHAW
Study Area Boundary
Creeks and Streams
Wetlands
Floodplain
N
Miles
0
0.25
0.5
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Southern Panhandle
Small Area Plan Extension
Zoning
JIM WILSON
COWDEN
ORCHID
BLOOM
PIPER
THORN
WINTER
THISTLE
PERTH
ALPINE
KINROSS
WALLACE
LAKE
STUART
DUNBAR
HUNTINGDON
BELAIR
DUNIPACE
HASTINGS
ANDREW
LAMINGTON
SCOTLAND
TAY
MORAY
TYNE
ROYAL
TERN
EDWARD
WALKABOUT
CLADDAH
SIX MILE CREEK
ARROWHEAD
HENRY HARRIS
VAN WYCK
SADDLE
TAXIDERMY
STORMY
CHARLES PETTUS
CHARLOTTE
521
LAMBERT
HERMAN
ASHLEY
LANEY
WALNUT CREEK
WAXHAW
Study Area Boundary
Current Zoning
General Business
Institutional
Low Density Residential
Medium Density Residential
Planned Development District (Legacy)
Regional Business
Rural Neighborhood
Rural Residential
N
0
0.25
0.5
Miles


Southern Panhandle
Small Area Plan Extension
Existing Utilities
MURPHY DR
HATCHWAY RD
LAUREL HILL RD
CHARLOTTE HWY
PERTH RD
WELLS LN
Carolina Reserve
CROYDON ST
HENRY HARRIS RD
RY RD
COWDEN AV
JIM WILSON RD
DUNBAR LN
NEWPORT DR
BELAIR DR
KACI LN
SCOTLAND AV
Belair Carolina Lakes
ORSON DR
CLADDAH WAY
SIX MILE CREEK RD
VAN WYCK RD
KENNEDY DR
TRUMAN DR
SUN CITY BLVD
SADDLE P
CHARLES PETTUS RD
LAMBERT DR
SIX MILE CREEK RD
WALNUT CREEK PKWY
WAXHAW HWY
LANEY RD
EXISTING SEWER FORCEMAIN.
NOT AVAILABLE FOR CONNECTION
Water Main
Dia.
0.75
1
1.5
2
2.5
3
4
6
8
10
12
16
20
24
30
Sewer
Force Mains
Dia.
2
2.5
3
4
6
8
10
12
14
16
18
20
24"
Sewer
Gravity Main
Dia.
4
6
8
10
12
14
15
16
18
20
24
30"
N
0
1,000
Feet
1 inch = 1,000 feet
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