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

County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

July 19, 2022	6:00 PM	101 North Main Street Lancaster, SC 29720

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

Planning Commission monthly meeting AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

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

4. **Approve Minutes**

   a. June 21, 2022 Regular Minutes

   b. July 7, 2022 Workshop Minutes

5. **Public Items**

   a. RZ-2022-0672 Purser*

   Application by Nathaniel B. Purser to rezone 1 acre parcel at 7984 Taxahaw Road (TM# 0093-00-004.04) from Rural Business (RUB) to Agricultural Residential (AR) zoning district, for the purpose of converting a former commercial building into a residence. (Deferred to this agenda from 5/17/2022).

   b. RZ-2021-1650 Redstone Phase II*

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

   c. MX-2021-1650 Redstone Phase II*

   Application by Redstone Investors, LLC to approve a Master Development Plan and Preliminary

Plat for a proposed 370-unit residential community (townhomes/multifamily apartments at 14 dwelling units per acre), 24,000 square feet of commercial non-residential development, and one commercial outparcel.
Please refer to the rezoning case staff report (RZ2021-1650) for a copy of the Master Plan and associated analysis.

d. DA-2021-1650 Redstone Phase II*

Application by Redstone Investors, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 370-unit multifamily residential community (townhomes/multifamily apartments at 14 dwelling units per acre), 24,000 square foot commercial non-residential development, and one commercial outparcel.

Please refer to the rezoning case staff report (RZ2021-1650) for a copy of the Development Agreement and associated analysis.

e. RZ-2022-1329 Hovey*

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

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

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

6. <u>New Business</u>

a. Election of Officers

Election of Chair and Vice-Chair for 2022-2023

b. Overview of next month's Agenda

7. <u>Adjourn</u>

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

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

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

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

Agenda Item Summary

Ordinance # / Resolution #: June 21, 2022 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
June 21, 2022 Regular Minutes	6/24/2022	Ordinance

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

MINUTES
Lancaster County Planning Commission
June 21, 2022 6:00 p.m.

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

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

Commissioners Present:
Ben Levine James Barnett
Sheila Hinson Charles Keith Deese Alan Patterson

Absent: Tamecca Neely

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

Staff Present:
Matthew Blaszyk Clerk: Jennifer Bryan
County Attorney John DuBose

Also Present: Council member Billy Mosteller

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

2. APPROVE AGENDA

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

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

Chairman Deese opened the floor to comments from the public. None signed in for comments; the floor was closed to comments.

4. APPROVE MINUTES

a. June 2, 2022 Regular Minutes

Chairman Deese called for a motion to approve June 2, 2022 Regular Minutes as written. Motion to Approve by **S. Hinson**; 2nd by **B. Levine**.
Called vote: 5:0**. Motion approved unanimously.**

5. PUBLIC ITEMS

a. RZ-2021-2803 Two Capital Partners

Application by Two Capital Partners to rezone 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03) from Neighborhood Business (NB) and General Business (GB) to Regional Business (RB) district, to facilitate a development with mixed commercial and multi-family residential uses. Accompanied by Development Agreement.

Staff Presentation: Presentation in printed format due to medical absences. [See attachment **Planning Commission presentation 6-21-2022**. Slides 2-12.] Presentation consistent with the staff report.
Staff Recommendations: Approval

Comment from applicant(s):

- **Brandon Pridemore** (R Joe Harris Engineering): Negotiations with SC DOT are ongoing regarding second entrance. A traffic signal has been approved for the location of the northern entrance, as part of the Crossridge project. Thanked the Commission and states he is available to answer any engineering questions, and introduces Mr. Taubel.

- **Wes Taubel** (Two Capital Partners, Atlanta GA): presented a slideshow on proposed development. [See attachment **Two Capital Partners Presentation**.]

Questions from Commissioners:
C. Deese asked about configuration of garages, driveways and parking for units. **Taubel** responded that the configuration allowed a second car to be parked in driveway.

C. Deese expressed concern about on-street parking in alleyways which would block emergency vehicle access. **Pridemore** noted that deed restrictions and limiting physical space for parking were really the only solutions for limiting street parking.
C. Deese suggested widening the alley.

A. Patterson concurred that on-street parking was an ongoing concern with short driveways. **Pridemore** responded that they would work with staff and emergency services to assure best solution.

B. Levine questioned whether there might be a problem with locating residential neighborhood next to Light Industrial and recycling facility. **B. Pridemore** responded that he was confident that buffering, fencing, and added easement due to gas main would be sufficient.

B. Levine asked about potential stub-out for future cross access to neighboring parcels. **Pridemore** responded that they have been working with roadfront property to the south to create additional access.

B. Levine asked about connectivity and walkability via sidewalks. **Pridemore** and **Taubel** noted that sidewalks are planned to extend out to 521 and crosswalk to Crossridge. Commercial parcels will develop sidewalks along 521.

A.Patterson expressed concern about proximity to industrial park, and asked how the matter would be communicated to tenants. **Pridemore** responded that a disclosure form with required acknowledgement could be required from residents. **Taubel** noted that Planning staff had asked for additional fencing on plan, and increased setback from industrial park due to gas main location.

Patterson asked if turn lanes were being required. **Pridemore** responded that TIA/SCDOT required a left-turn lane for the northbound side of Hwy 521, and the consolidation of driveways from existing 7 down to 2 would help with congestion. TIA/DOT does not require southbound right-turn lane, but TIA will be re-evaluated when commercial front parcels are developed.

Patterson expressed concern at the lack of southbound turn lane in the plan, as traffic in the area was already a problem. SCDOT may not require it, but it is a significant concern to residents and will matter to potential tenants. **Pridemore** and **Taubel** expressed that they were open to working with staff on adding that if it was recommended.

J. Barnett commended the applicants for bringing a high-quality product to development.

Public Hearing: [See attachments: Sign-in Sheets] None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2021-2803
Motion to approve with the Recommendation of adding a southbound right-turn lane on Hwy 521, subject to SCDOT approval, by **B. Levine**; 2nd by **A. Patterson**.

Discussion:
B. Levine expressed concern about the lack of turn lane given the proximity to Doby's Bridge intersection which is already a significant problem. Concurs that this appears to be a quality product, although he does not support because of lack of through connectivity.

Roll Call Vote:	A. Patterson: Against	B. Levine: Against
S. Hinson: For	J. Barnett: For	C. Deese: For

Called vote: 3:2. **Motion is approved.**
The item will go to County Council for consideration, and applicants will be notified of time and date.

b. DA-2021-2803 Two Capital Partners

Application by Two Capital Partners for a Development Agreement for 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03), to facilitate a development with mixed commercial and multi-family residential uses.

Staff Presentation: Presentation in printed format due to medical absences. [See attachment **Planning Commission presentation 6-21-2022**. Slides 13-15.] Presentation consistent with the staff report. Staff Recommendations: Approval with conditions:

1. SCDOT approval of driveway configuration
2. Additional 25-ft separation on gas line easement, and
3. TIA update on identification of outparcel tenants

Questions from Commissioners: No additional questions or comments presented.

Public Hearing: [See attachments: Sign-in Sheets] None signed in.

Chairman Deese closed Public hearing and called for a motion on item DA-2021-2803
Motion to approve by **B. Levine**; 2nd by **S. Hinson**.
Motion to Amend, to include Staff conditions, by **B. Levine**; 2nd by **A. Patterson.**
Counsel DuBose noted that staff conditions appeared on page 50 of agenda packet.

Roll call on Motion to Amend:
A. Patterson: For B. Levine: For
S. Hinson: For J. Barnett: For C. Deese: For
Motion to Amend is carried 5:0.

Discussion on Motion to Approve with Staff Conditions: No questions were presented.

Roll Call on principal Motion:
A. Patterson: Against B. Levine: Against
S. Hinson: For J. Barnett: For C. Deese: For

Called vote: 3:2. **Motion is approved.**
The item will go to County Council for consideration, and applicants will be notified of time and date.

c. RZ-2022-0978 Lancaster County Detention Center

Application by Lancaster County to rezone five parcels totaling approximately 64.8 acres located at #1578, 1586, 1592, 1604 & 1656 Pageland Highway (TM#s 0068L-0F-011.00, 0068L-0F-013.00, 0068L-0F-015.00, 0068L-0F-016.00 & 0069-00-045.00) from General Business (GB) and Light Industrial (LI) to Institutional (INS) District, for the purpose of building a new Detention Center.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. [See attachment **Planning Commission presentation 6-21-2022**. Slides 16-22.] Staff Recommendations: Approval.

Questions by Commissioners:
Chairman Deese and **M. Blaszyk** clarified that portion of roadfront is to be retained as LI zoning by owner of Ro-Tech.

Chairman Deese referenced informational memo concerning the project by Steve Willis [See **Attachments for LCDC: Applications and Willis memo**] and expressed that the proposal to upfit existing buildings to serve as construction office did not seem worthwhile.

B. Levine asked if Catledge had assisted the County in scouting properties for the proposed Detention Center; **Catledge** affirmed that he had been involved in that process, and the County had looked at several properties, and the deciding factor was the proximity to the Sheriff's Department. **Chairman Deese** noted that he had also been part of the committee searching for proposed sites.

J. Barnett concurred with Chairman Deese that the cost of renovating the existing structures made no sense if other options were available. **Chad Catledge** (Perception Builders, Project Manager for LCDC): noted that no final decision had been made about the existing structures. and the decision would be made with County approval to maximize the County's best financial interest.

A. Patterson asked if there was any feedback or concern from residents in the area. **Chairman Deese** stated that he had not heard of any; Clerk **J. Bryan** stated that staff had not received any phone calls, emails or letters from members of the public.

Public Hearing: [See attachments: Sign-in Sheets] None signed in.

Chairman Deese closed Public hearing and called for a motion on item RZ-2022-0978. **Motion to approve** by **A. Patterson**; 2nd by **J. Barnett**.

Discussion: No questions were presented.

Called vote: 5:0. **Motion is approved unanimously**.
The item will go to County Council for consideration, and applicants will be notified of time and date.

d. RZ-2022-0812 Sharp

Application by Michelle Sharp on behalf of owner R. B. Grisham/Grisham Family LLC to rezone approximately 1.863 acres at 7580 Charlotte Highway (TM#0016-00-027.01) from Neighborhood Business (NB) to General Business (GB) to allow potential tenants of existing shopping center use/sale of alcohol, beer, craft beer, and wine.

Staff Presentation: Presentation in printed format due to medical absences. [See attachment **Planning Commission presentation 6-21-2022**. Slides 23-30.] Presentation consistent with the staff report. Staff Recommendations: Approval.

The subject property has an existing structure with about 8 units most with tenants, one restaurant is already selling alcohol. The prospective tenant requests use that would require GB zoning.

Comment from applicant(s):
Robert Settle (Fort Mill; Leasing agent for commercial property): There is a restaurant on site selling alcohol, and another that is a craft beer venue. He is not sure of their compliance status with regard to zoning, but their research on behalf of prospective tenant (Ramona Ferguson) regarding proposed wine bar indicated that GB zoning was necessary for the use she is proposing.

Questions from Commissioners: No further questions were presented.

Public Hearing: [See attachments: Sign-in Sheets] None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2022-0812
Motion to approve by **B. Levine**; 2nd by **A. Patterson**.

Discussion:
B. Levine commented that while it is important to have distinctions between business uses, but this is an existing property with established tenants, and given the commercialized highway location he does not see the need to impose the restriction of Neighborhood Business.

A. Patterson cautioned that as always with commercial rezonings, Commission should consider whether there were potential uses under the new zoning designation that would give them pause. No specific objections were brought forward.

Roll Call Vote:	A. Patterson: For	B. Levine: For
S. Hinson: Against	J. Barnett: For	C. Deese: For

Called vote: 4:1. **Motion is approved.**
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: Clerk Jennifer Bryan

- **RZ-2022-0672 Purser**: per advice of Counsel, we will re-advertise and re-notice this item for a public hearing with Planning Commission
- **RZ/MX/DA-2021-1650** Redstone Phase II rezoning, Master plan and Development agreement
- **RZ-2022-1059 Middleburg** – 28 acres LDR to RB, for 220-unit apartments
- **RZ-2022-1329 Hovey**: small one-parcel rezoning from MH to LDR
- **RZ-2022-1399 St. Luke's**: INS to MDR, former church-owned residence renovating as private residence.

b. Other: Clerk Jennifer Bryan

- Reminder that officer elections will be held at beginning of July 19th meeting.
- Interim Ordinance has been moved from 6/27 Council Meeting to 7/20 COW meeting.

7. ADJOURN

Motion to adjourn by **J. Barnett**; 2nd by **S. Hinson**. Approved by unanimous consent. **Meeting adjourned at 7:16 p.m**.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 21, 2022

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

PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: RZ-2021-2803 Two Capital Partners

Application by Two Capital Partners to rezone 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03) from Neighborhood Business (NB) and General Business (GB) to Regional Business (RB) district, to facilitate a development with mixed commercial and multi-family residential uses. Accompanied by Development Agreement.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 21, 2022

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5b: DA-2021-2803 Two Capital Partners

Application by Two Capital Partners for a Development Agreement for 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03), to facilitate a development with mixed commercial and multi-family residential uses.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 21, 2022

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PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5c: RZ-2022-0978 Lancaster County Detention Center

Application by Lancaster County to rezone five parcels totaling approximately 64.8 acres located at #1578, 1586, 1592, 1604 & 1656 Pageland Highway (TM#s 0068L-0F-011.00, 0068L-0F-013.00, 0068L-0F-015.00, 0068L-0F-016.00 & 0069-00-045.00) from General Business (GB) and Light Industrial (LI) to Institutional (INS) District, for the purpose of building a new Detention Center.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 21, 2022

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

PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5d: RZ-2022-0812 Sharp

Application by Michelle Sharp on behalf of owner R. B. Grisham/Grisham Family LLC to rezone approximately 1.863 acres at 7580 Charlotte Highway (TM#0016-00-027.01) from Neighborhood Business (NB) to General Business (GB) to allow potential tenants of existing shopping center use/sale of alcohol, beer, craft beer, and wine.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 21, 2022

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

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ATTACHMENT:

PLANNING COMMISSION PRESENTATION 6/21/2022

Planning Commission Agenda

1. Call to Order
2. Approval of the Agenda
3. Citizen's Comments
4. Approve Minutes
   a. June 2, 2022 (Regular Meeting)
5. Public Items
   a. RZ-2021-2803 Two Capital Partners a/k/a Tadlock
   b. DA-2021-2803 Two Capital Partners* aka Tadlock
   c. RZ-2022-0978 LC Detention Center
   d. RZ-2022-0812 Sharp
6. New Business
   a. Overview of Next Month's Agenda
   b. Other
      i. Reminder: Officer Elections for 2022-2023 Chair and Vice-Chair will be held at the July 19, 2022, meeting
7. Adjourn

5. Public Items

a. RZ-2021-2803 Two Capital Partners a/k/a Tadlock

Application by Two Capital Partners to rezone 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00- 052.01, 0010-00-052.02, 0010-00-052.03) from Neighborhood Business (NB) and General Business (GB) to Regional Business (RB) district, to facilitate a development with mixed commercial and multi-family residential uses. Accompanied by a Development Agreement.

Overview

Location

- 9224 Tadlock Drive
- South of intersection of US-521 and Northfield Drive

Zoning District

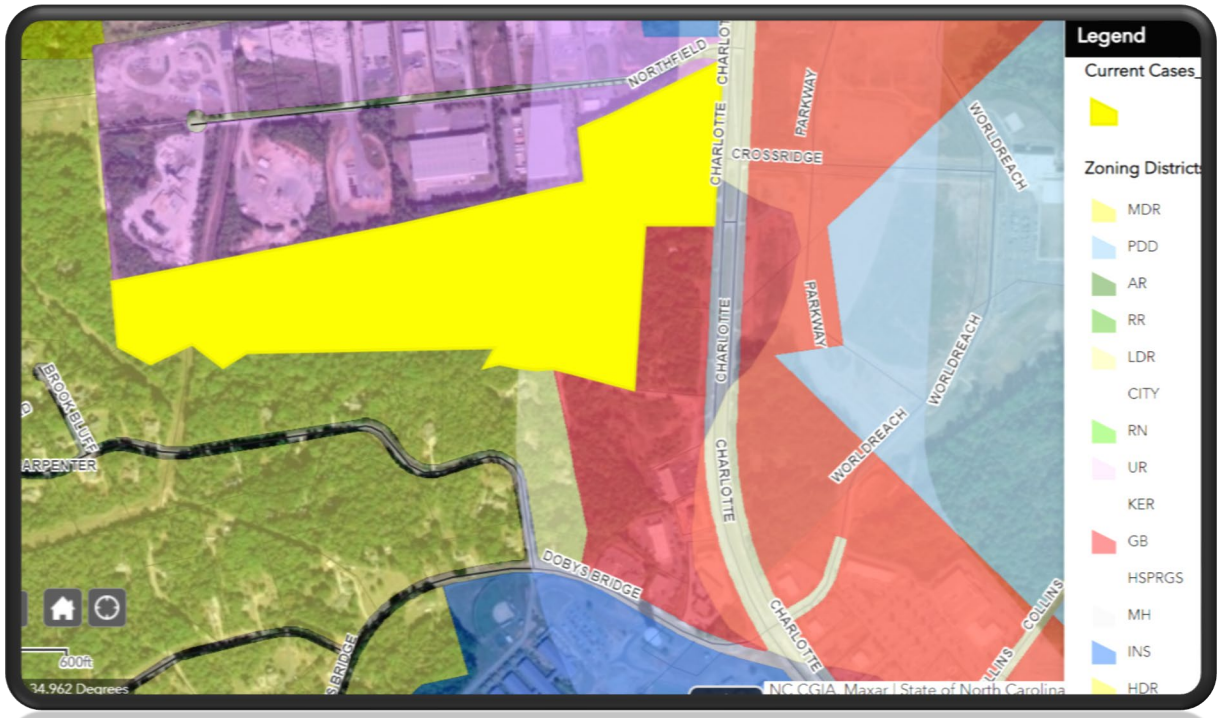
- Current: Neighborhood Business (NB), and General Business (GB) Districts
- Proposed: Regional Business (RB) District

Rezoning Intent

- To develop a 238-unit multifamily community and two commercial outparcels.

Applicant

- Wes Taubel, Two Capitol Partners



Location Photos



Aerial of subject property

Location Photos

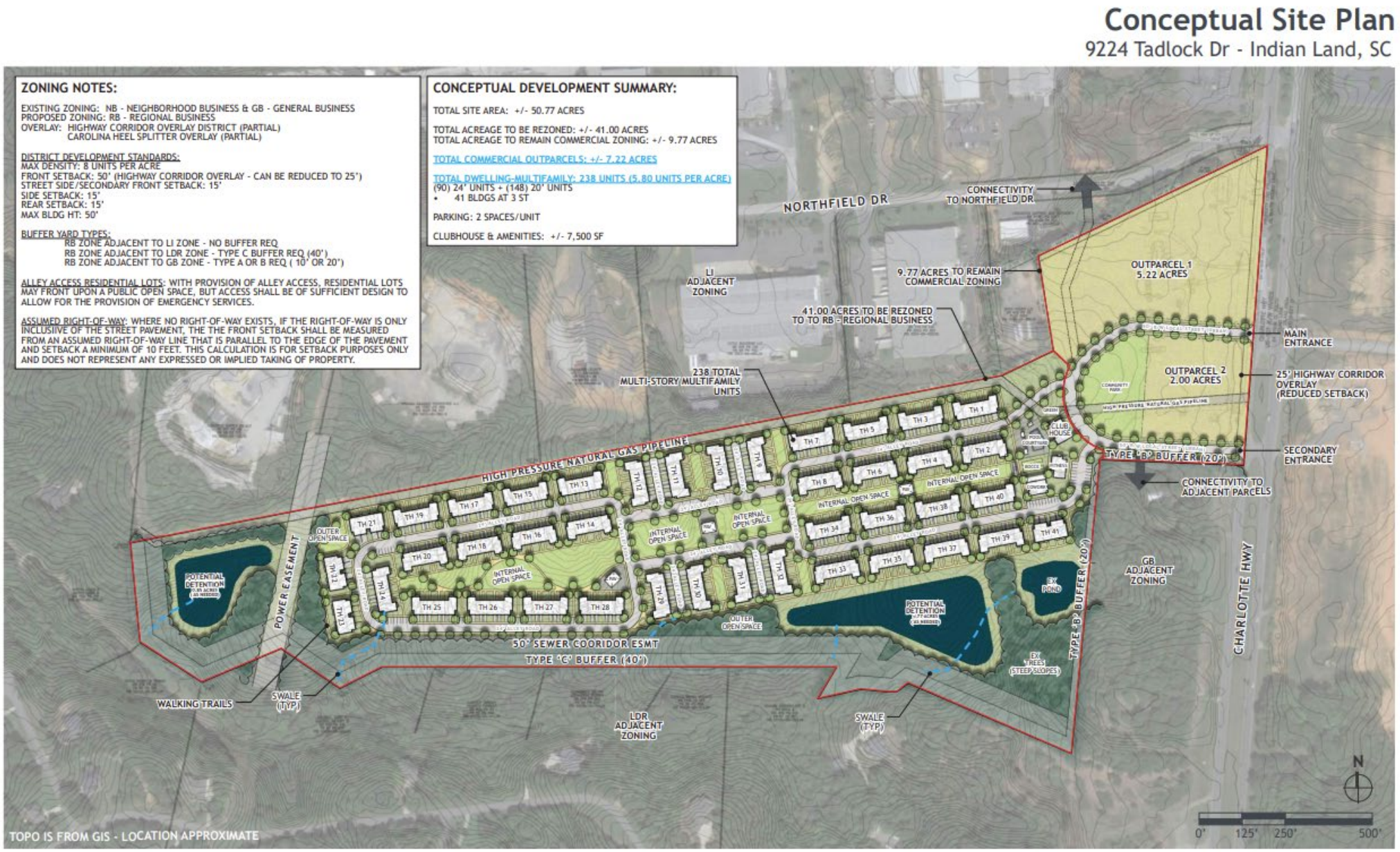


Looking north at US-521 and Tadlock intersection



Looking south at US-521 and Tadlock Drive Intersection

Development Agreement Concept Plan



Overview

Proposal

- Request to rezone five parcels (50.77 acres) from NB and GB to RB
- Intended to facilitate the development of a mixed-area project consisting of two commercial outparcels along Charlotte Highway, and a 238-unit multi-family apartment development located toward the interior of the site.

Compatibility with Surrounding Area

- The subject parcels are surrounded by residential, commercial, and industrially zoned parcels.
- To the north is Light Industrial with Institutional (INS), Neighborhood Business (NB), and Urban Residential (UR) further beyond.
- To the south is Low Density Residential (LDR) with INS further beyond.
- To the east is GB with RB across Charlotte Highway.
- To the west is LDR

Surrounding Zoning

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LI	Northfield Drive Industrial Park
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	GB, RB	Vacant; Crossridge
West	Lancaster County	LDR	Single-Family Residential

Compatibility

Compatibility with Surrounding Area

- The proposed rezoning would facilitate development that will serve as a transitional area between the Northfield Industrial Park to the north of the subject property and the Lakeview Landing neighborhood to the south of the subject property.

Comprehensive Plan

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

Transportation

Applicant hired Kimley-Horn and Associates, Inc., to conduct a Traffic Impact Analysis (TIA):

Intersection Studied	Developer Mitigation
US 521 and Sandal Brook Road/Corporate Center Way	▪ None.
US 521 and Northfield Drive	▪ None.
US 521 and Crossridge Boulevard/Access 1	▪ Construction of the eastbound approach of Access 1 to include a single ingress lane, two egress lanes with a shared left/through turn lane and exclusive right-turn lane with 100 feet of storage, and a 100-foot internal protected stem (IPS) with stop control. ▪ Construction of a northbound left-turn lane along US 521 with 150 feet of storage.
US 521 and Dobys Bridge Road/Worldreach Drive	▪ None.
US 521 and River Road/Collins Road	▪ None.
US 521 and Access 2	▪ Construction of the eastbound approach of Access 2 to include a single ingress lane, a single right-out egress lane, and a 60-foot IPS with stop control. ▪ Removal of the existing median cut along US 521 at Access 2.

Outside Agencies

- **Public Utilities (LCWSD)**
- Sewer improvements, including a lift station will be needed to serve this site with sewer.
- LCWSD has an existing 24" and 18" force main that will need to be connected to
- Proposed force main needed for this site.

- **Public Schools (LCSD)**
- The Lancaster County School District (LCSD) has not provided comments for this development proposal.

Recommendation

Staff recommends **approval** of the request to rezone five parcels of land comprising Approximately 50.77 acres from Neighborhood Business (NB) District and General Business (GB) District to Regional Business (RB) District, pursuant to the following findings of fact:

1. That the subject parcels consist of approximately 50.77 acres of land generally located at or adjacent to 9224 Tadlock Drive;
2. That the subject parcels consist of TM# 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, and 0010-00-052.03;
3. That the subject parcels have a Future Land Use Category of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
4. That the subject parcels are currently zoned either NB or GB District; and
5. That the subject parcels are all proposed to be rezoned RB District, which is compatible with the existing Neighborhood Mixed Use Future Land Use Category.

5. Public Items

c. DA-2021-2803 Two Capital Partners* aka Tadlock

Application by Two Capital Partners for a Development Agreement for 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03), to facilitate a development with mixed commercial and multi-family residential uses.

Overview

Development Agreement Submittal

- Draft Agreement
  - Coordination still occurring between County and applicant
- Concept Plan
  - See rezoning presentation
- TIA
  - See rezoning presentation
- Survey

Recommendation

Staff Recommends **Approval** of the Development Agreement With Following Conditions:

1. Obtain SCDOT approval of the proposed driveway configuration
2. Provide additional 25-ft separation area along perimeter of existing gas line easement
3. TIA will be updated upon identification of outparcel tenants

6. Public Items

d. RZ-2022-0978 LC Detention Center

Application by Lancaster County to rezone five parcels totaling approximately 64.8 acres located at #1578, 1586, 1592, 1604 & 1656 Pageland Highway (TM#s 0068L-0F-011.00, 0068L-0F-013.00, 0068L-0F-015.00, 0068L-0F-016.00 & 0069-00-045.00) from General Business (GB) and Light Industrial (LI) to Institutional (INS) District, for the purpose of building a new Detention Center.

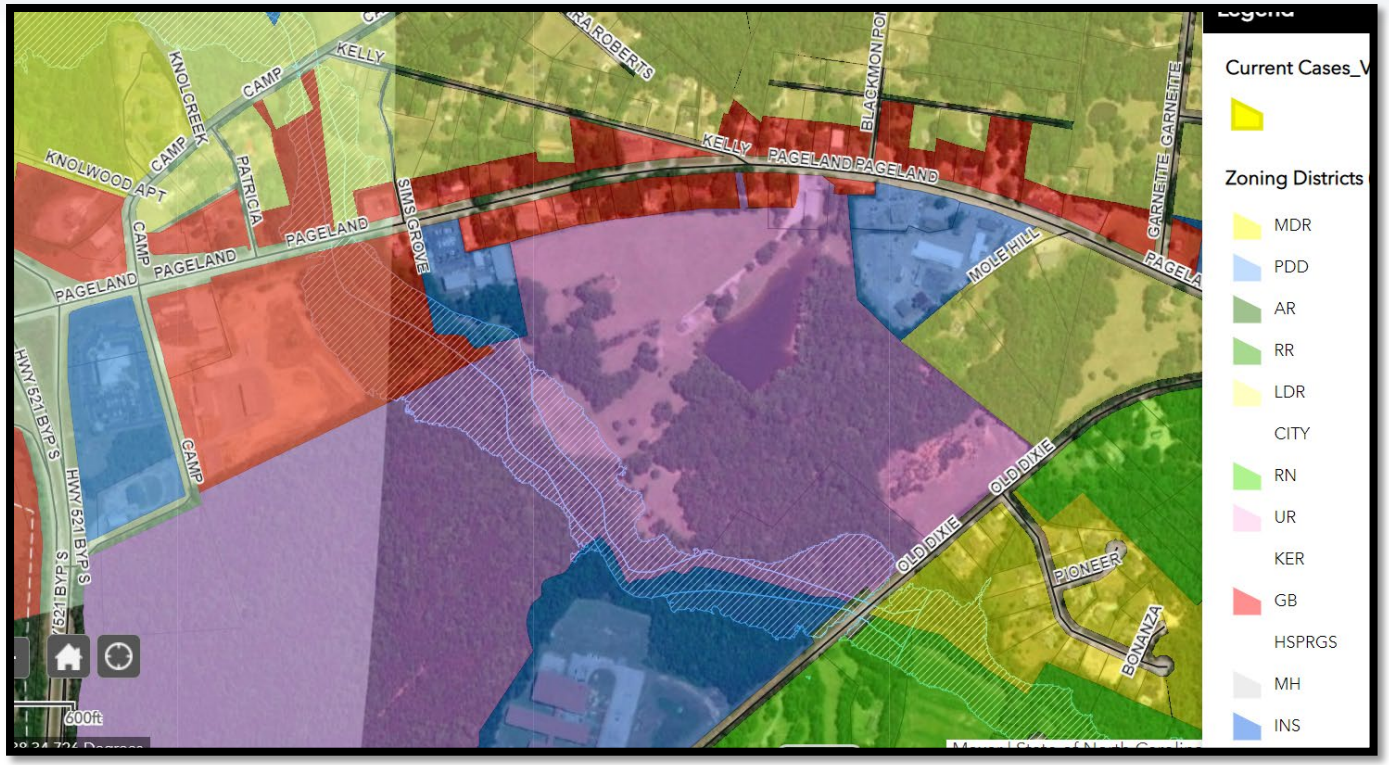
Overview

Location
- 1578, 1586, 1592, 1604 and 1656 Pageland Highway

Zoning District
- Current: Light Industrial (LI) and General Business (GB)
- Proposed: Institutional (INS)

Rezoning Intent
- Construct a County detention center and magistrate court facility

Applicant and Owner
- Lancaster County



Location Photos



Aerial of the property

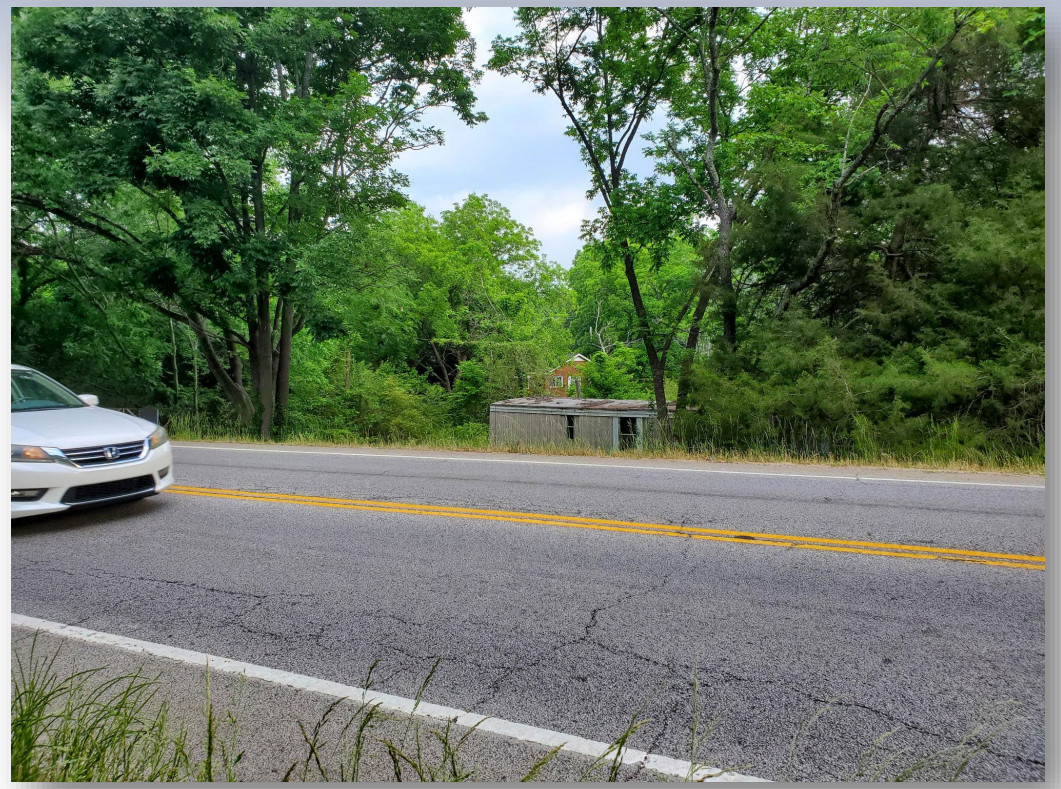


Looking west along Pageland Highway

Location Photos



Looking east along Pageland Highway



Looking north across Pageland Highway

Overview and Compatibility

Proposal

- Request to rezone 5 parcels 64.6 acres from LI and GB to INS
- Intended to build the new County Detention Center and Magistrate Court

Comprehensive Plan

- Future Land Use Category is Urban, which corresponds to the Walkable Neighborhood
- Proposed MDR District is consistent with the Future Land Use Category and Community Type

Compatibility with Surrounding Area

- The properties are surrounded predominantly by MDR and GB zoned properties

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Businesses and Non-conforming residential
South	Lancaster County	INS & RN	Middle School campus and residential
East	Lancaster County	GB & INS	Businesses, County facilities and Non-conforming residential
West	Lancaster County	GB & INS	Businesses, County facilities and Non-conforming residential

Infrastructure

Transportation

- The traffic research and studies conducted for Lancaster County Detention Center indicate the proposed development will result in minimal impacts to traffic operation throughout the study area during weekday AM and PM peak hours.

Public Utilities (LCWSD)

- Public water and sewer are currently serving the road front properties and can easily extend into the large tract to the south. Needed upgrades will be determined at the time of civil plan.

Recommendation

Staff recommends **approval** of the request to rezone 64.6 acres (TM#s 0068-00-045.00, 0068L-0F-016.00, 0068L-0F-015.00, 0068L-0F-013.00, & 0068L-0F-011.00) from Light Industrial (LI) and General Business (GB) to Institutional (INS) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM#s 0068-00-045.00, 0068L-0F-016.00, 0068L-0F-015.00, 0068L-0F-013.00, & 0068L-0F-011.00;
2. That TM#s 0068-00-045.00 is currently zoned LI District and TM#s 0068L-0F-016.00, 0068L-0F-015.00, 0068L-0F-013.00, & 0068L-0F-011.00 the are currently zoned GB District; and
3. The above subject parcels are proposed to be rezoned INS District;
4. That the subject property has a Future Land Use designation of Urban, and a Community Type of Walkable Neighborhood; and
5. That the proposed INS District is generally consistent with the surrounding area which is comprised of INS and GB Districts.

5. Public Items

d. RZ-2022-0812 Sharp

Application by Michelle Sharp on behalf of owner R. B. Grisham/Grisham Family LLC to rezone approximately 1.863 acres at 7580 Charlotte Highway (TM#0016-00-027.01) from Neighborhood Business (NB) to General Business (GB) to allow potential tenants of existing shopping center use/sale of alcohol, beer, craft beer, and wine.

Overview

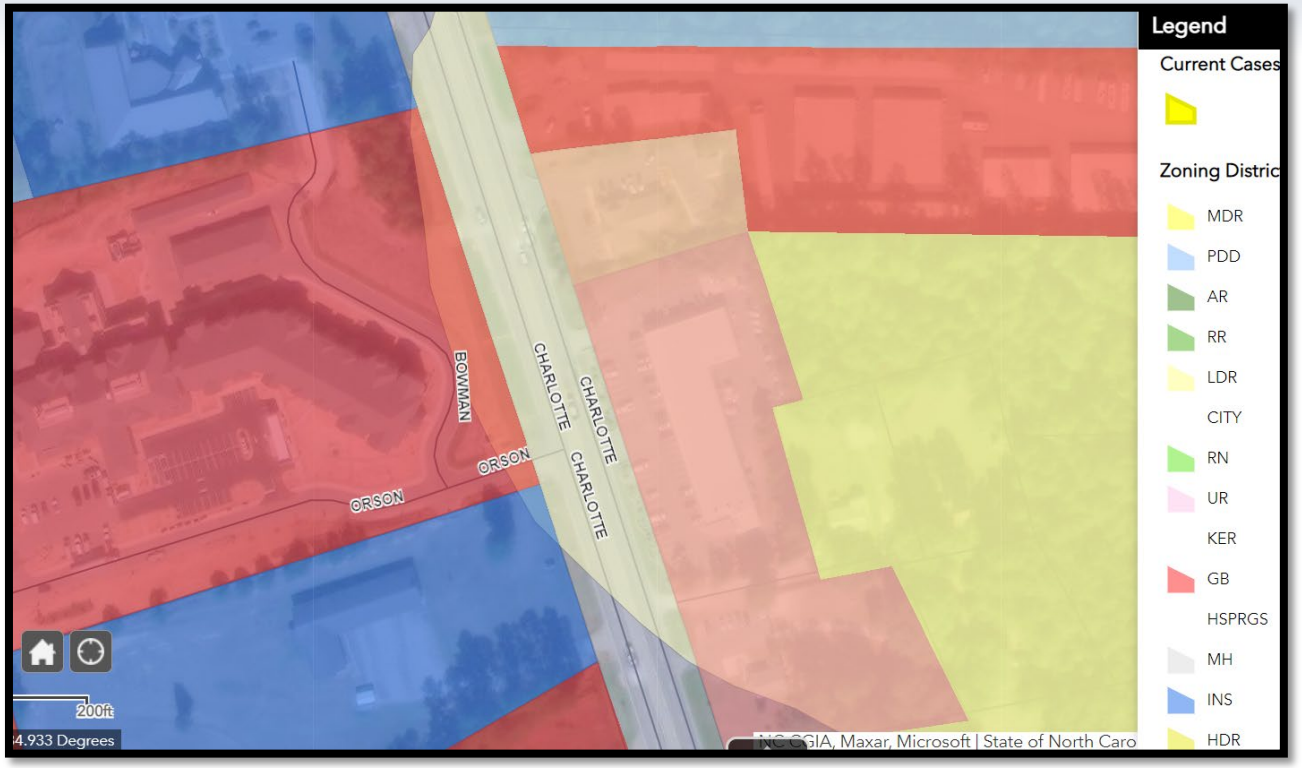
Location
- 7580 Charlotte Highway

Zoning District
- Current: Neighborhood Business (NB) District
- Proposed: General Business (GB) District

Rezoning Intent
- To expand the uses permitted on the subject property to those permitted in GB District

Owner
- R.B. Grisham/Grisham Family LLC

Applicant
- Michelle Sharp



Location Photos



Aerial view looking north on Hwy 521: Subject parcel can be seen outlined in yellow



Aerial view looking east: Subject parcel can be seen in the lower right corner

Location Photos



Overview and Compatibility

Proposal

- Request to rezone one parcel (1.863 acres) from NB to GB
- The intent is to allow a new wine bar which falls into the “Bar/Tavern/Brew Pub” use in one of the tenancies. This rezoning would also bring two existing businesses closer to conformance.

Compatibility with Surrounding Uses/Zoning

- The properties are surrounded predominantly by RB and LDR zoned properties, with a few INS and other commercial districts represented.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PB	Professional Services
South	Lancaster County	NB	Business Support Services
East	Lancaster County	LDR	Residential/Agricultural
West	Lancaster County	INS/RB	Church/Apartments

Compatibility Cont.

Compatibility with Surrounding Area

- The parcel proposed to be rezoned is currently used as a 10-unit commercial property. Access is currently and will continue to be provided by Highway 521 (Charlotte Highway). Current and recent tenants of the commercial units include wellness/medical offices, attorneys' offices, salons/barber shops, a bar, and restaurant.
- The proposed rezoning would facilitate development that is consistent with this established land use pattern.

Comprehensive Plan

- Future Land Use Category is Neighborhood Mixed Use, which corresponds to the Suburban Commercial Center Type.
- The requested GB District is consistent with Neighborhood Mixed-Use Future Land Use Category.

Overview

Transportation

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

Public Utilities (LCWSD)

- Public water and sewer are currently serving this site

Recommendation

Staff recommends **approval** of the request to rezone 1.863 acres (TM# 0016-00-027.01) from Neighborhood Business (NB) District to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0016-00-027.01;
2. That the subject property is currently zoned NB District and proposed to be rezoned GB District;
3. That the rezoning would assist in resolving existing non-conforming uses;
4. That the subject property has a Future Land Use designation of Neighborhood Mixed-Use, and a Community Type of Suburban Commercial Center; and
5. That the proposed GB District is generally consistent with the surrounding area which is comprised of RB and LDR Districts.

6. New Business

a. Overview of Next Month's Agenda

b. Other

i. Officer Elections for 2022-2023 Chair and Vice-Chair will be held at the July 19, 2022, meeting.

7. Adjourn

ATTACHMENT:

TWO CAPITAL PARTNERS PRESENTATION

TWO
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9224 TADLOCK DR. - INDIAN LAND, SC

AVA

TWO CAPITAL PARTNERS

The right time. The right markets. The right partner.



Operating Philosophy

TWO CAPITAL PARTNERS

A **Small, Nimble, Focused, and Actively Engaged team of senior leaders** that covers every discipline in Real Estate. **Small by Design** to allow vested stakeholders to spend their time actionably executing the role of operator, not delegating to junior associates to effectuate larger growth. **Nimble by Design**, to recognize the shifting undercurrents of capital flows, market distortions, and propensity for misallocation of capital. **Focused by Design**, on executing well thought out and researched macro themes, patiently waiting for the market opportunities to arise, then locking on with great fervor and devoting senior leadership's direct time **Actively Engaged** in the execution.

TWO CAPITAL PARTNERS

The right time. The right markets. The right partner.

Pipeline Summary: Southeastern Focused & Design Oriented

Past development projects display the quality standard that can be expected from TWO's pipeline

Capital Club at Indian Land





Summary Overview

Overview: Focused on investing in attractive residential single-family, townhome, and multifamily communities in high growth southeastern markets

Headquarters: Atlanta, GA

Founded: 2010

Leadership: Three founding partners with over 60 years of collective experience

Track Record: Successfully developed over $1B of Commercial Real Estate, including over 3,000 units

Geographic Focus

Focused on high growth southeastern markets with strong demand drivers



Capital Crest at Godley Station





TWO CAPITAL PARTNERS

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The right time. The right markets. The right partner.

TWO Residential is a Real Estate Investment Platform focused exclusively on building and operating a series of Hybrid Build For Rent Housing projects including: traditional Single-Family, Townhomes, and traditional Multi-Family located in high growth sun-belt markets.

1. As young people get older, they need more space. Once kids leave the house, older people look to downsize.

2. 144M people in the US fit the above description over the next 10 years, and more and more of them live or are moving to the Sunbelt.

3. For both structural and consumer choice reasons, large and increasing swaths of the customer do not equate the need for space with a need to actually own the space but the market is vastly under supplying consumers with rental housing options.

4. COVID & Technology provide an accelerant to these established and long term trends.



TWO Capital family of brands:

CAPITAL COLLECTIVE
Multi-Family + Manor Homes

AVA
Single Family + Townhomes

We don't just have "something for everyone," we have something for YOU at EVERY STAGE of life. You don't have to leave us just because your life needs change. We are here to grow with you.

WHAT SETS US APART?

TWO Capital Partners



Central to our communities is a strong commitment to:

- THOUGHTFUL MASTER PLANNING
- ENGAGING PUBLIC SPACES
- EXPANSIVE OUTDOOR AMENITIES
- ARTFULLY CRAFTED INTERIORS
- VARIETY IN HOUSING DENSITY
- HIGH QUALITY UNIT FINISHES

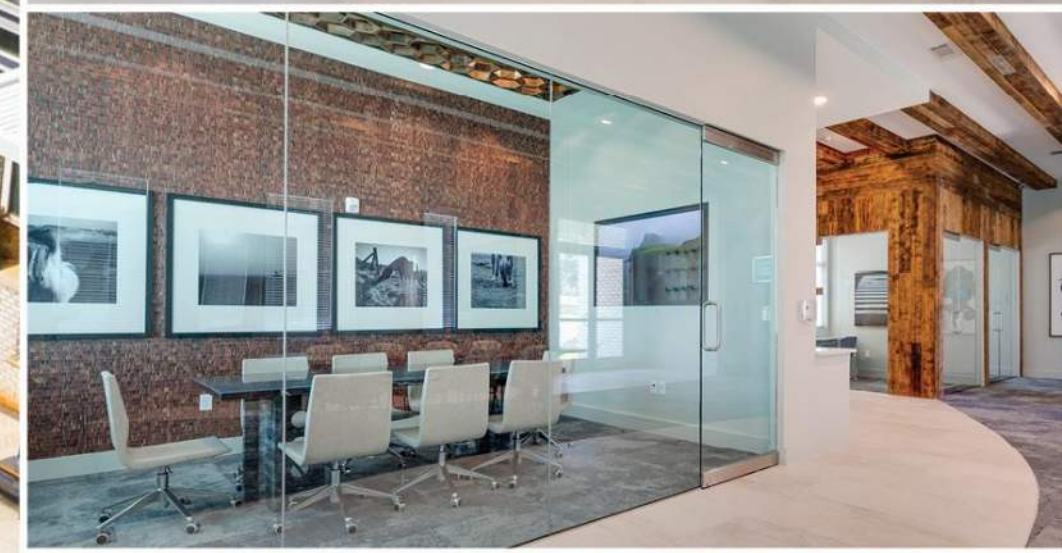
TWO CAPITAL PARTNERS

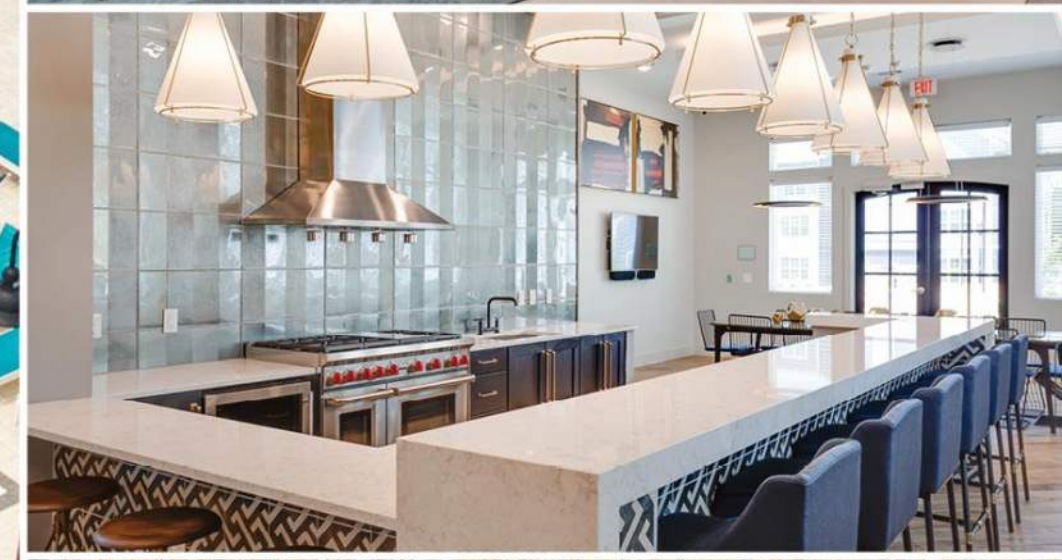
BEST-IN-CLASS COMMUNITY AMENITY PACKAGE

LUXURY AMENITIES

- *Amphitheater*
- *Bocce Ball Courts with Pavillion*
- *Cabanas, Outdoor Grills, Fireplaces*
- *Chef-Inspired Kitchen*
- *Corporate Units Available*
- *Expansive clubhouse*
- *Expansive Lounge*
- *Hammock Gardens*
- *High Tech Sports Club*
- *Innovative Co-Working Facility*
- *Multi-Use Green Space*
- *Package Room with Cold Storage*
- *Pet Spa*
- *Resort-Style Saltwater Pool & Lap Pool*
- *Sports Simulator with Golf, Football, Baseball, Rugby, Dodgeball and Soccer*
- *Two Bark Parks*













INNOVATIVE RENTAL COMMUNITY

Targeting aging Millennials (SINKS & DINKS) who are forestalling traditional household formation and home purchases and early downsizing Baby Boomers, both of which prioritize amenity, service, and lifestyle over the traditional expenses, maintenance, and inflexibility home ownership requires. Our Property is designed, constructed, and operated like a traditional apartment complex in terms of amenity, technology, and service but the units are constructed in a lower density format that mirrors more of a traditional Townhome Neighborhood.

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Neighborhood Components

AVA INDIAN LAND SITE PLAN



TOWNHOMES



CORE GREENSPACE + OUTDOOR AMENITY



PAVILION





CLUBHOUSE + AMENITIES



ARRIVAL EXPERIENCE



RETAIL

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Conceptual Site Plan

9224 Tadlock Dr. - Indian Land, SC

ZONING NOTES:

EXISTING ZONING: NB - NEIGHBORHOOD BUSINESS & GB - GENERAL BUSINESS
PROPOSED ZONING: RB - REGIONAL BUSINESS
OVERLAY: HIGHWAY CORRIDOR OVERLAY DISTRICT (PARTIAL)
CAROLINA HEEL SPLITTER OVERLAY (PARTIAL)

DISTRICT DEVELOPMENT STANDARDS:
MAX DENSITY: 8 UNITS PER ACRE
FRONT SETBACK: 50' (HIGHWAY CORRIDOR OVERLAY - CAN BE REDUCED TO 25')
STREET SIDE/SECONDARY FRONT SETBACK: 15'
SIDE SETBACK: 15'
REAR SETBACK: 15'
MAX BLDG HT: 50'

BUFFER YARD TYPES:
RB ZONE ADJACENT TO LI ZONE - NO BUFFER REQ
RB ZONE ADJACENT TO LDR ZONE - TYPE C BUFFER REQ (40')
RB ZONE ADJACENT TO GB ZONE - TYPE A OR B REQ (10' OR 20')

ALLEY ACCESS RESIDENTIAL LOTS: WITH PROVISION OF ALLEY ACCESS, RESIDENTIAL LOTS MAY FRONT UPON A PUBLIC OPEN SPACE, BUT ACCESS SHALL BE OF SUFFICIENT DESIGN TO ALLOW FOR THE PROVISION OF EMERGENCY SERVICES.

ASSUMED RIGHT-OF-WAY: WHERE NO RIGHT-OF-WAY EXISTS, IF THE RIGHT-OF-WAY IS ONLY INCLUSIIVE OF THE STREET PAVEMENT, THE THE FRONT SETBACK SHALL BE MEASURED FROM AN ASSUMED RIGHT-OF-WAY LINE THAT IS PARALLEL TO THE EDGE OF THE PAVEMENT AND SETBACK A MINIMUM OF 10 FEET. THIS CALCULATION IS FOR SETBACK PURPOSES ONLY AND DOES NOT REPRESENT ANY EXPRESSED OR IMPLIED TAKING OF PROPERTY.

CONCEPTUAL DEVELOPMENT SUMMARY:

TOTAL SITE AREA: +/- 50.77 ACRES

TOTAL ACREAGE TO BE REZONED: +/- 41.00 ACRES
TOTAL ACREAGE TO REMAIN COMMERCIAL ZONING: +/- 9.77 ACRES

TOTAL COMMERCIAL OUTPARCELS: +/- 7.22 ACRES

TOTAL DWELLING-MULTIFAMILY: 238 UNITS (5.80 UNITS PER ACRE)
(90) 24' UNITS + (148) 20' UNITS
- 41 BLDGS AT 3 ST

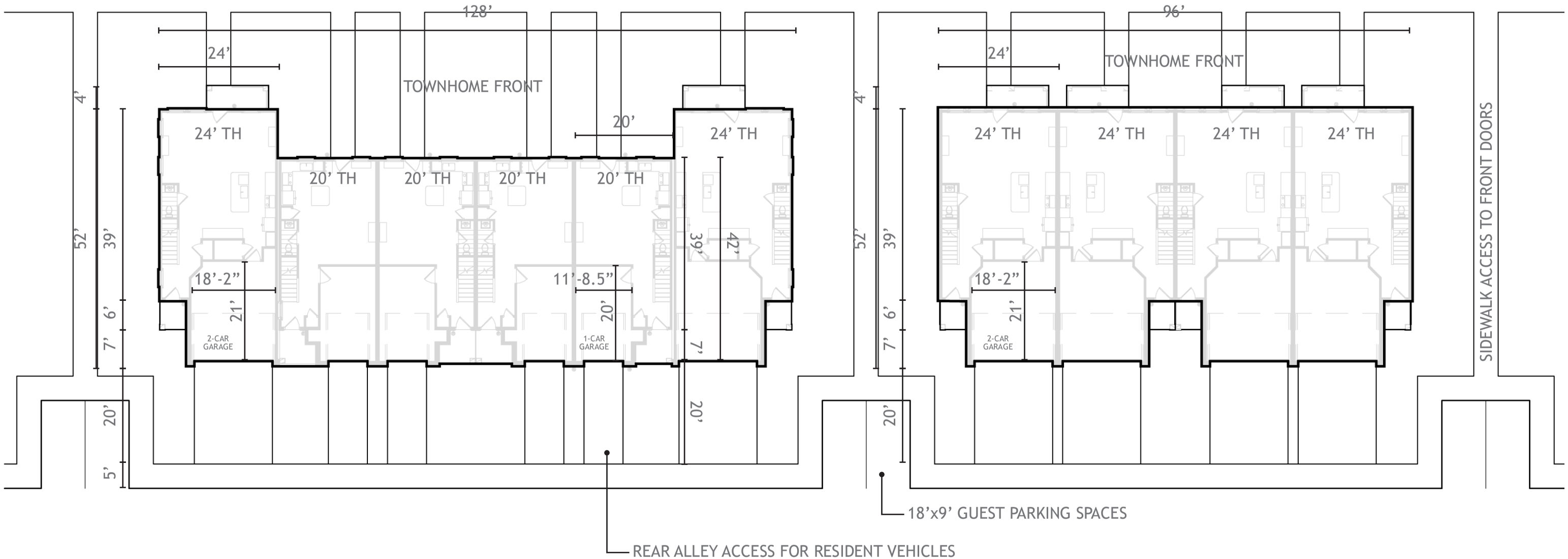
PARKING: 2 SPACES/UNIT

CLUBHOUSE & AMENITIES: +/- 7,500 SF



Townhome Building Dimensions

9224 Tadlock Dr. - Indian Land, SC



6 UNIT TOWNHOME BUILDING
(2) 24’ TH + (4) 20’ TH
1” = 20’

2 UNIT TOWNHOME BUILDING
(4) 24’ TH
1” = 20’

EXPANSIVE COMMUNITY AMENITIES:

Specifically targeted to the local market and what the customer desires

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Community Amenities

OUTDOOR AMENITY











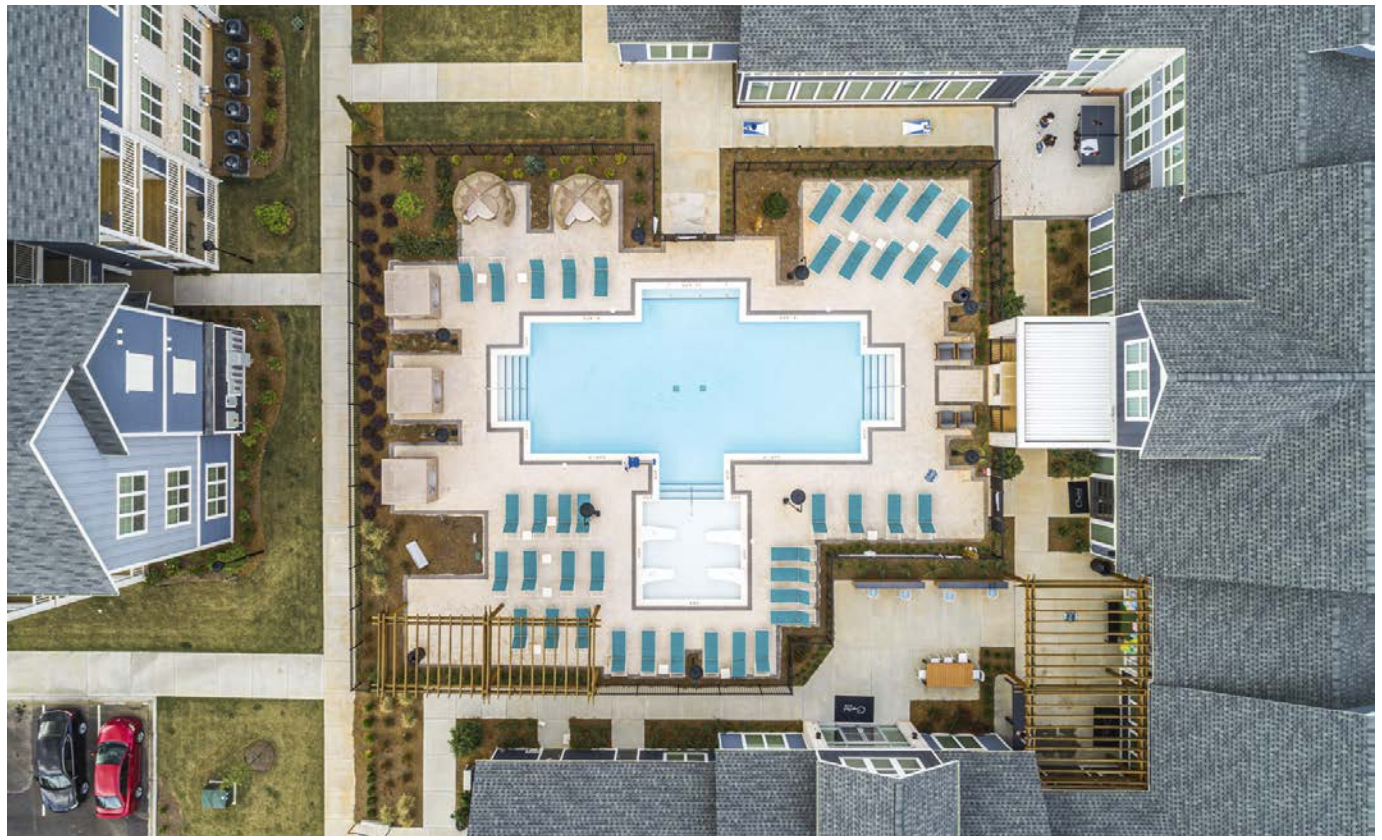
Grilling Stations. Outdoor Dining. Gaming. Open Green Space. Fire Pits.

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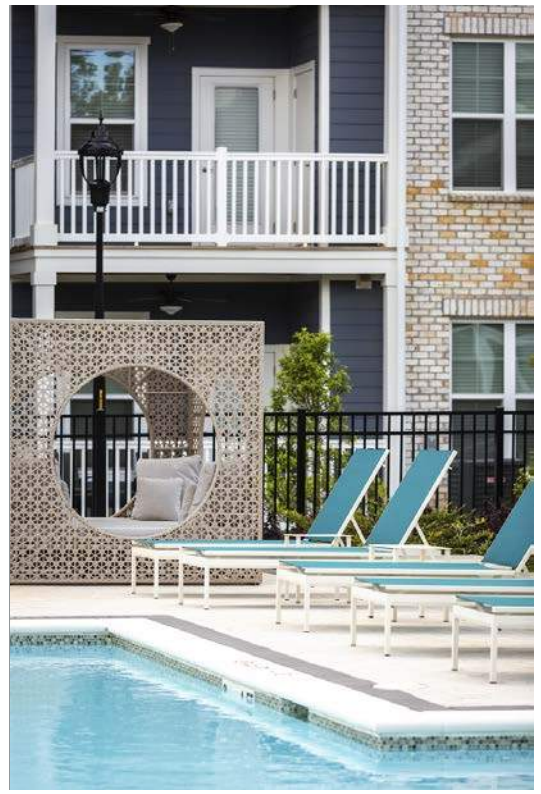
Community Amenities

RESORT-STYLE POOL











Resort-Style Pool. Lap Pool. Lounge Seating. Cabanas.

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Community Amenities

DOG PARK + GREEN SPACE





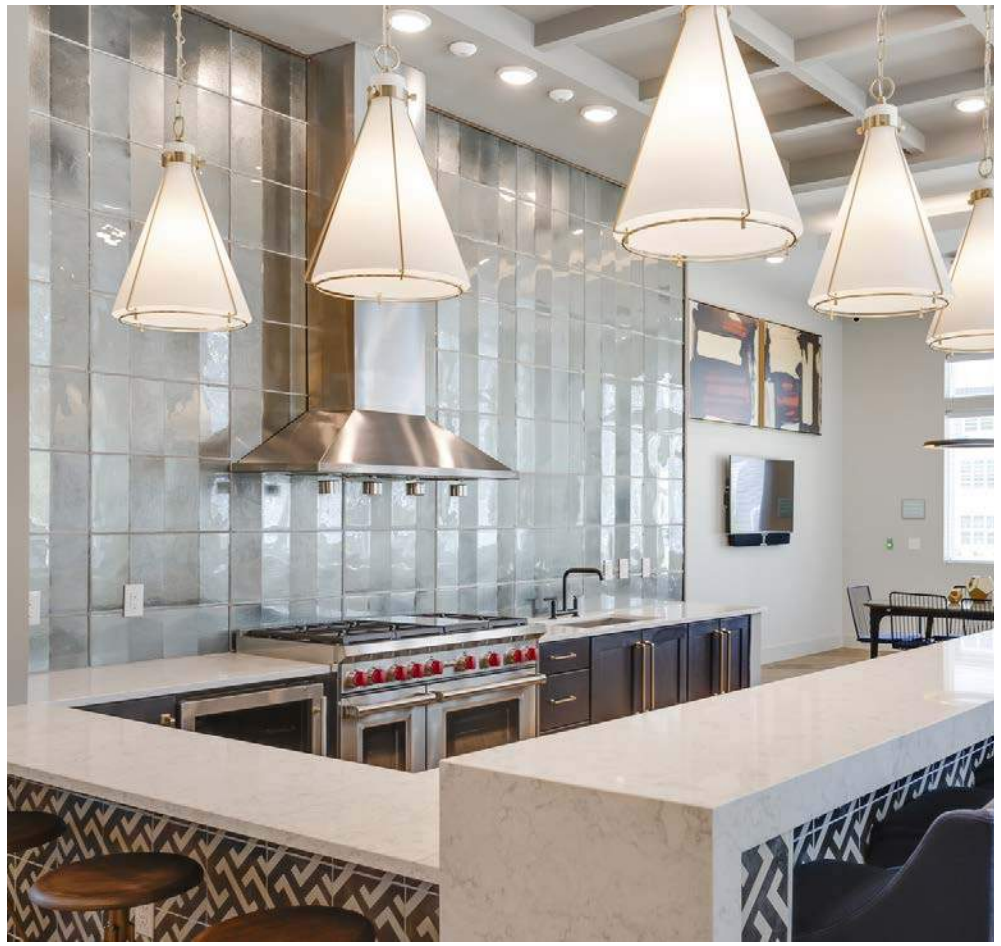


Obstacle Park. Designated Fenced Dog Area. Walking Paths.

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Community Amenities

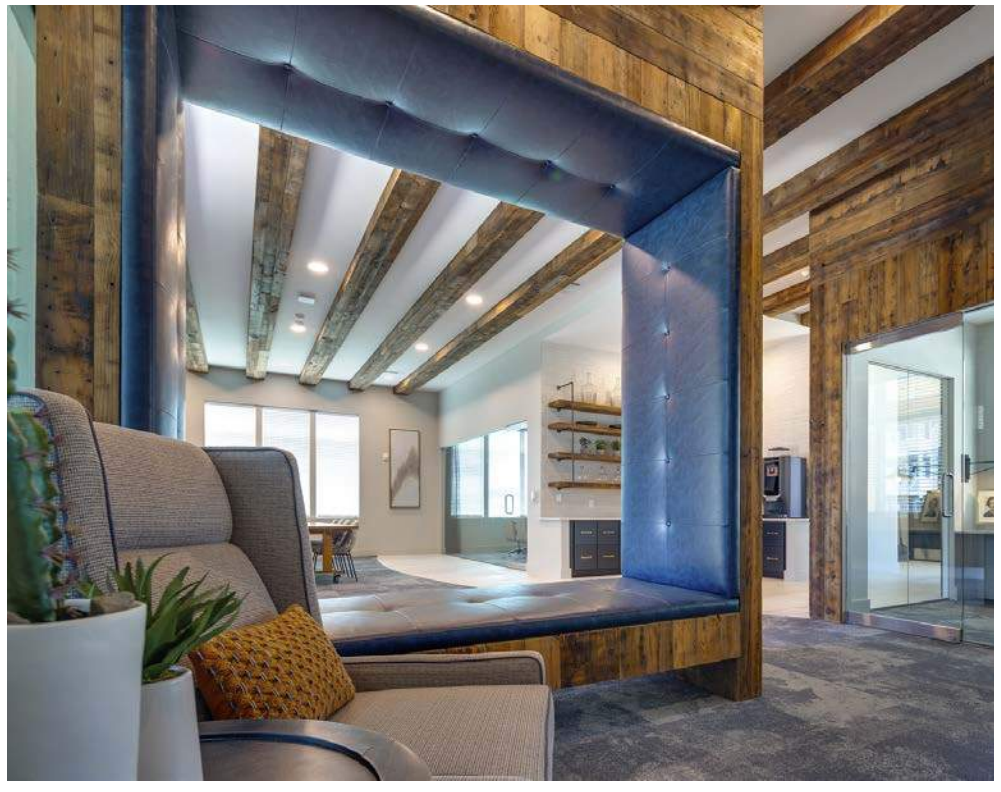
DEMONSTRATION KITCHEN + COWORKING















Coworking Facilities. Smart Technology. Private Focus Areas. Collaboration Space.

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Community Amenities

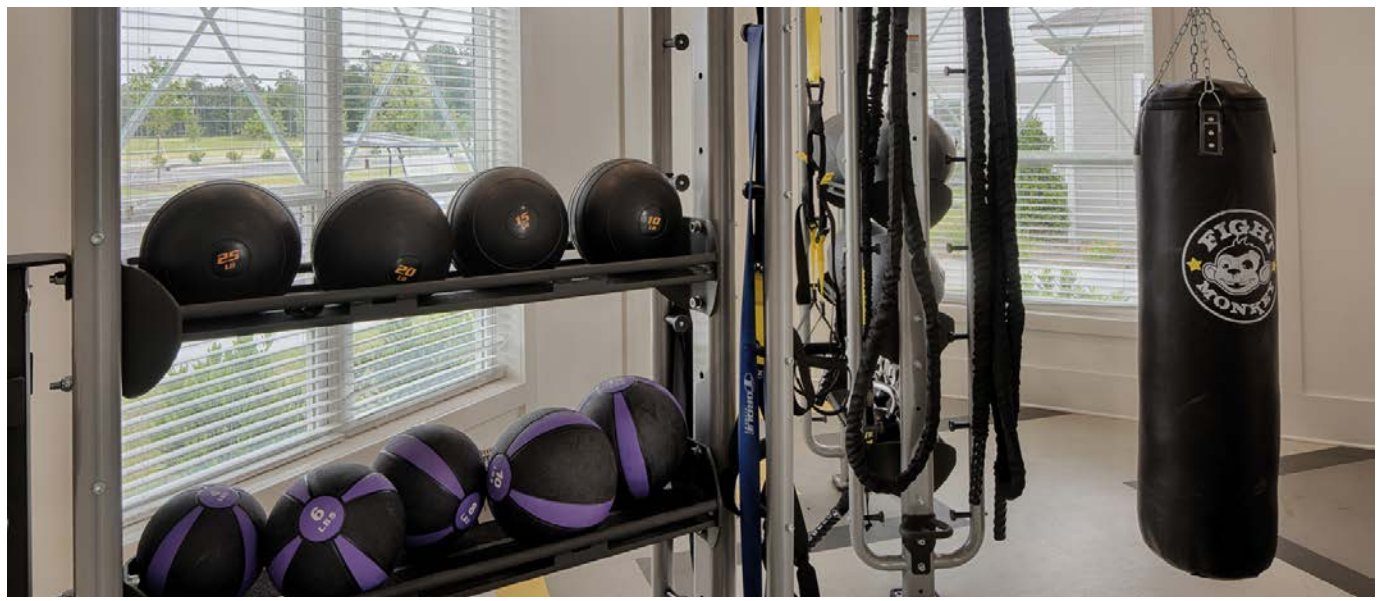
FITNESS











Cardio. Strength Training. Golf Simulator. Indoor / Outdoor Fitness Options.

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AVA Manor Homes

PROJECT EXAMPLES













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AVA Townhomes

PROJECT EXAMPLES









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Townhome Elevation - 24’ Unit

AVA Indian Land - Indian Land, SC



ALLEY ELEVATION



FRONT ELEVATION

Townhome Elevations- Alternate

AVA Indian Land - Indian Land, SC



FRONT ELEVATION

WOOD ACCENT COLUMN, TYP.
SHINGLE ROOF, TYP.
FIBER CEMENT BOARD & BATTEN, TYP.
STONE OR BRICK VENEER, TYP.
STANDING SEAM METAL ROOF, TYP.

Townhome Elevations - Alternate

AVA Indian Land - Indian Land, SC



ALLEY ELEVATION

TRADITIONAL COMMUNITY CONCERNS

TRAFFIC. SCHOOLS. TAXES + FEES. HOME VALUES.

TRAFFIC:

- Less Impact than current zoning if built out by right
- Access on 521 which is a larger regional collector road
- Mixed Use- some internal capture with our retail
- Activity Node w/ CrossRidge - ability for walkability given 521 light and pedestrian improvements.

SCHOOLS:

- Our targeted renter by choice tends to age older and with higher incomes.
- Tend to have lower school age population distribution than other necessity focused communities (whether for rent or for sale)
    - CCIL has ~15-20 kids K-12
- ~50-60% of our lease come from drive-by which is highly correlated to the Resident already living in the trade area and therefore already in the School System Population.



TRADITIONAL COMMUNITY CONCERNS

TRAFFIC. SCHOOLS. TAXES + FEES. HOME VALUES.

TAXES, IMPACT FEES, & REGIONAL IMPROVEMENTS:

- Current Tax Base - $19k
- Projected Stabilized - +$700k-900k annually
    - +$400k to schools (Ops & Bond Debt)
    - +$300k to County (Ops & Bond Debt)
- ~$10,500/unit in Impact Fees (~$2,500,000)
- Participating in regional sewer improvements including easements for lift station to facilitate adjacent commercial use.

HOME VALUES - SEE BELOW CCIL CASE STUDY:

- CCIL TH Rents: $2400-2600/month.
- New Construction TH (~2100-2400sf) at Avandale:
    - For Sale $350-375k (~$160-175/sf)
    - ’20-’21 Closings: $290s-$320s
- Arlington TH Community
    - 1,100-1,300sf: Sold ~$215-240k (~$185-195/sf)
    - 1,400-1,700SF: $299-335k (~$195-215/sf)
- **CCIL Ave 1,090 sf: Sold Q3 2022 for $282k (~$260/sf)**

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Thank You!

TWO Capital Partners, LLC

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Ralph Wilson
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404.262.9751

Sean O'Brien
sobrien@twocapitalpartners.com
404.926.1538

ADDENDUM

Unit Interiors

PROJECT EXAMPLES













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Unit Interiors

KEY DESIGN COMPONENTS



9’ CEILING HEIGHT

DESIGNER PENDANT LIGHTING

OPEN SHELVING

MODERN FINISHES

BUILT-IN DESK

STAINLESS STEEL APPLIANCES

LARGE, EAT-IN KITCHENS

DURABLE MATERIALS

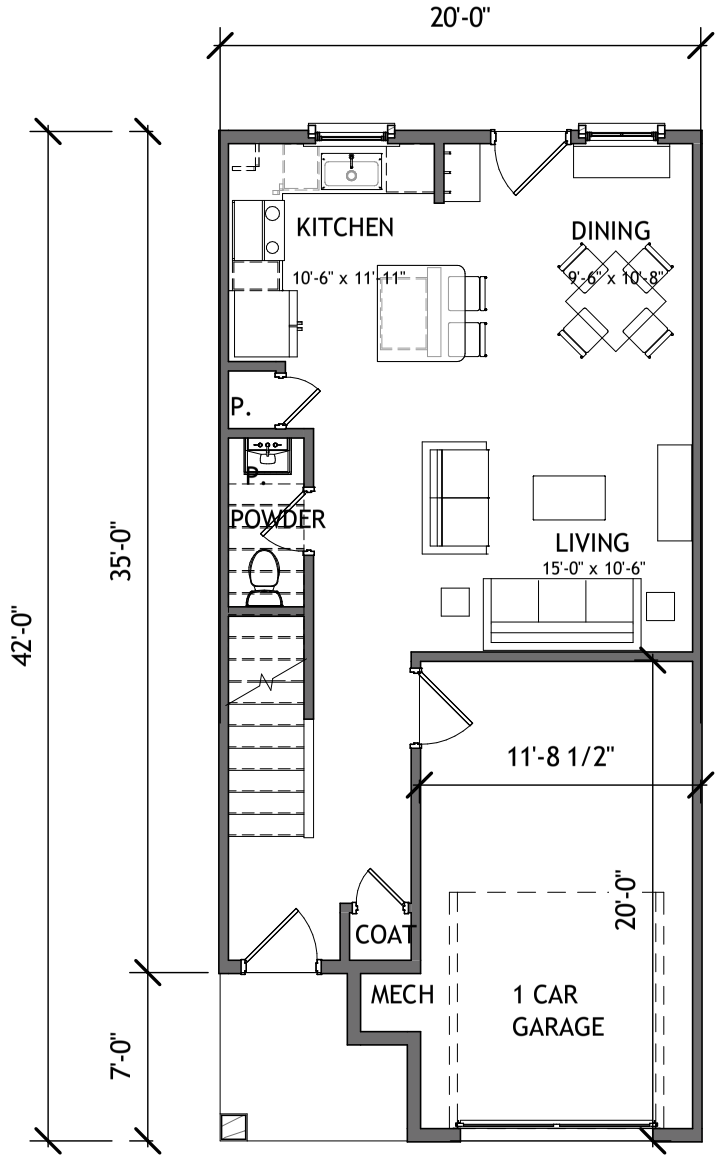
TWO CAPITAL PARTNERS

Townhome - 20’ Unit

AVA Indian Land - Indian Land, SC

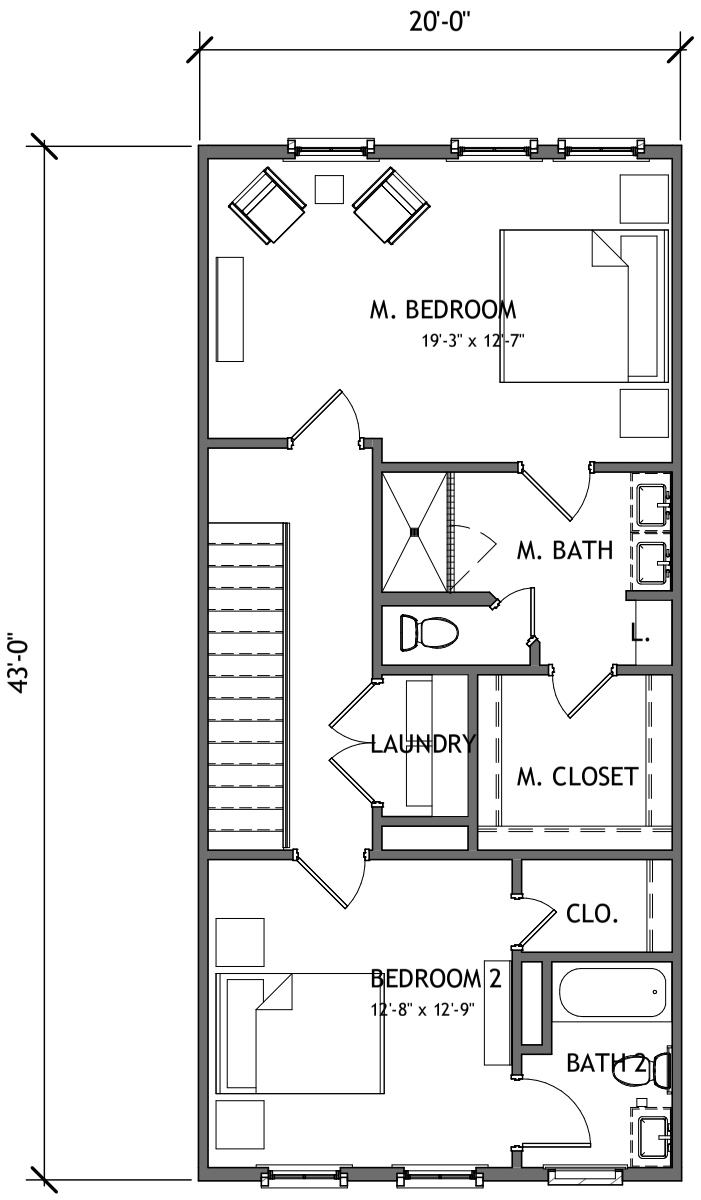
1360 HSF

2 BR /2.5 BATH



1 / A5-041 — 20' TH UNIT PLAN LEVEL 1 — 1/8" = 1'-0"

548 HSF - (INCL. STAIR)



2 / A5-041 — 20' TH UNIT PLAN LEVEL 2 — 1/8" = 1'-0"

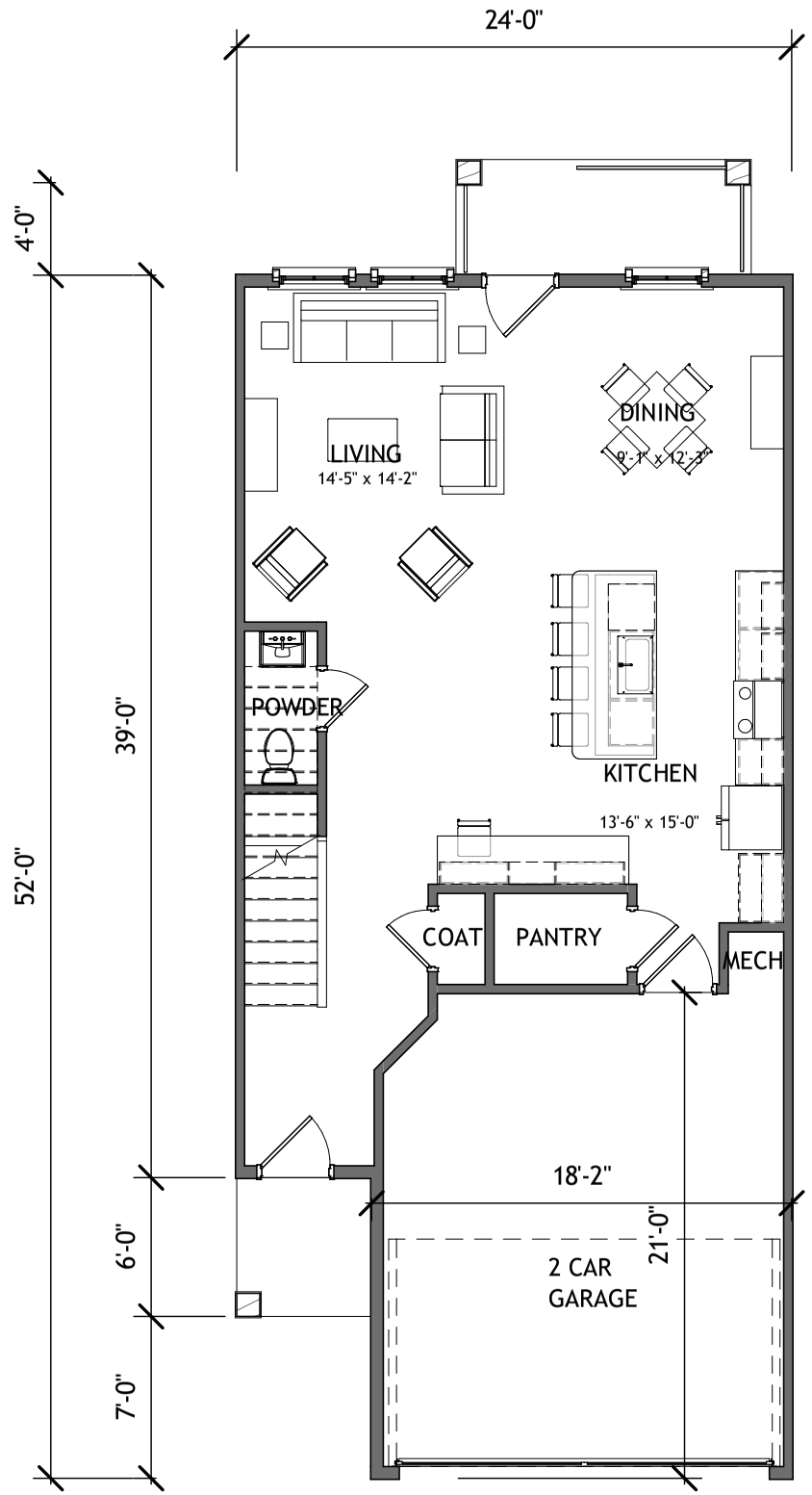
812 HSF

Townhome - 24’ Unit

AVA Indian Land - Indian Land, SC

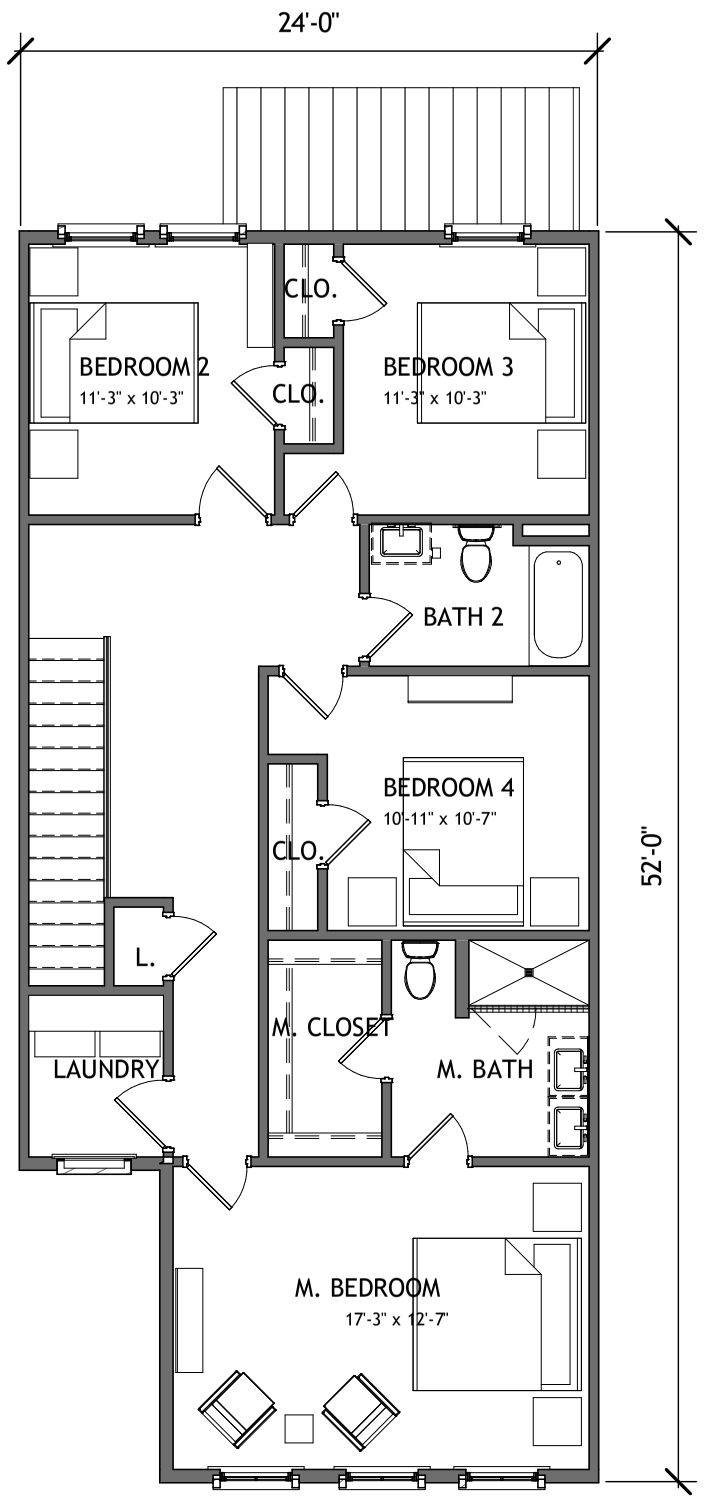
1913 HSF

4 BR /2.5 BATH



792 HSF -
(INCL. STAIR)

1 A5-042 24' TH UNIT PLAN LEVEL 1
1/8" = 1'-0"



1121 HSF

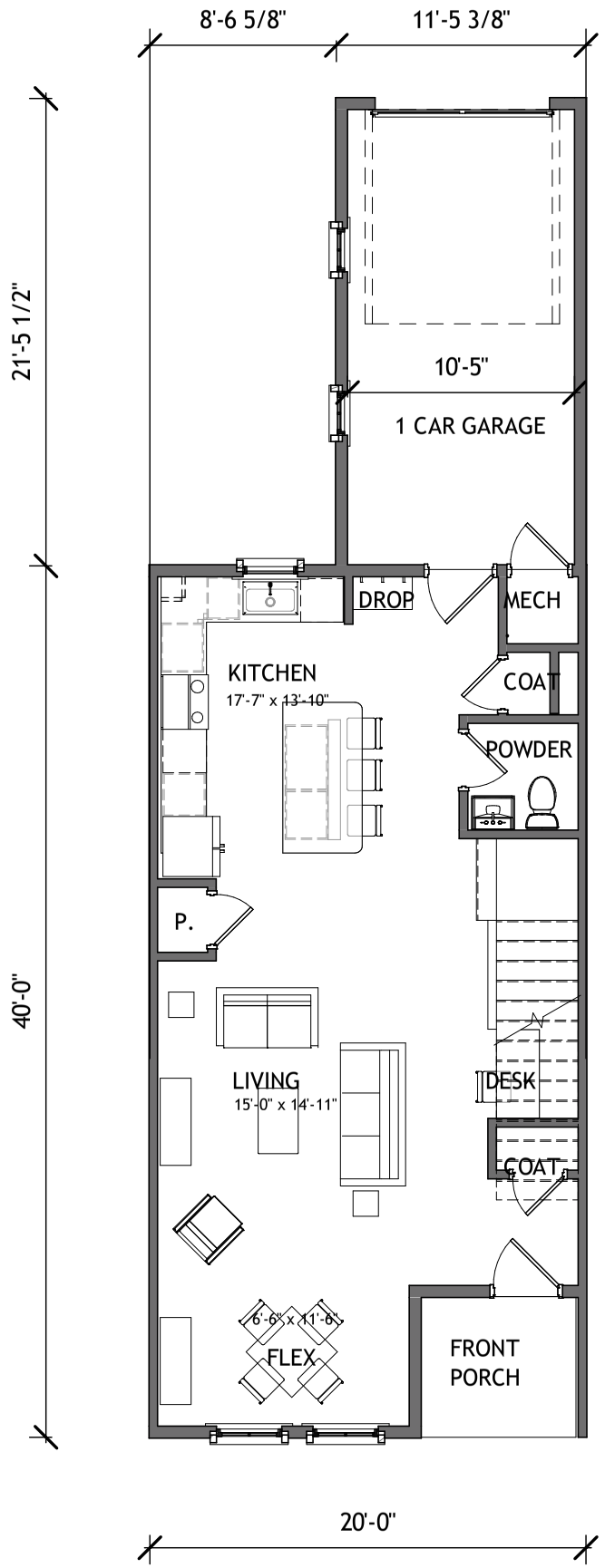
2 A5-042 24' TH UNIT PLAN LEVEL 2
1/8" = 1'-0"

Townhome - Type 2-A

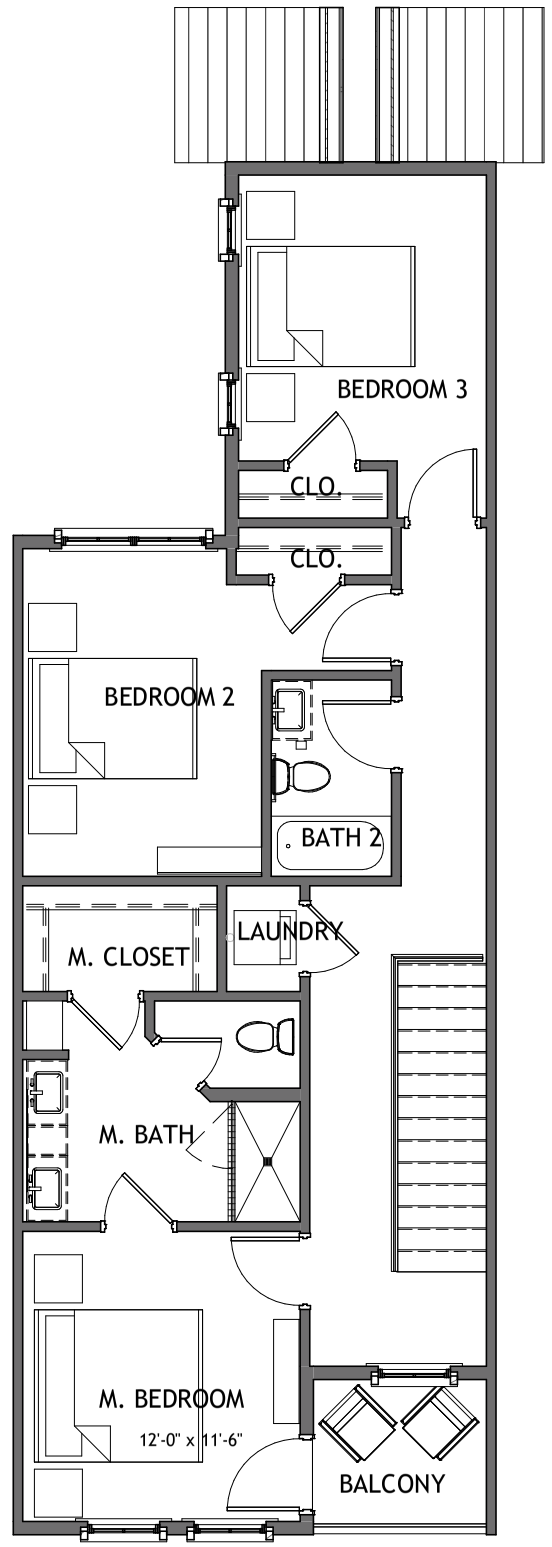
AVA Indian Land - Indian Land, SC

1637 HSF

3 BR - 2.5 BATH



748 HSF -
(INCL. STAIR)



889 HSF

1 A5-044 TH TYPE 2-A PLAN LEVEL 1
1/8" = 1'-0"

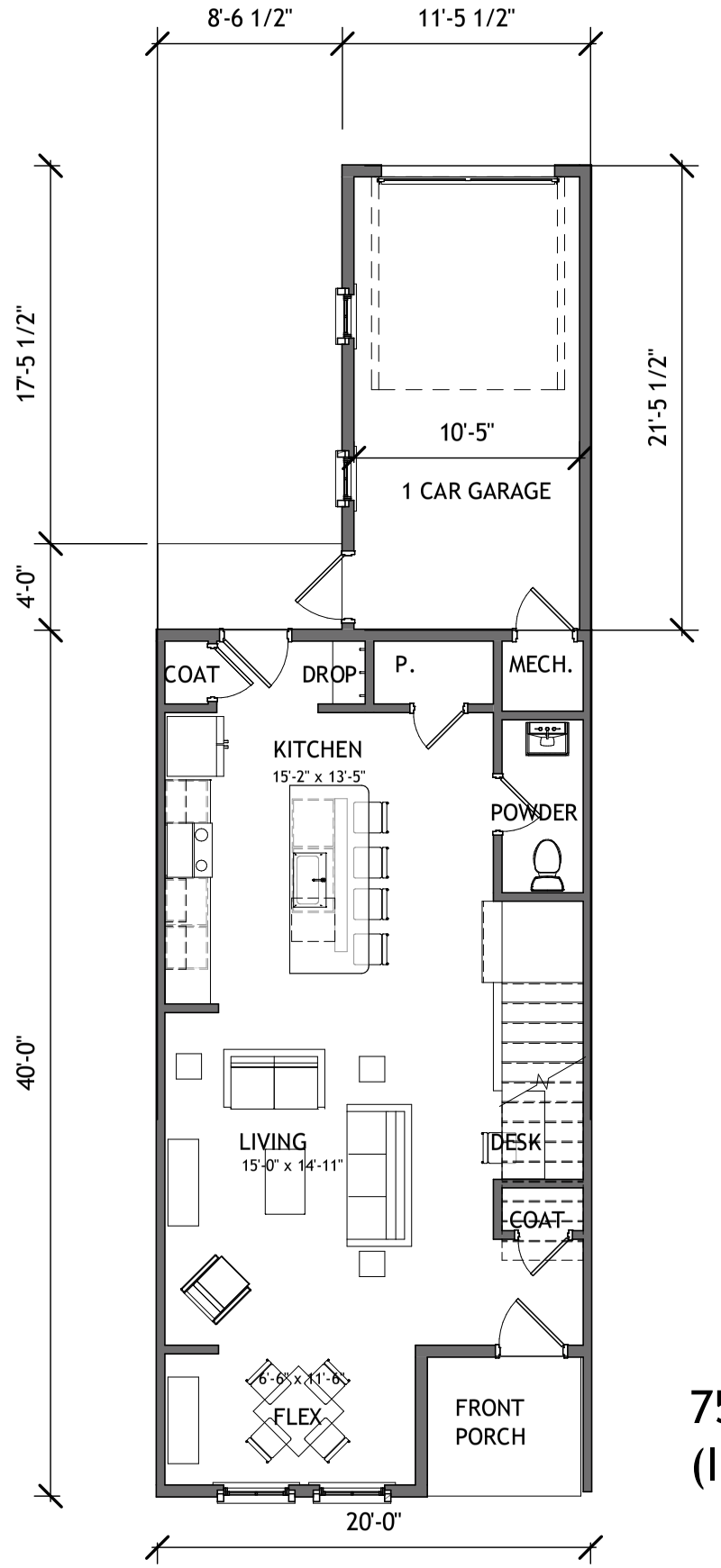
2 A5-044 TH TYPE 2-A PLAN LEVEL 2
1/8" = 1'-0"

Townhome - Type 2-B

AVA Indian Land - Indian Land, SC

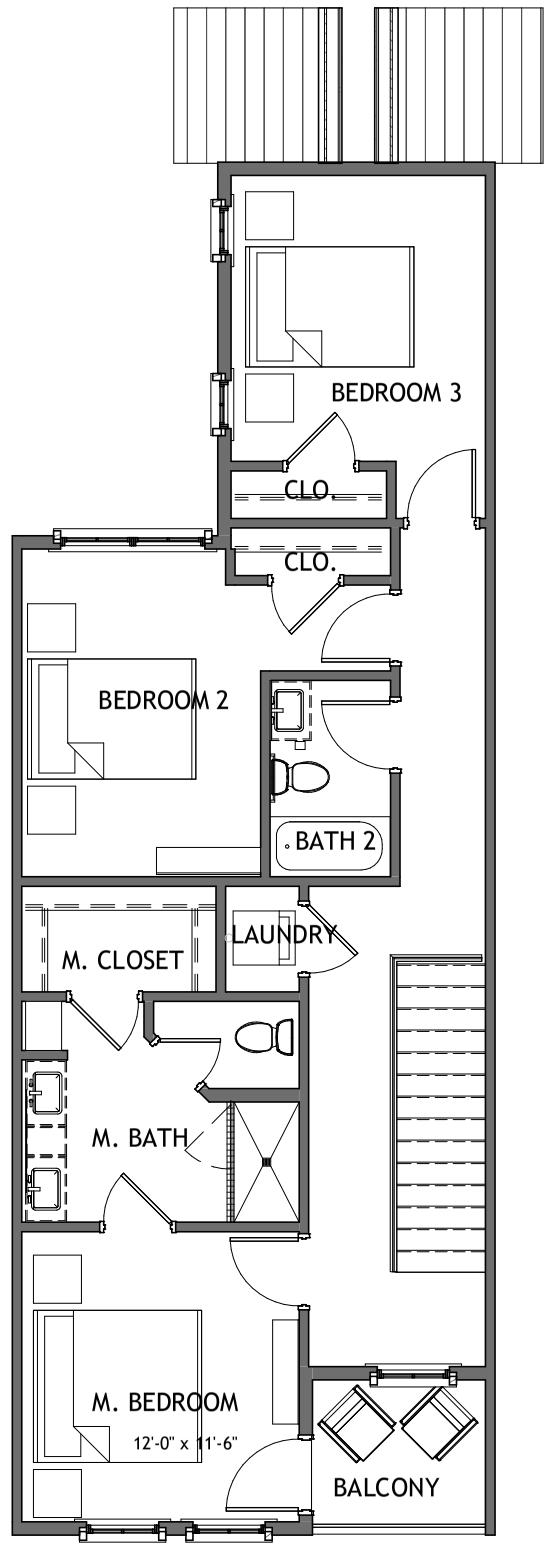
1652 HSF

3 BR - 2.5 BATH



750 HSF -
(INCL. STAIR).)

1 A5-045 TH TYPE 2-B PLAN LEVEL 1
1/8" = 1'-0"



902 HSF

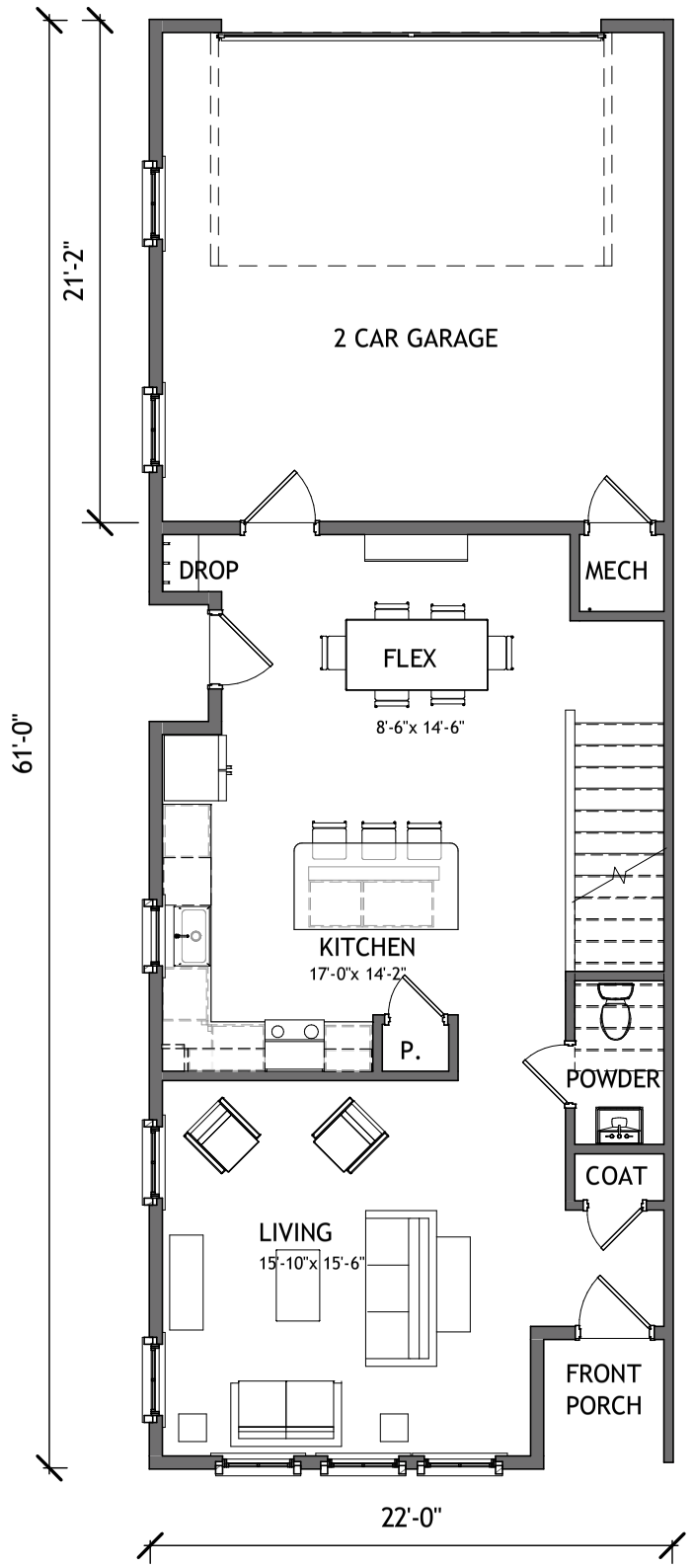
2 A5-045 TH TYPE 2-B PLAN LEVEL 2
1/8" = 1'-0"

Townhome - Type 3-A

AVA Indian Land - Indian Land, SC

1848 HSF

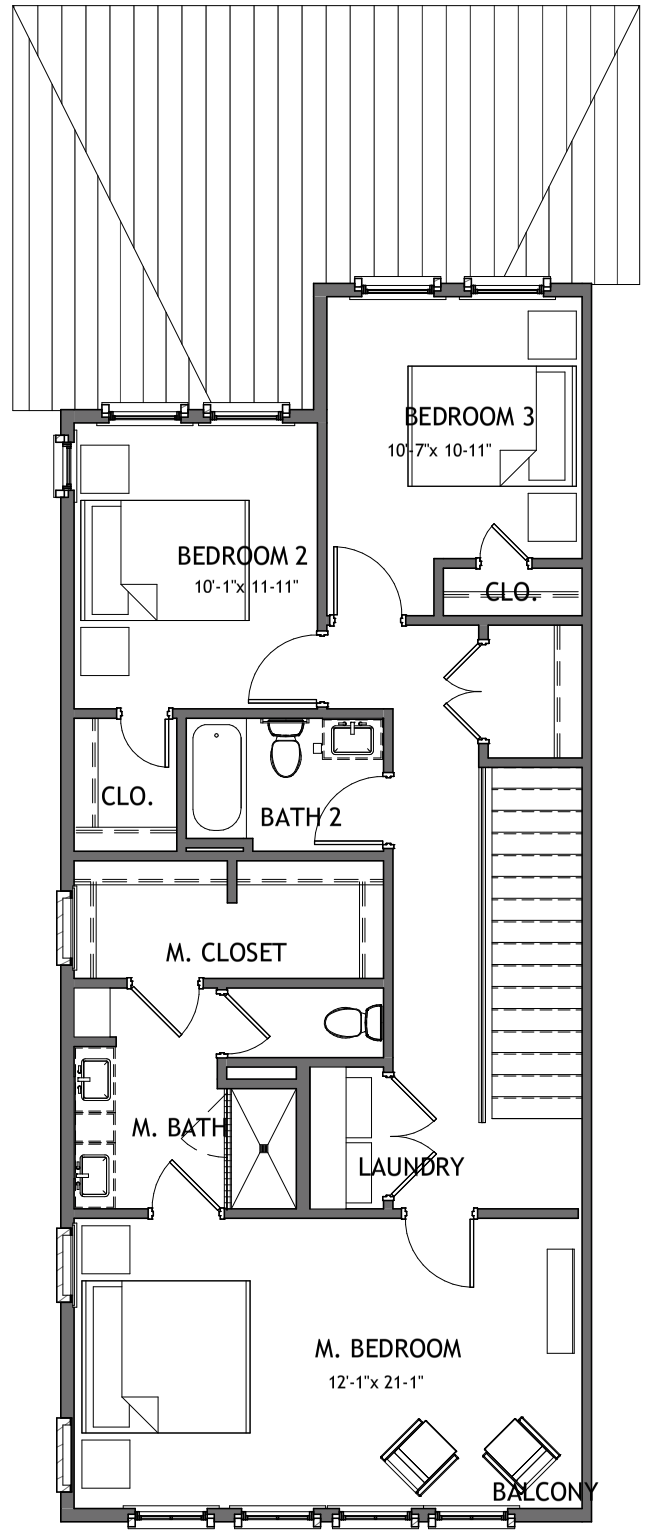
3 BR - 2.5 BATH



834 HSF -
(INCL. STAIR)

1 A5-046 TH TYPE 3-A PLAN LEVEL 1

1/8" = 1'-0"



1014 HSF

2 A5-046 TH TYPE 3-A PLAN LEVEL 2

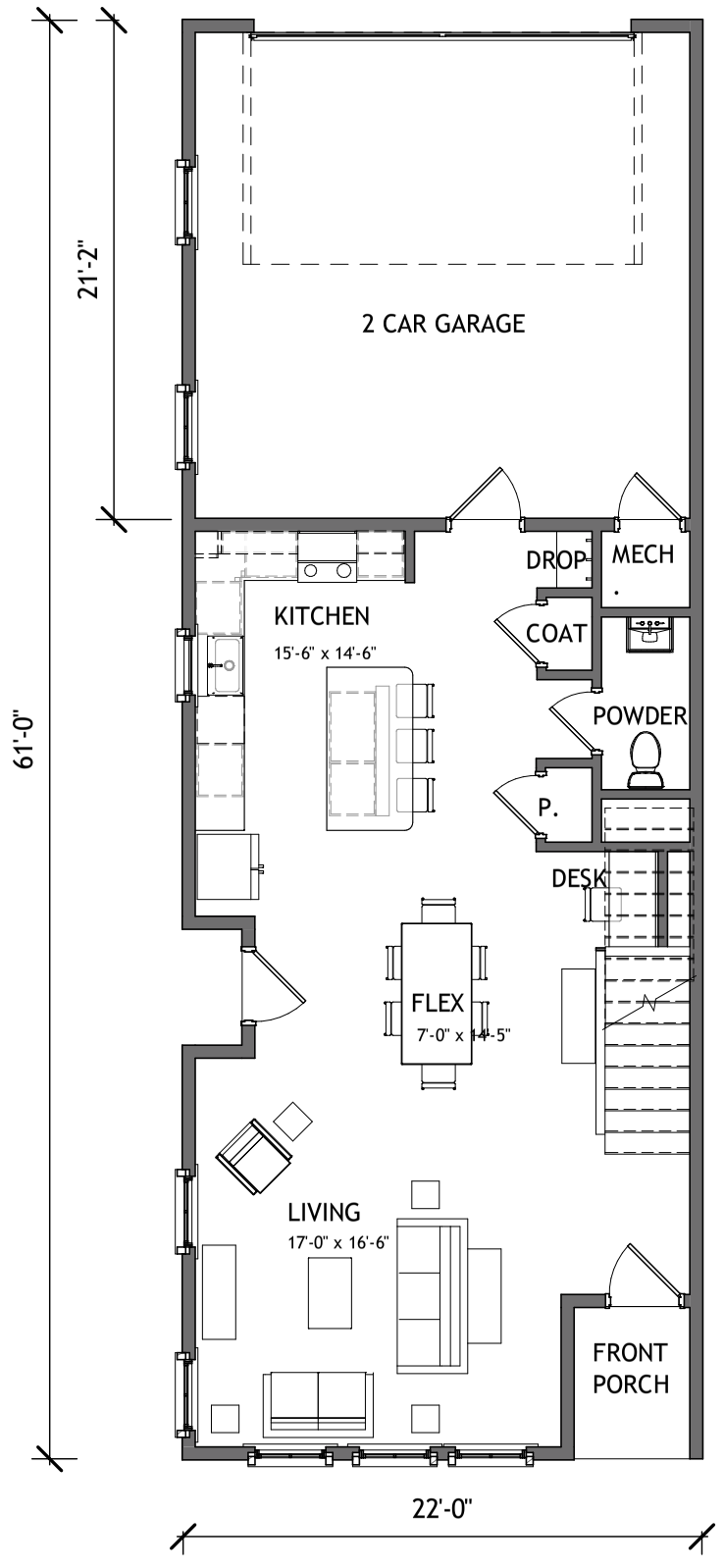
1/8" = 1'-0"

Townhome - Type 3-B

AVA Indian Land - Indian Land, SC

1808 HSF

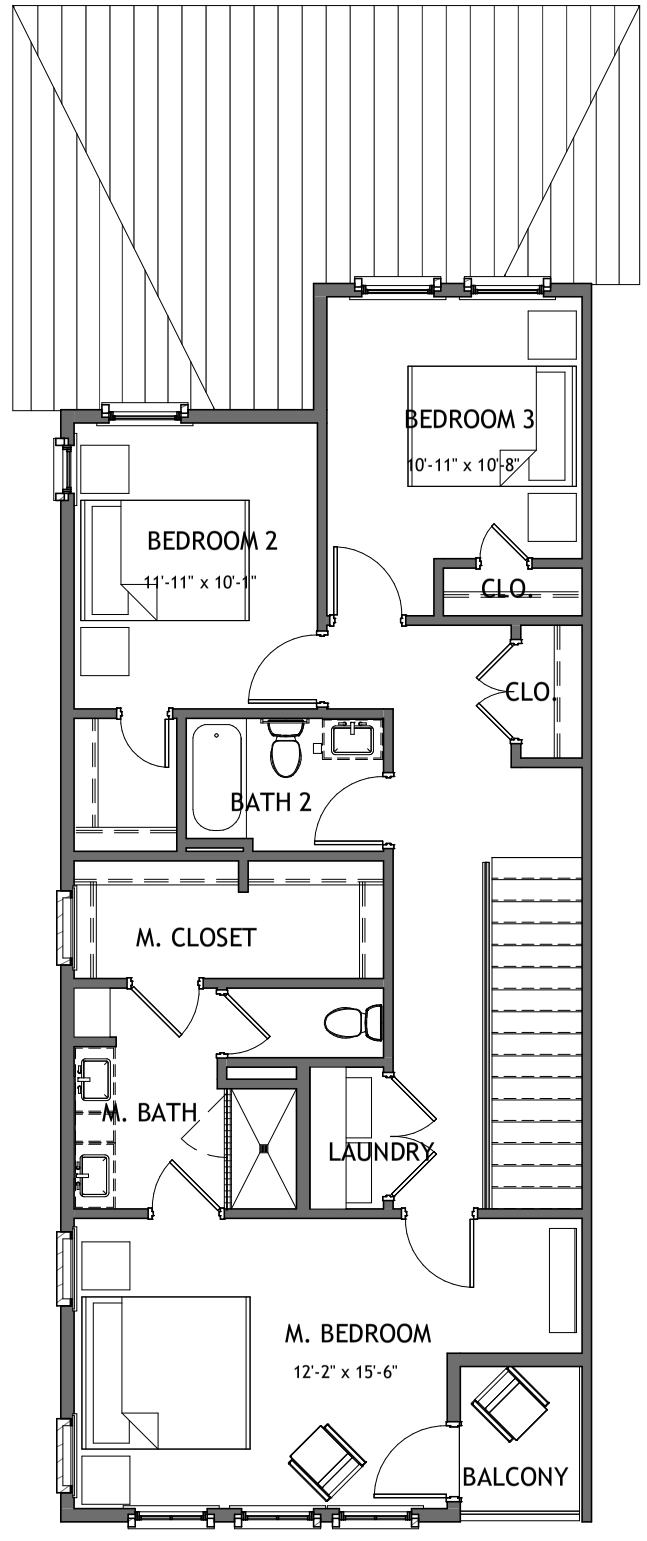
3 BR - 2.5 BATH



829 HSF -
(INCL. STAIR)

1 A5-047 TH TYPE 3-B PLAN LEVEL 1

1/8" = 1'-0"



987 HSF

2 A5-047 TH TYPE 3-B PLAN LEVEL 2

1/8" = 1'-0"

Townhome Palette

AVA Indian Land - Indian Land, SC

PRIMARY BUILDING MATERIALS



ASPHALT SHINGLE ROOF -
‘PEWTER’



STANDING SEAM METAL ROOF -
‘GALVALUM’



FIBER CEMENT BOARD & BATTEN

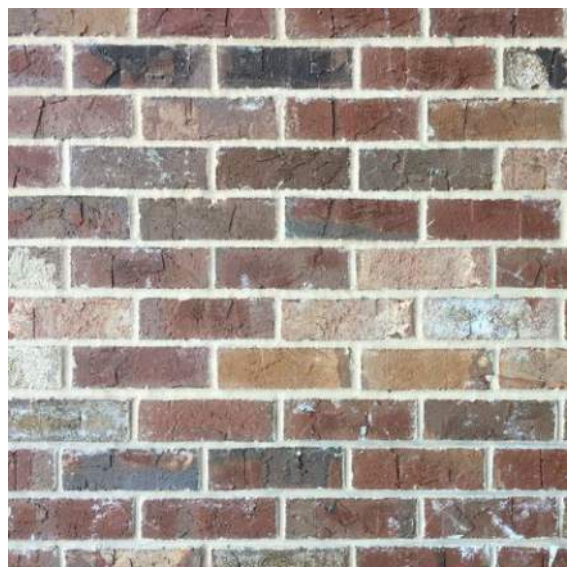


FIBER CEMENT SIDING

ACCENT BUILDING MATERIALS

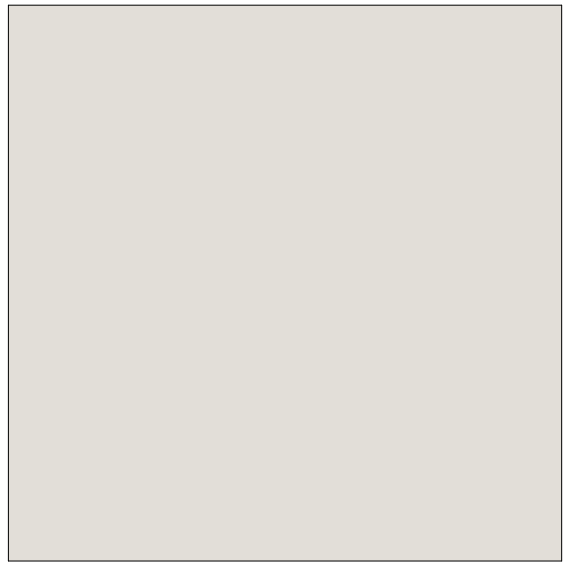


STONE VENEER - THIN ROCK
‘HONEY SUCKLE’



BRICK VENEER -
‘OLD MACON’

BUILDING COLORS



FIBER CEMENT SIDING -
COLOR 1:
SW 7014 EIDER WHITE
RGB: 226-222-216



FIBER CEMENT SIDING -
COLOR 1:
SW 7068 GRIZZLE GRAY
RGB: 99-101-98



AVA Communities

BRAND GUIDELINES

AVA

COMMUNITIES

TWO CAPITAL PARTNERS

AVA Communities

INSPIRATIONAL IMAGERY





















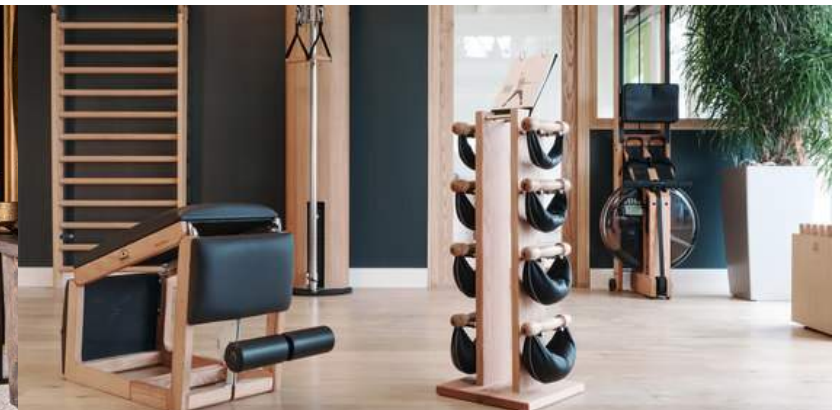














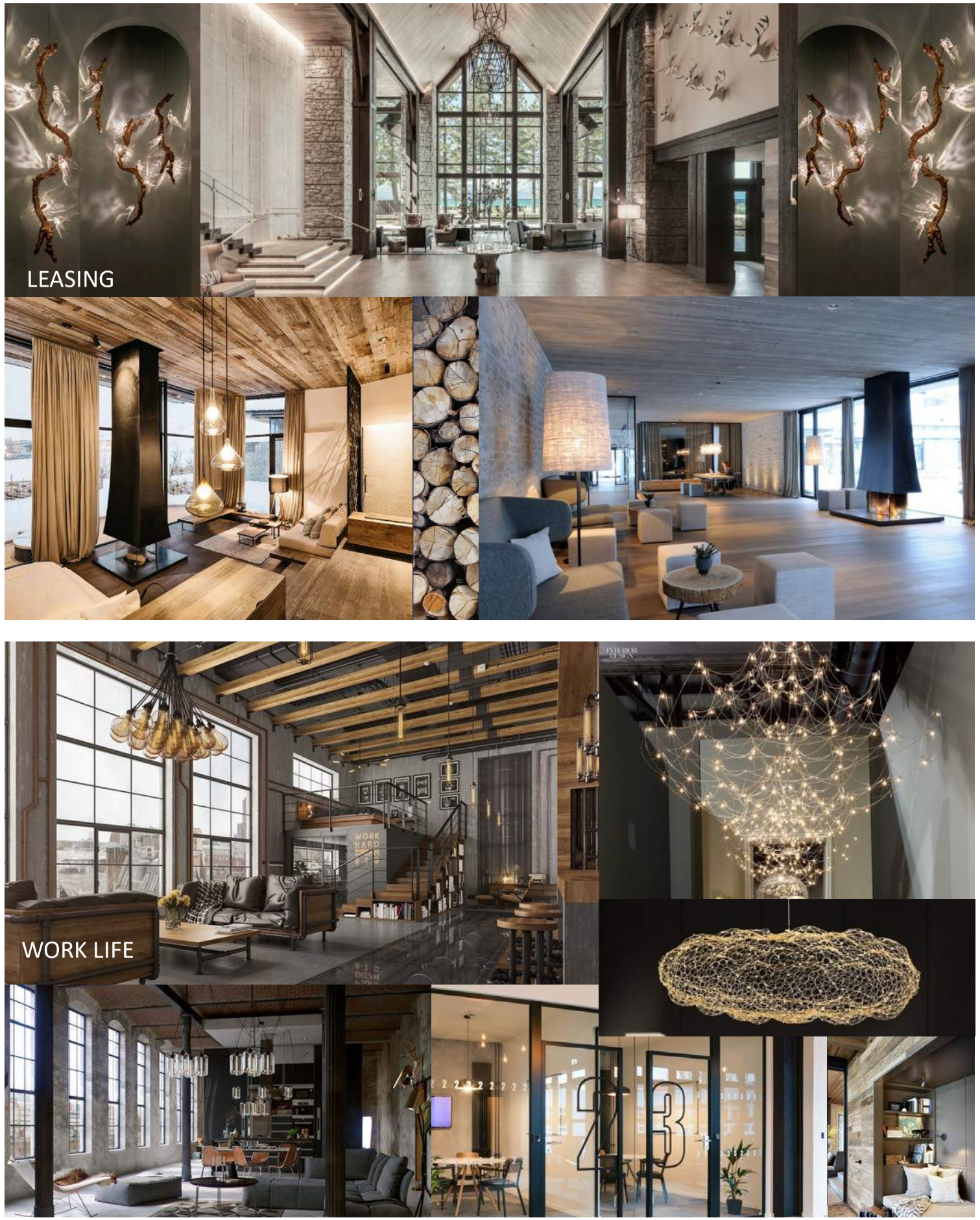


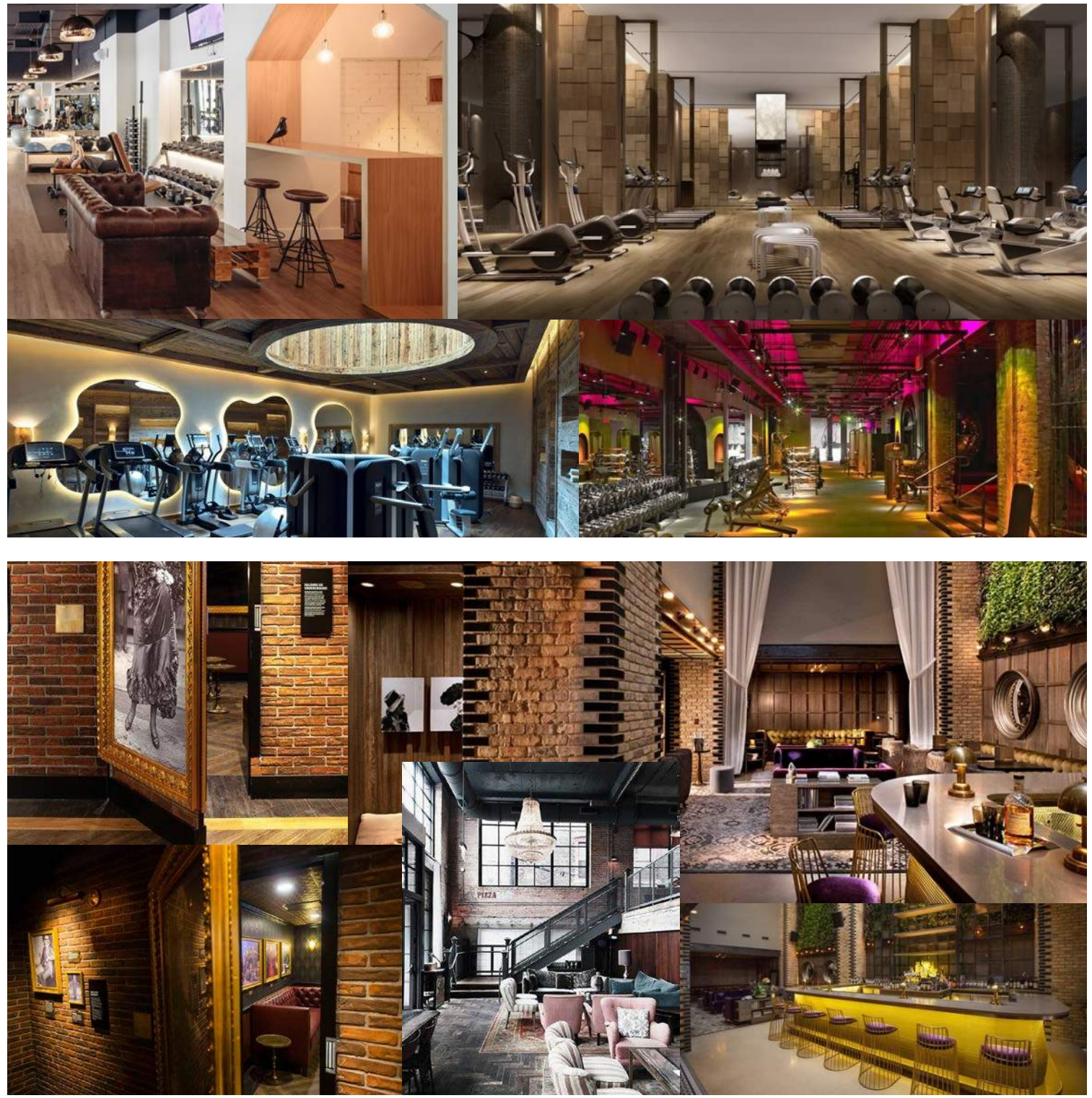


TWO CAPITAL PARTNERS

AVA Communities

INSPIRATIONAL IMAGERY





TWO CAPITAL PARTNERS

ATTACHMENTS:

- **LC Detention Center Applications**
- **Willis Memo**

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1656 PAGELAND HIGHWAY

City LANCASTER State SC Zip 29720 Tax Parcel ID 0068-00-045.00

Current Zoning LI Current Use MIX - COMMERCIAL & FARMING

Proposed Zoning IAS Total Acres ± 63

Project Description THE COMMERCIAL USE AT 1664 PAGELAND HIGHWAY WILL BE SUBDIVIDED OUT; RETAINED "AS IS" BY THE CURRENT OWNER, LANCASTER COUNTY WILL USE THE BALANCE FOR A DETENTION CENTER & MAGISTRATES COURT. (1 ACRE TO REMAIN LI FOR UDO COMPLIANCE)

Surrounding Property Description MOSTLY INSTITUTIONAL (SHERIFF'S OFFICE, SCDOT, AND SCHOOL DISTRICT) WITH SOME GB ZONED RESIDENTIAL ALONG PAGELAND HIGHWAY,

CONTACT INFORMATION

Applicant Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

Property Owner Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

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

Dennis S Marshall, County Administrator — 4/27/22

Applicant — Date

Lancaster County — 4/27/22

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

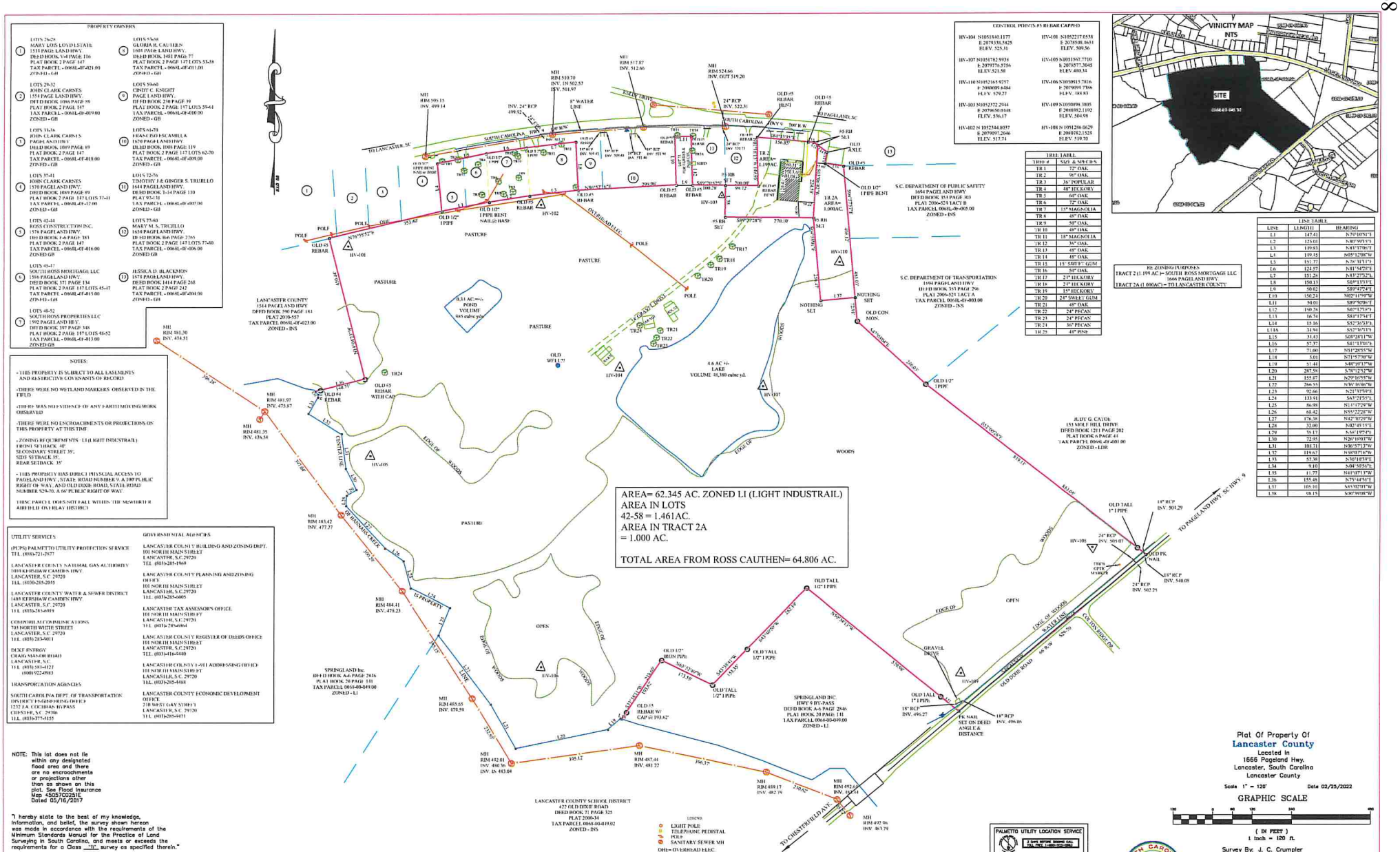
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- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

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- 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.


PROPERTY OWNERS
1 LOTS 26-28 MARY LOIS LOYD ESTATE 1511 PAGE LAND HWY. DEED BOOK V-4 PAGE 116 PLAT BOOK 2 PAGE 147 TAX PARCEL - 0068L-0F-021.00 ZONED - GB
2 LOTS 29-32 JOHN CLARK CARNES 1551 PAGE LAND HWY. DEED BOOK 1096 PAGE 89 PLAT BOOK 2 PAGE 147 TAX PARCEL - 0068L-0J-019.00 ZONED - GB
3 LOTS 33-36 JOHN CLARK CARNES PAGELAND HWY DEED BOOK 1089 PAGE 89 PLAT BOOK 2 PAGE 147 TAX PARCEL - 0068L-0F-018.00 ZONED - GB
4 LOTS 37-41 JOHN CLARK CARNES 1530 PAGELAND HWY. DEED BOOK 1089 PAGE 89 PLAT BOOK 2 PAGE 147 LOTS 37-41 TAX PARCEL - 0068L-0J-17.00 ZONED - GB
5 LOTS 42-44 ROSS CONSTRUCTION INC. 1576 PAGELAND HWY. DEED BOOK 1-A PAGE 383 PLAT BOOK 2 PAGE 147 TAX PARCEL - 0068L-0F-016.00 ZONED GB
6 LOTS 45-47 SOUTH ROSS MORTGAGE LLC 1586 PAGELAND HWY. DEED BOOK 171 PAGE 134 PLAT BOOK 2 PAGE 147 LOTS 45-47 TAX PARCEL - 0068L-0F-015.00 ZONED - GB
7 LOTS 48-52 SOUTH ROSS PROPERTIES LLC 1592 PAGELAND HWY DEED BOOK 197 PAGE 348 PLAT BOOK 2 PAGE 147 LOTS 48-52 TAX PARCEL - 0068L-0J-013.00 ZONED GB
8 LOTS 53-58 GLORIA R. CAUTHEN 1605 PAGE LAND HWY. DEED BOOK 1481 PAGE 77 PLAT BOOK 2 PAGE 147 LOTS 53-58 TAX PARCEL - 0068L-0F-011.00 ZONED - GB
9 LOTS 59-60 CINDY C. KNIGHT PAGE LAND HWY. DEED BOOK 230 PAGE 39 PLAT BOOK 2 PAGE 147 LOTS 59-61 TAX PARCEL - 0068L-0J-010.00 ZONED - GB
10 LOTS 61-70 HANFORD SCAMILLA 1670 PAGELAND HWY DEED BOOK 1008 PAGE 119 PLAT BOOK 2 PAGE 147 LOTS 62-70 TAX PARCEL - 0068L-0F-009.00 ZONED - GB
11 LOTS 72-76 TIMOTHY J.& GINGER S. TRUJILLO 1644 PAGELAND HWY. DEED BOOK 1-14 PAGE 110 PLAT 97-131 TAX PARCEL - 0068L-0J-007.00 ZONED - GB
12 LOTS 77-80 MARY M. S. TRUJILLO 1650 PAGELAND HWY. DEED BOOK 864 PAGE 2765 PLAT BOOK 2 PAGE 147 LOTS 77-80 TAX PARCEL - 0068L-0F-006.00 ZONED GB
13 JESSICA D. BLACKMON 1678 PAGELAND HWY. DEED BOOK 1414 PAGE 268 PLAT BOOK 2 PAGE 242 TAX PARCEL - 0068L-0F-004.00 ZONED - GB
NOTES:
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD
-THERE WERE NO WETLAND MARKERS OBSERVED IN THE FIELD
-THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK OBSERVED
-THERE WERE NO ENCROACHMENTS OR PROJECTIONS ON THIS PROPERTY AT THIS TIME
- ZONING REQUIREMENTS - LI (LIGHT INDUSTRAIL) FRONT SETBACK - 80' SECONDARY STREET 35', SIDE SETBACK 35', REAR SETBACK 35'
- THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO PAGELAND HWY., STATE ROAD NUMBER 9, A 100' PUBLIC RIGHT OF WAY, AND OLD DIXIE ROAD, STATE ROAD NUMBER S29-70, A 66' PUBLIC RIGHT OF WAY.
THIS PARCEL DOES NOT FALL WITHIN THE MCWHIRTER AIRFIELD OVERLAY DISTRICT
UTILITY SERVICES
(PCPS) PALMETTO UTILITY PROTECTION SERVICE TEL. (888)-721-7877
LANCASTER COUNTY NATURAL GAS AUTHORITY 1010 KERSHAW CAMDEN HWY. LANCASTER, S.C. 29720 TEL. (803)-285-2045
LANCASTER COUNTY WATER & SEWER DISTRICT 1493 KERSHAW CAMDEN HWY. LANCASTER, S.C. 29720 TEL. (803)-285-6989
COMPORIUM COMMUNICATIONS 703 NORTH WHITE STREET LANCASTER, S.C. 29720 TEL. (803) 283-9011
DUKE ENERGY CRAIG MANOR ROAD LANCASTER, S.C. TEL. (803) 581-4122 (800) 922-4983
TRANSPORTATION AGENCIES
SOUTH CAROLINA DEPT. OF TRANSPORTATION DISTRICT 5 - CONGAREE OFFICE 1237 J.A. COCHRAN BYPASS CHESTER, S.C. 29706 TEL. (803)-377-4155
GOVERNMENTAL AGENCIES
LANCASTER COUNTY BUILDING AND ZONING DEPT. 101 NORTH MAIN STREET LANCASTER, S.C.29720 TEL. (803)-285-1969
LANCASTER COUNTY PLANNING AND ZONING DEPT. 101 NORTH MAIN STREET LANCASTER, S.C. 29720 TEL. (803)-285-6005
LANCASTER TAX ASSESSOR'S OFFICE 101 NORTH MAIN STREET LANCASTER, S.C. 29720 TEL. (803)-285-6064
LANCASTER COUNTY REGISTER OF DEEDS OFFICE 101 NORTH MAIN STREET LANCASTER, S.C.29720 TEL. (803)-416-9440
LANCASTER COUNTY E-911 ADDRESSING OFFICE 101 NORTH MAIN STREET LANCASTER, S.C. 29720 TEL. (803)-285-6468
LANCASTER COUNTY ECONOMIC DEVELOPMENT OFFICE 210 WEST GAY STREET LANCASTER, S.C. 29720 TEL. (803)-285-6971
NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat. See Flood Insurance Map 45057C0255E Dated 05/16/2017
"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."
DRAWN BY: JCC/RKB DATE: 02/25/2022
CHECKED BY: JCC TAX PARCEL 0068-00-045.00
JOB NO.: 22-02-3 SHEET 1 OF 1
AREA= 62.345 AC. ZONED LI (LIGHT INDUSTRAIL)
AREA IN LOTS 42-58 = 1.461AC.
AREA IN TRACT 2A = 1.000 AC.
TOTAL AREA FROM ROSS CAUTHEN= 64.806 AC.
CONTROL POINTS #5 REBAR CAPPED
HV-104 N1051810.1177 E 2079130.5925 ELEV. 529.31
HV-101 N1052217.0538 E 2078508.8631 ELEV. 509.56
HV-107 N1051782.9936 E 2079776.5756 ELEV.521.58
HV-105 N1051567.7710 E 2078577.3045 ELEV. 488.31
HV-110 N1052165.9757 E 2080089.8464 ELEV. 529.27
HV-106 N1050911.7816 E 2079099.7306 ELEV. 488.83
HV-103 N1052372.2944 E 2079650.0448 ELEV. 536.17
HV-109 N1050898.3805 E 2080382.1192 ELEV. 504.99
HV-102 N 1052344.8037 E 2079097.2046 ELEV. 517.71
HV-108 N 1051200.0629 E 2080782.1528 ELEV. 519.70
TREE TABLE
TREE # SIZE & SPECIES
TR 1 72" OAK
TR 2 90" OAK
TR 3 36" POPULAR
TR 4 48" HICKORY
TR 5 60" OAK
TR 6 72" OAK
TR 7 15" MAGNOLIA
TR 8 48" OAK
TR 9 50" OAK
TR 10 48" OAK
TR 11 18" MAGNOLIA
TR 12 36" OAK
TR 13 48" OAK
TR 14 48" OAK
TR 15 15" SWEET GUM
TR 16 50" OAK
TR 17 25" HICKORY
TR 18 24" HICKORY
TR 19 15" HICKORY
TR 20 24" SWEET GUM
TR 21 48" OAK
TR 22 24" PECAN
TR 23 24" PECAN
TR 24 36" PECAN
TR 25 48" PINE
LINE TABLE
LINE LENGTH BEARING
L1 147.41 N70°10'51"E
L2 123.01 N80°59'15"E
L3 119.93 N85°17'00"E
L4 119.15 N05°12'08"W
L5 151.77 N78°31'11"E
L6 124.57 N81°54'25"E
L7 151.28 N83°27'32"E
L8 150.13 S68°13'37"E
L9 50.02 S30°47'24"E
L10 150.24 N02°11'09"W
L11 50.01 S89°50'06"E
L12 150.74 S07°17'07"E
L13 16.74 S84°17'34"E
L14 15.16 S52°30'33"E
L15A 31.94 S52°30'33"E
L15 31.43 S08°28'11"W
L16 57.37 S81°17'07"E
L17 71.00 N51°29'55"W
L18 5.01 N71°45'58"W
L19 31.44 S48°39'13"W
L20 287.54 S76°12'52"W
L21 155.47 N29°16'55"W
L22 266.55 N36°36'46"W
L23 92.66 S21°37'59"E
L24 133.91 S63°23'55"E
L25 86.98 N13°47'29"W
L26 68.42 N55°22'28"W
L27 176.38 N42°30'29"W
L28 37.60 N82°45'15"E
L29 39.17 N36°19'54"E
L30 72.95 N26°10'01"W
L31 100.31 N06°57'13"W
L32 119.67 N38°08'16"W
L33 57.38 N30°10'03"E
L34 9.10 S04°50'56"E
L35 11.77 N41°07'13"W
L36 155.48 N75°44'56"E
L37 105.10 S85°02'01"W
L38 98.15 S00°39'08"W
RE: ZONING PURPOSES
TRACT 2 (1.199 AC.)= SOUTH ROSS MORTGAGE LLC 1666 PAGELAND HWY.
TRACT 2A (1.000AC) = TO LANCASTER COUNTY.
VINICITY MAP
NTS
SITE
LANCASTER COUNTY 1514 PAGELAND HWY DEED BOOK 590 PAGE 181 PLAT 2010-557 TAX PARCEL 0068L-0F-023.00 ZONED - INS
0.31 AC +/- POND VOLUME 985 cubic yds.
4.6 AC +/- LAKE VOLUME 38,380 cubic yd.
S.C. DEPARTMENT OF PUBLIC SAFETY 1694 PAGELAND HWY DEED BOOK 353 PAGE 303 PLAT 2006-521 LACT B TAX PARCEL 0068L-0J-005.00 ZONED - INS
S.C. DEPARTMENT OF TRANSPORTATION 1694 PAGELAND HWY DEED BOOK 353 PAGE 296 PLAT 2006-521 LACT A TAX PARCEL 0068L-0J-003.00 ZONED - INS
JUDY G. CATON 153 MOLE HILL DRIVE DEED BOOK 1211 PAGE 202 PLAT BOOK 6 PAGE 41 TAX PARCEL 0064L-0J-001.00 ZONED - LDR
SPRINGLAND Inc DEED BOOK A-6 PAGE 2936 PLAT BOOK 20 PAGE 131 TAX PARCEL 0064-00-049.00 ZONED - LI
SPRINGLAND INC HWY 9 BY-PASS DEED BOOK A-6 PAGE 2946 PLAT BOOK 20 PAGE 131 TAX PARCEL 0064-00-049.00 ZONED - LI
LANCASTER COUNTY SCHOOL DISTRICT 422 OLD DIXIE ROAD DEED BOOK TI PAGE 325 PLAT 2000-34 TAX PARCEL 0068-00-049.02 ZONED - INS
LEGEND:
LIGHT POLE
TELEPHONE PEDISTAL
POLE
SANITARY SEWER MH
OHE= OVERHEAD ELEC.
UGT UNDERGROUND TELEPHONE CABLE
WATER VALVE
FIRE HYDRANT
GAS VALVE
GROUND CONTROL POINT
PALMETTO UTILITY LOCATION SERVICE
811 IT'S THE LAW!
Plat Of Property Of
Lancaster County
Located In
1666 Pageland Hwy.
Lancaster, South Carolina
Lancaster County
Scale 1" = 120' Date 02/25/2022
GRAPHIC SCALE
(IN FEET)
1 inch = 120 ft.
Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
laceySurveying@gmail.com
SOUTH CAROLINA LAND SURVEYOR No.6574 Seal JAMES C. CRUMPLER

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1578 PAGELAND HIGHWAY

City LANCASTER State SC Zip 29720 Tax Parcel ID 0068L-0F-016.00

Current Zoning GB Current Use RESIDENTIAL

Proposed Zoning INS Total Acres ± 0.274

Project Description LANCASTER COUNTY WILL COMBINE THIS PARCEL TO CREATE A SINGLE PARCEL FOR THE NEW DETENTION CENTER + MAGISTRATE'S COURT.

Surrounding Property Description SOME RESIDENTIAL BUT MOSTLY FARM LAND AT THIS TIME.

CONTACT INFORMATION

Applicant Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

Property Owner Name COUNTY OF LANCASTER

Address PO BOX 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

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

Dennis S Marstall, County Administ — 4/27/22

Applicant — Date

Lancaster County — 4/27/22

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 _____

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SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
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Lancaster County
South Carolina

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Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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GENERAL INFORMATION

Property Address 1586 PAGELAND HIGHWAY

City LANCASTER State SC Zip 29720 Tax Parcel ID 0068L-0F-015.00

Current Zoning GB Current Use RESIDENTIAL

Proposed Zoning INS Total Acres ± 0.375

Project Description LANCASTER COUNTY WILL COMBINE THIS PARCEL TO CREATE A SINGLE PARCEL FOR THE NEW DETENTION CENTER & MAGISTRATE'S COURT.

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Applicant Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

Property Owner Name COUNTY OF LANCASTER

Address PO BOX 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

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- Rezoning Application Fee – multi parcel $610.00

2. **Planning Commission**

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

3. **County Council**

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1592 PAGELAND HIGHWAY

City LANCASTER State SC Zip 29720 Tax Parcel ID 0068L-0F-013.00

Current Zoning GB Current Use RESIDENTIAL

Proposed Zoning INS Total Acres ± 0.475

Project Description LANCASTER COUNTY WILL COMBINE THIS PARCEL TO CREATE A SINGLE PARCEL FOR THE NEW DETENTION CENTER & MAGISTRATE'S COURT.

Surrounding Property Description SOME RESIDENTIAL BUT MOSTLY FARM LAND AT THIS TIME.

CONTACT INFORMATION

Applicant Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

Property Owner Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

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

Dennis E Martell, County Administrator — 4/27/22

Applicant — Date

Lancaster County — _____

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1604 PAGELAND HIGHWAY

City LANCASTER State SC Zip 29720 Tax Parcel ID 0068L-0F-01100

Current Zoning GB Current Use RESIDENTIAL

Proposed Zoning INS Total Acres ± 0.579

Project Description LANCASTER COUNTY WILL COMBINE THIS PARCEL TO CREATE A SINGLE PARCEL FOR THE NEW DETENTION CENTER & MAGISTRATE'S COURT.

Surrounding Property Description SOME RESIDENTIAL BUT MOSTLY FARM LAND AT THIS TIME.

CONTACT INFORMATION

Applicant Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

Property Owner Name COUNTY OF LANCASTER

Address PO Box 1809

City LANCASTER State SC Zip 29721-1809 Phone 416-9300

Fax _____ Email DMARSTALL@LANCASTERSC.NET

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

Jenny S Marshall, Lancaster County Administrator — 4/27/22

Applicant — Date

Lancaster County — 4/27/22

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

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- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
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- 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.

M E M O R A N D U M

TO: Chairman Charles Deese and Planning Commission Members

FROM: Steve Willis, Planning and Research *SW*

TODAY'S DATE: June 2, 2022

SUBJECT: **Rezoning Case for Detention Center and Magistrate's Court**

Dear Chairman Deese and honorable members,

I apologize in advance for sending this written communication in lieu of attending the June meeting. I had planned to attend; however, my wife scheduled a last minute beach trip for that week. I like all of you but you wouldn't make me sleep on the couch when she got home from her beach trip with Ashley but without me. Chad Catledge, our Project Manager (we are utilizing the Construction Manager At Risk delivery method as we did for the Courthouse, which Chad also managed) has graciously agreed to attend in order to preserve marital harmony in the Willis household.

There are multiple rezonings associated with this project due to the fact we have acquired multiple parcels which currently have different zoning classifications. Here is a brief summary of the parcels that comprise this request:

The main parcel is tax map number 0068-00-045.00; a tract of approximately 64 acres. The land is mostly farm land but does include a residential building with garage and one barn-type structure. It also includes the ROTECH medical products building. The current zoning is LI and the requested zoning is INS. One note – to preserve the LI zoning for the ROTECH parcel, which the owner retained (1.199 acres) a one acre parcel of county land will be platted separately and will retain the LI zoning as well. This satisfies the UDO requirement regarding minimum acreage for LI zoning. There are no immediate plans for utilizing the county one acre parcel and future plans would be as a means of ingress and egress for the eastern portion of the large tract (it will remain undeveloped for the foreseeable future). The LI zoning would not hinder using it for access.

We also acquired several parcels, currently utilized for residential purposes but which are zoned GB, for ingress and egress from Pageland Highway (SC 9). These include:

0068L-0F-016.00/ 1578 Pageland Highway – this parcel currently contains a mobile home which will be demolished and removed.

0068L-0F-015.00/ 1586 Pageland Highway – this parcel contains a house. It should be noted at this point that there is a potential to utilize one or two houses in lieu of construction trailers. We are not yet far enough along in the project to determine if this is a possibility and if so, which ones we would use versus immediate demolition.

0068L-0F-013.00/ 1592 Pageland Highway – this parcel contains a house.

0068L-0F-011.00/ 1604 Pageland Highway – this parcel contains a house.

We are still in the programming stages so we have no site plans or schematic drawings to present at this time. All planned activity will occur on the northwestern portion of the property. There is a large lake on the parcel which we plan to reduce in size, and reduce the height of the dam, to utilize for stormwater retention. There are wetlands along the southern portion of the property (a creek separates this property from the School District property), which of course will remain undisturbed and function as a natural buffer, both for water quality and sight purposes.

Current programming includes:
An approximate 7,000 square foot addition to the current Crime Scene Investigations/ Evidence facility. It is at capacity and the new structure will serve as a long-term evidence warehouse. For obvious reasons, it will be built to adjoin the current building.

An approximate 75,000 square foot Detention facility. The core spaces (administrative and programming, mechanical and utility, medical, kitchen, laundry, etc.) will be built to handle 400 bed spaces. We will not build that many beds initially but these spaces are virtually impossible to expand later and must be built to this capacity initially. The plan is to build approximately 300 bed spaces initially with the building being capable of expansion for another 200 beds (eventual 500 bed spaces). We utilized Justice Planners, a professional firm, to analyze and verify what we saw in the way of a growing Average Daily Population (ADP), a function of trends in arrests, case processing times, and detainee length of stay, as well as population growth within the county. The worst case scenario has us with an estimated need for 518 beds in 2050. The more reasonable projection has us needing between 331 and 414 beds by 2050. Our current ADP is running in the 175 range (it obviously fluctuates daily based on a number of factors). I should note here that the South Carolina Department of Corrections, our state regulatory agency for local detention projects, uses 80% of bed space as a facility's functional capacity. 300 initial beds would give us an initial functional capacity of 240 while 500 beds would yield an eventual functional capacity of 400. The reduction is to allow for required separation such as male and female offenders, violent versus non-violent offenders, gang members from different gangs, etc. The new facility would include a

number of beds devoted to holding infirmary cases and detainees with special mental needs.

As part of the main building, we plan to include an approximate 16,000 square foot Magistrates Court facility. It would have separate public entrances from the Detention Center but would share mechanical equipment, such as HVAC, power, emergency generator, etc. In addition, there would be secure connecting corridors so that detainees needing to appear in court could be transported securely by staff without the need to ever leave the facility. The only time they would need transporting off-site would be for General Sessions Court appearances. We will retain the ability to conduct video conferencing from the pods for appearances such as bond hearings, preliminary hearings, etc. which do not require the detainee to be physically present. The new facility will include multiple courtrooms and hearing spaces in addition to the administrative areas. A person coming in to resolve a traffic ticket or similar matter would never have to leave the lobby due to planned workstation windows.

One important note; we will include a security screening area from the lobby area for any person that must enter into a court area or detention visiting area. We will retain video visitation options for family members but some visitation must be in person, such as with an attorney.

I believe the request for Institutional (INS) zoning is appropriate for all tracts, with the exception of the one acre we will leave as LI. In consultation with the Planning staff, this classification best fits the intended governmental uses for the property. It also conforms to adjoining parcels already zoned INS such as the current Sheriff's Office campus, the SC Department of Motor Vehicles and Transportation complex, and the Lancaster County School District property (A.R. Rucker Middle School). Our plans are, following rezoning, to replat and combine these parcels with the current Sheriff's Office tract to make a single master tract.

I hope that this advance summary information has been useful and if additional information is needed, please do not hesitate to contact Rox so that I can provide that information (at least up until Sunday the 19th). I am going to try and sneak my laptop computer in the luggage so that I can watch on-line but Lisa may catch me.

SW

cc: The Honorable Barry Faile, Sheriff
Chad Catledge, Project Manager
Rox Burhans, Development Services Director

Agenda Item Summary

Ordinance # / Resolution #: July 7, 2022 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
July 7, 2022 Workshop Minutes	7/11/2022	Exhibit

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

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

July 7, 2022 5:00 P.M.
MINUTES

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

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Tamecca Neely	Alan Patterson

Absent: none

Others Present:

Rox Burhans, Division Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner;	
Matthew Blaszyk, Planner;	Alan Blackmon, County Council.

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

2. New Business

a. RZ-2022-0672 Purser

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

Staff Presentation: Ashley Davis, Senior Planner

Discussion Points:

- Applicant has removed Texaco sign per code compliance;
- Per SCDHEC Registry there are no underground storage tanks;
- There is still MBH hookup on site, but owner would have to tear down existing structure to install a MBH, as there is not sufficient acreage to subdivide.

b. RZ-2021-1650 Redstone II

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

c. MX-2021-1650 Redstone II

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

d. DA-2021-1650 Redstone II

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

Staff Presentation (all items conjoined): Rox Burhans, Development Services Director
Discussion Points:

- Possible impact on stormwater drainage into Black Horse Run neighborhood, as this is already a problem;
- Sidewalk connectivity with Hwy 521 and Redstone campus;
- This is the type of development envisioned when MX was instituted in 2016;
- Placement of townhome units behind Farmhaus raises noise concerns for future residents;
- Connectivity to Black Horse Run neighborhood is precluded or severely limited by topography.
- Impact Fees: since project was already vested, impact fees would not apply, but Applicant has agreed to pay impact fees for Fire, EMS, Sheriff, and Parks & Rec; however, will pay $500 per unit fee in lieu of school impact fee. Details will be negotiated in Development Agreement.
- The portion north of Opportunity Drive will be subject to all impact fees.

e. RZ-2022-1329 Hovey

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

Staff Presentation: Matthew Blaszyk, Planner
Discussion: no questions.

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

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

Staff Presentation: Ashley Davis, Senior Planner
Discussion Points:

- Is the newly subdivided lot size compatible with existing septic system?

3. Other:

a. Reminder: Officer Elections for 2022-2023 Chair and Vice-Chair will be held at the July 19, 2022 meeting.
b. Comprehensive Plan status update by Ashley Davis: Report on 2 of 3 community meetings held so far.

4. Adjourn

Meeting was adjourned at 6:30 pm.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-0672 Purser
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:
The applicant has requested to rezone a parcel one (1) acre in size. The intent is to renovate the existing structure to convert it to a residence.

Points to Consider:
The subject property is predominately surrounded by AR and a few INS Districts. The surrounding uses are primarily residential in nature, with some timber and agricultural use and a scattering of institutional activities such as churches, cemeteries, and fire departments.

The property currently has an empty building formerly used for commercial purpose. If the rezoning were to be approved (changing the zoning district to Agricultural Residential) the building on the property would need to be removed or renovated as a residence in order to conform to AR District requirements.

Recommendation:
Staff recommends **approval** of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/11/2022	Exhibit
Exhibit 1: Application	5/10/2022	Exhibit
Exhibit 2: Zoning Map	5/10/2022	Exhibit

PROPOSAL:	Request to rezone one acre of property
PROPERTY LOCATION:	7984 Taxahaw Road (TM# 0093-00-004.04)
CURRENT ZONING DISTRICT:	Rural Business (RUB) District
PROPOSED ZONING DISTRICT:	Agricultural Residential (AR) District
APPLICANT:	Nathaniel B. Purser
COUNCIL DISTRICT:	District 6, Alan Blackmon

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel one (1) acre in size. The intent is to renovate the existing structure to convert it to a residence, to be utilized for its highest and best use.

Site Information

The parcel proposed to be rezoned is currently in disuse. There is a structure on the property formerly used for commercial purposes. Access will be provided via Taxahaw Road.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by AR zoned properties, with a few INS properties within a one-mile radius.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	AR	Residential & Agricultural
South	Lancaster County	AR	Land Only
East	Lancaster County	AR, INS	Land Only, Cemetery
West	Lancaster County	AR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the RUB District. Pursuant to UDO Chapter 2.3, the RUB District *is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population.*

Requested GB

UDO Chapter 2.3 describes the requested AR District 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.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by AR and a few INS Districts. The surrounding uses are primarily residential in nature, with some timber and agricultural use and a scattering of institutional activities such as churches, cemeteries, and fire departments.

Non-Conformance Status

The property currently has an empty building formerly used for commercial purpose. If the rezoning were to be approved (changing the zoning district to Agricultural Residential) the building on the property would need to be removed or renovated as a residence in order to conform to AR District requirements.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is 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 mix 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 extends across the southern and eastern portions of the county, from Highway 160 in the lower panhandle, down to the city of Lancaster, following the arc east, south and then west around the transitional areas outside of the city of Lancaster. Rural Living is in essence the base zoning district of large portions of the rural eastern and southern parts of the county.

The requested AR District is consistent with Rural Living Future Land Use Category.

Rural Living: Land Use Considerations		
Church	Restaurant	Woodlands/Timber Harvesting
Convenience /Hardware Store	Natural Area	Gas Station
Barns/Storage	Mobile Home	Single-Family Detached Home
Light Industrial (ancillary to farming)	Cultivated Farmland/ Livestock/Arable	Smaller Lot Single-Family and Townhomes

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time.

Public Utilities

There are no issues with public utilities generated from this request at this time.

Public Schools

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

PHOTOS OF PROJECT AREA:



Street view of subject parcel.



Aerial view of subject Parcel



Aerial view of area surrounding the subject parcel .

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone one (1) acre (TM# 0093-00-004.04) from Rural Business (RUB) District to Agricultural Residential (AR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0093-00-004.04;
2. That the subject property is currently zoned RUB District and proposed to be rezoned AR District;
3. That the subject property has a Future Land Use designation of Rural Living Use; and
4. That the proposed AR District is generally consistent with the surrounding area which is comprised of AR and INS Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 7984 Texahaw Rd Lancaster Sc

City Lancaster State Sc Zip 29720 Tax Parcel ID 0093-00-004.04

Current Zoning RuB Current Use Not in use

Proposed Zoning AR Total Acres 1 Acre

Project Description convert commercial building into Residential house

Surrounding Property Description Farm Land / Residential

CONTACT INFORMATION

Applicant Name Nathaniel B Parker

Address 1696 Bethea Knight Rd

City Lancaster State Sc Zip 29720 Phone 803 246 2595

Fax — Email Parker's heating and air @ gmail.com

Property Owner Name Nathaniel B Parker

Address 1696 Bethea Knight Rd

City Lancaster State Sc Zip 29720 Phone 803 246 2595

Fax — Email Parkers heating and Ac @ 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.

Nathan B Burst — Applicant — March 25/22 — Date

Nathan B Burst — Property Owner(s) — March 25/22 — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
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- Rezoning Application Fee – single parcel $435.00
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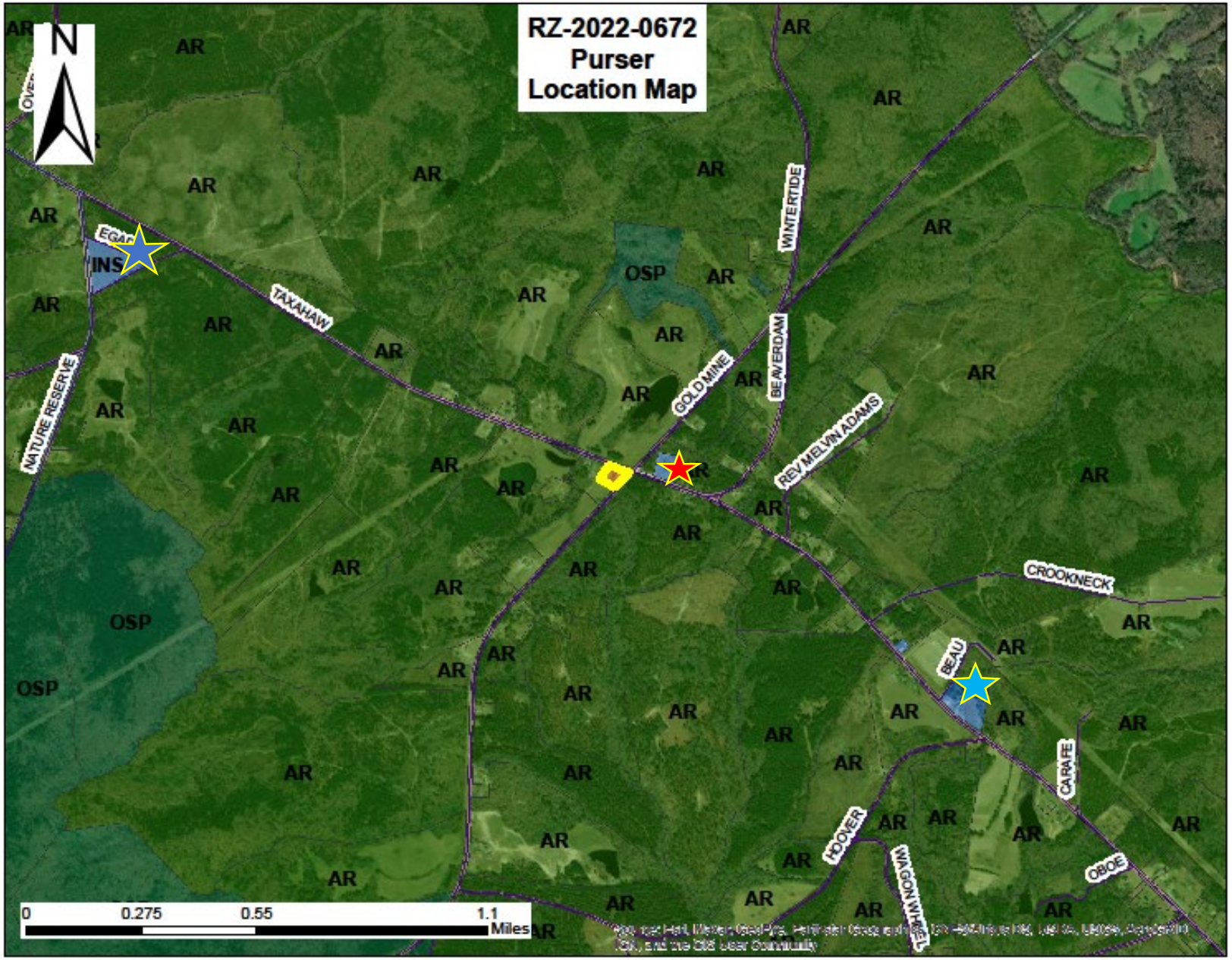
For 5/17 deadline 4/1
For 6/21 deadline 5/6
For 7/19 deadline 6/3

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.
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- 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 RUB to AR

Legend:

Subject Property

Taxahaw Baptist Church

Blackman Cemetery

Rocky Branch Baptist Church

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1650 Redstone Phase II*
Contact Person / Sponsor: R. Burhans
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/11/2022	Exhibit
Rezoning Application	7/8/2022	Backup Material
MX Master Plan Application	7/8/2022	Exhibit
Location Map	7/8/2022	Backup Material
MX Master Plan	7/8/2022	Backup Material
Traffic Analysis	7/8/2022	Backup Material
Community Meeting Notes	7/8/2022	Backup Material
TRC Comments	7/8/2022	Backup Material
Draft Development Agreement	7/11/2022	Exhibit

PROPOSAL:	***RZ-2021-1650:*** Application by Redstone Investors, LLC to rezone approximately 25.79 acres from Regional Business (RB) District to Mixed Use (MX) District. ***MX-2021-1650:*** Application by Redstone Investors, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 370-unit townhome/multifamily apartment community, 24,000 square foot non-residential development, and one commercial outparcel. ***DA-2021-1650:*** Application by Redstone Investors, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 370-unit (14.3 du/acre) townhome/multifamily apartment community, 24,000 square foot nonresidential development, and one commercial outparcel located on approximately 25.79 acres of land.
PROPERTY LOCATION:	SE Corner of Hwy 521 and Hwy 160 intersection (TM#s 0008-00-015.00 (portion of), 0005-00-106.05 (portion of), 0005-00-106.04, and 0005-00-106.06
CURRENT ZONING:	Regional Business (RB) District
PROPOSED ZONING:	Mixed Use (MX) District
APPLICANT:	Redstone Investors, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes
STATUTORY NOTICES:	Sign(s) posted May 20, 2022 at Opportunity Drive Hearing notice published July 2, 2022 (LKN) and July 6, 2022 (Gateway) Mailed notices issued July 1, 2022 Posted agenda in lobby July 12, 2022

OVERVIEW:

Site Information

The site is located on the east side of Charlotte Highway (US 521) and more generally located at the SE Corner of Hwy 521 and Hwy 160/Opportunity Drive intersection. A majority of the site was previously graded during construction of Redstone Phase I, which abuts this project site.

Proposal

The proposed development represents a reimagination of the second phase of Redstone. As some may recall, Redstone Phase 2 was originally conceived as an extension of the existing Redstone Shopping Center with an additional large expanse of retail and other commercial uses. The current concept reflected within the MX Master Plan incorporates multifamily uses, outdoor amenity spaces, and a more modest

commercial presence, which is more in keeping with the "Pedestrian Center" designation assigned to this property in the Comprehensive Plan.

The development proposal consists of rezoning four parcels totaling approximately 25.79 acres from Regional Business (RB) to Mixed Use (MX) District. These parcels would be developed with both multifamily residential and non-residential uses and at a density of approximately 14 du/acre. The development would also include the construction of 729 parking spaces (combination of parking lots, on-street, and garages), setting aside of approximately 3.1- acres of open space, and constructing several private roads with street trees and lighting.

Summary of Adjacent Zoning and Uses

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

ANALYSIS & FINDINGS:

Zoning Districts
Pursuant to UDO Chapter 2.3, the current RB District *is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominantly auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.*

The proposed MX District *is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.*

Compatibility with Surrounding Area
The subject property is surrounded by several properties to the north, south and west that are zoned for non-residential purposes (primarily RB and MX), as well as other properties to the south which are zoned for residential uses (LDR). The proposed MX District would consist of both residential and non-residential uses intermingled closely together. Staff finds that the proposed rezoning of the property to MX District is compatible with the surrounding area and consistent with UDO Section 2.3.

Mixed-Use District/Master Development Plan
Pursuant to Unified Development Ordinance (UDO) Section 9.2.9.B.8, the Planning Commission shall hold a public hearing on Master Development Plan proposals. Further, pursuant to UDO Section 9.2.9.B.9, the County Council may approve, deny or approve with conditions the application for a Master Development

Plan; however, no Master Development Plan shall be approved unless the following "findings of fact" can be made:

a. Consistency with Comprehensive Plan*. All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Lancaster County Comprehensive Plan.*

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

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

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

The proposed Master Development Plan would result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth for the supplementary Pedestrian Center designation. See below for a visual representation of a Pedestrian Center in the Comprehensive Plan.

Pedestrian Center





Accordingly, staff finds that the Master Development Plan is consistent with the Comprehensive Plan.

b. Integration with Transportation System*. Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:*

i. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;
ii. Connectivity to existing and future roadways, sidewalks and pathways;
iii. Complete streets roadway design that accommodates multiple transportation modes;
iv. Strategic locations of parking lots and structures;
v. Compatibility with the regional transportation system of arterials and collectors; and
vi. Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.

The Master Development Plan is interconnected with Redstone Phase I, the Red Ventures campus, and the US 521 Corridor using a series of private roads featuring ornamental street trees and lighting. Pedestrian paths are thread throughout the project creating opportunities for residents and visitors to navigate the center on foot and to surrounding destinations.

A Traffic Impact Analysis was prepared for both Redstone Phases I and II in August of 2016. The study recommended construction of various traffic signal and turn lane improvements along US 521 and later at SC 160/Opportunity Drive with its construction. Said improvements have already been constructed. A supplementary traffic analysis was prepared in April 2022 to evaluate whether the previously constructed improvements for the original Phase 2 concept (more retail focused) would continue to satisfactorily mitigate the impacts with the current Phase 2 concept (more residential focused). The analysis indicates the previously constructed improvements continue to be satisfactory. The analysis is included as Attachment #4 and has been approved by SCDOT and Lancaster County staff.

Based upon the above, Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact" pertaining to Integration with the Transportation System.

c. Impact on Infrastructure*. The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.*

The Lancaster County Water and Sewer District (LCWSD) has reviewed the proposed Master Development Plan and has provided the applicant with comments associated with the potential need to upgrade an existing pump station and make other more incidental utility improvements. Subject to

this, as well as future information requested by LCWSD being provided, the proposed Master Development Plan is consistent with the required "finding of fact."

***d. Compatibility of Uses and Structures**. The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.*

As noted previously, the subject property is surrounded by several properties to the north, south and west that are zoned for non-residential purposes (primarily RB), as well as properties to the east which are zoned for residential purposes (LDR). The proposed Master Development Plan consists of both residential and non-residential uses. This distribution of uses will result in appropriate transitions with adjoining properties. Environmentally sensitive lands will also be retained on the project's eastern perimeter providing a natural buffer with the adjacent Black Horse Run neighborhood. Accordingly, staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

***e. General Site Design**: The following characteristics shall be incorporated into the mixed-use development:*

i. Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.
- *Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.*
- *Pedestrian circulation is clearly defined and connects all uses.*
- *Bicycle and pedestrian access are provided to adjacent developments.*
- *Sidewalks are provided on each side of rights-of-way or private streets throughout the development.*
- *Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.*

ii. Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.

iii. Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:

- *The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.*
- *Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.*

- *Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.*
  - *Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.*
  - *Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.*
  - *Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies, porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.*

The Master Development Plan incorporates multiple commercial building and one mixed-use building along with their respective sidewalk/streetscape elements. These streetscapes will be able to incorporate benches, planters and lighting to encourage interaction that will also compliment the larger central lawn area. The following conceptual renderings help articulate the streetscape and architectural design concept for the project. Additional images are contained at the end of the master plan set.





Accordingly, staff finds that the proposed Master Development Plan will be consistent with the required "finding of fact." subject to the final design of community spaces within the development being generally consistent with what has been provided to staff by the developer/applicant and those comments provided in-turn.

f. *Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.*

The Master Development Plan consists of 350 apartments within 7 buildings; one of which consists of a mixed-use building that would include retail/restaurant uses on the ground level. In addition to the conventional apartments there will be 20 townhome style rental units within the development; thereby achieving compliance with the required "finding of fact."

g. *Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.*

There are generally no requests for flexibility and therefore staff finds the project in compliance with this "finding of fact."

h. *Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.*

The project is not gated and is interconnected with surrounding areas using a series of private roadways and sidewalks. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

DEVELOPMENT AGREEMENT

Unified Development Ordinance (UDO) Section 9.2.18.A.3, Development Agreements (DA) are required for all land development projects that seek rezoning to a mixed-use zoning district.

The applicant submitted the proposed Development Agreement enclosed with this staff report. The Development Agreement reflects the requirements of UDO Section 9.2.18 including, but not limited to: legal description, duration of agreement, description of uses, and TIA.

The Development Agreement must first be reviewed by the Planning Commission who is required to hold one public hearing. The second and final public hearing is tentatively scheduled to occur before County Council on August 8, 2022.

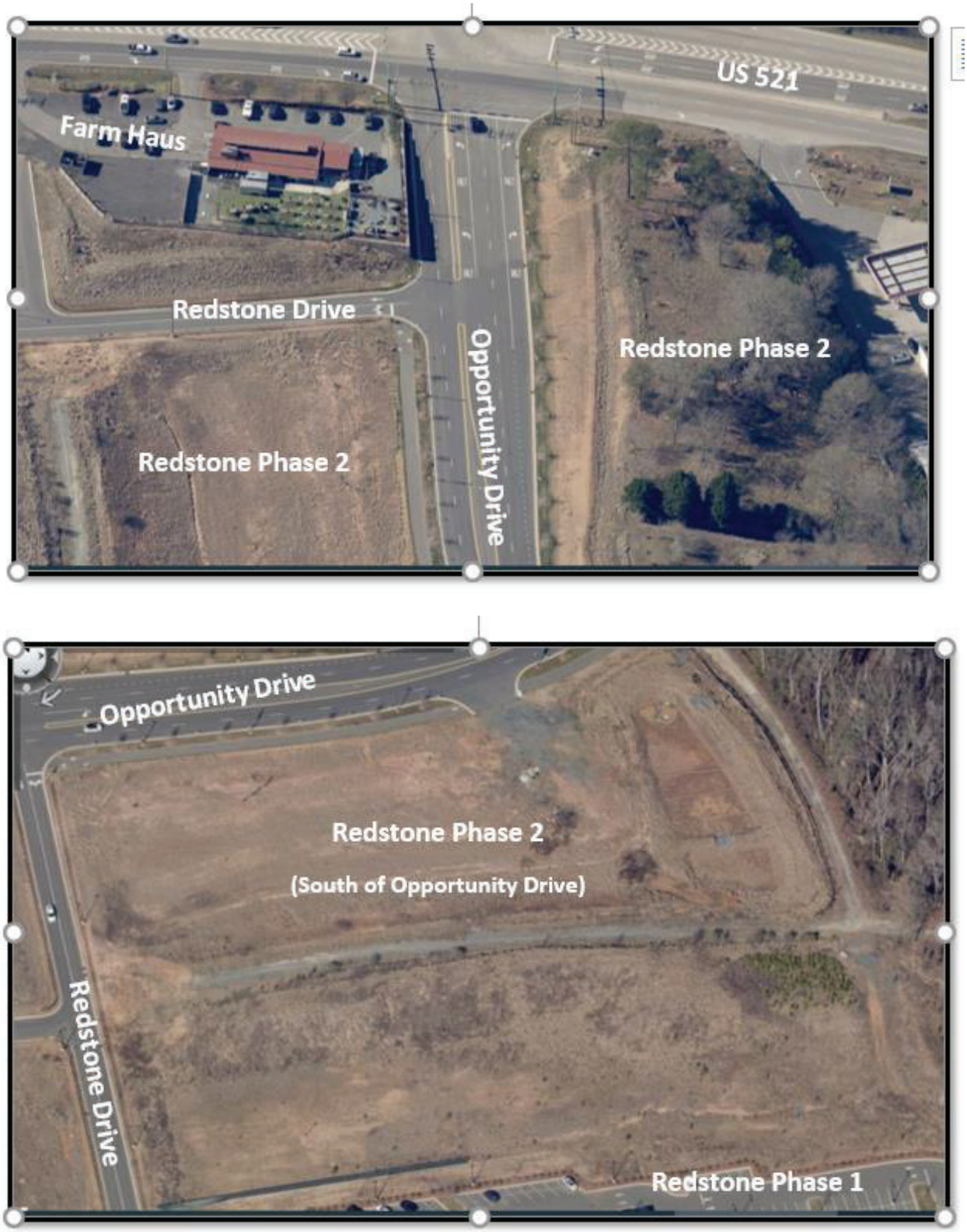
COMMUNITY MEETING:

The applicant held a community meeting on May 3, 2022, at 6:00 p.m. There were approximately 14 attendees at the meeting. There was a presentation by the development team followed by a question and answer period. Attachment #6 are meeting notes prepared by the development team.

PROJECT AREA LOCATION MAPS:



Location Map



Aerial Views

STAFF RECOMMENDATION:

Staff recommends:

(1) **Approval** of RZ-2021-1650 to rezone approximately 25.79 acres from Regional Business (RB) District to Mixed Use (MX) District;

(2) **Approval** of MX-2021-1650 a Master Development Plan and Preliminary Plat for a proposed 370-unit (townhome/multifamily apartment), 24,000 square foot nonresidential development, and one outparcel mixed area development subject to conditions of approval; and

(3) **Approval** of DA-1650 a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 370-unit (townhome/multifamily apartment) and 24,000 square foot nonresidential development and one outparcel mixed area development. All pursuant to the following findings of fact:

Findings of Fact:

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

Master Plan Condition of Approval:

1. The project is recommended for approval subject to the following conditions of approval:
    a. Resolution of TRC Comments applicable for Master Plan stage (Attachment 7)*;
    b. Exterior building facades shall be designed to comply with UDO Chapter 3 building design requirements regardless of depictions in conceptual elevations. In particular,
        i. All buildings shall meet min. transparency/glazing requirements; and
        ii. Building 5 shall be designed with a prominent entrance facing the primary north-south street; and
        iii. Ground floor elevation of the apartment and townhome buildings shall be elevated a minimum of 2-ft above grade; and
        iv. Balconies for residential buildings shall comply with UDO dimensional requirements; and
        v. Screening of dumpsters and outdoor mechanical and utility equipment shall comply with UDO requirements.
    c. Final tree and shrub species will be determined at the Civil Construction Plan permit stage.

*****It is important to note that many of the attached June 15, 2022 comments have been resolved via follow-up meetings and resubmittals, however, the third project submittal review has not been completed by all reviewers as of the date of this report.

ATTACHMENTS:

1. Applications
2. Location Map/ Zoning Map
3. Master Development Plan
4. Traffic Impact Analysis (DRG)
5. Development Agreement
6. Community Meeting Notes
7. TRC Comments (6/15/22)

STAFF CONTACT:

Rox Burhans, Development Services Director
rburhans@lancastersc.net | 803-285-6005

DocuSign Envelope ID: 30E2C6EF-301A-406A-B023-5A3FC61BB5AC

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address Indian Land / SE corner of Hwy 521/ 160 Intersection

06/28/2022
KPS

City Charlotte State NC Zip 28203 Tax Parcel ID ~~0005-00-106.00~~ 0005-00-106.06, 0008-00-015.00, 0005-00-106.05, 0005-00-106.04

Current Zoning RB Current Use Undeveloped

Proposed Zoning MX Total Acres 25.79

Project Description Vacant land situated between Red Ventures Campus and Redstone retail project

Surrounding Property Description Surrounding properties include General business, Regional Business, Mixed use, and Low Density Residential

CONTACT INFORMATION

Applicant Name Redstone Investors, LLC

Address 2400 South Blvd, Suite 300

City Charlotte State NC Zip 28203 Phone 704-561-5253

Fax _____ Email mbilodeau@mpvre.com

Property Owner Name Red Stone Investors, LLC

Address 2400 South Blvd, Suite 300

City Charlotte State NC Zip 28203 Phone 704-561-5253

Fax _____ Email mbilodeau@mpvre.com

DocuSign Envelope ID: 30E2C6EF-301A-406A-B023-5A3FC61BB5AC

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.

RED STONE INVESTORS, LLC

By: MPV RED STONE, LLC, Manager

By: MPV PROPERTIES, LLC, Manager

By: DocuSigned by: Steve Vermillion E762FBEE9AB1431...

Title: Manager

Applicant

1/5/2022

Date

RED STONE INVESTORS, LLC

By: MPV RED STONE, LLC, Manager

By: MPV PROPERTIES, LLC, Manager

By: DocuSigned by: Steve Vermillion E762FBEE9AB1431...

Title: Manager

Property Owner(s)

0005-00-106.00, 0008-00-015.00

1/5/2022

Date

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

SEE ADDITIONAL PAGE FOR SECOND APPLICANT/PROPERTY OWNER INFORMATION

DocuSign Envelope ID: 30E2C6EF-301A-406A-B023-5A3FC61BB5AC

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

CONTACT INFORMATION

Applicant Name Lancaster Real Estate Group, LLC

Address 1423 Red Ventures Drive

City Indian Land State SC Zip 29707 Phone _____

Fax _____ Email _____

Property Owner Name Lancaster Real Estate Group, LLC

Address 1423 Red Ventures Drive

City Indian Land State SC Zip 29707 Phone _____

Fax _____ Email _____

DocuSign Envelope ID: 30E2C6EF-301A-406A-B023-5A3FC61BB5AC

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.

DocuSigned by:
Mark Brodsky
BC3C367FFCC24C0...

Mark Brodsky — 1/5/2022

Applicant — Date

DocuSigned by:
Mark Brodsky
BC3C367FFCC24C0...

Mark Brodsky — 1/5/2022

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

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Lancaster County
South Carolina

Planning Department
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MASTER DEVELOPMENT PRELIMINARY PLAT
MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

1. **Know what needs to be shown on the plan.**
   - **a.** Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   - **b.** Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. **Submit the following.**
   - ☐ Project can be submitted online by creating an account at https://evolvepublic.infovisionsoftware.com/lancaster/?portal=project
   - ☐ Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.
3. **After the plan is approved:**
   - a. You will be notified by email.

PROJECT INFORMATION

Project Address/Location: Indian Land / SE corner of Hwy 521/ 160 Intersection

6/28/2022 KPS

Tax Map ID/Parcel No.: 0005-00-106.06 ~~0005-00-106.00~~, 0008-00-015.00, 0005-00-106.05, 0005-00-106.04

Project Description: Vacant land situated between Red Ventures Campus and Redstone retail project (Phase I)

Applicant Name: Redstone Investors, LLC

Address: 2400 South Blvd, Suite 300, Charlotte, NC 28203

Phone: 704-561-5253 Fax: _____ Email: mbilodeau@mpvre.com

Property Owner Name: Red Stone Investors, LLC

Address: 2400 South Blvd, Suite 300, Charlotte, NC 28203

Phone: 704-561-5253 Fax: _____ Email: mbilodeau@mpvre.com

DocuSign Envelope ID: 30E2C6EF-301A-406A-B023-5A3FC61BB5AC

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

Applicant Name: Lancaster Real Estate Group, LLC

Address: 1423 Red Ventures Drive, Indian Land, SC 29707

Phone: _____ Fax: _____ Email: _____

Property Owner Name: Lancaster Real Estate Group, LLC

Address: 1423 Red Ventures Drive, Indian Land, SC 29707

Phone: _____ Fax: _____ Email: _____

Other Project Contacts: _____

Name: Kimberly Seddon

Address: 223 N Graham St, Charlotte, NC 28202

Phone: 704-333-0325 Fax: _____ Email: kseddon@landdesign.com

DocuSign Envelope ID: 30E2C6EF-301A-406A-B023-5A3FC61BB5AC

Name: Dennis Walls

Address: 223 N Graham St, Charlotte, NC 28202

Phone: 704-333-0325 Fax: _____ Email: dwalls@landdesign.com

RED STONE INVESTORS, LLC

By: MPV RED STONE, LLC, Manager

By: MPV PROPERTIES, LLC, Manager

By: DocuSigned by: Steve Vermillion E762FBEE9AB1431...

Title: Manager

Applicant Signature

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Title: Manager

Property Owner Signature

1/5/2022

Date

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DocuSigned by:
Mark Brodsky
BC3C367FFCC24C0...
Lancaster Real Estate Group, LLC

Applicant Signature

1/5/2022

Date

DocuSigned by:
Mark Brodsky
BC3C367FFCC24C0...
Lancaster Real Estate Group, LLC

Property Owner Signature

1/5/2022

Date

CHECKLIST - USE THE CHECKLIST ITEMS BELOW TO PREPARE THE PLAT DRAWING

1. **General Information**
   a. Date, north point, and scale
   b. Name and firm address of the professional individual responsible for preparing master development plan
   c. Name and address of the property owner or applicant
   d. Location sketch
   e. Legal description of the subject property
   f. Size of subject property in acres (square feet if less than two (2) acres)
   g. Boundary survey
   h. Preparer's professional seal
2. **Existing Conditions**
   a. Existing zoning classification of subject property
   b. Property lines and required setbacks (dimensioned)
   c. Location, width and purpose of all existing easements
   d. Location and dimension of all existing structures on the subject property
   e. Location of all existing driveways, parking areas and total number of existing parking spaces on subject property
   f. Abutting street right-of-way width
   g. Location of all existing structures, driveways, and parking areas within 100 feet of the subject property's boundary
   h. Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary
   i. Existing water bodies (lakes, rivers, creeks, wetlands, etc.)
   j. Existing landscaping and vegetation on the subject property, including a tree survey, if required
   k. Size and location of existing utilities

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l. Location of all existing surface water drainage facilities

3. Proposed Development

a. Location and dimensions of all proposed buildings

b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas

c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use

d. Floodplain areas and basement and finished floor elevations of all buildings

e. Landscape plan (showing location of proposed materials, size and type)

f. Layout and typical dimensions of proposed parcels and lots

g. Number of proposed dwelling units (by type)

h. Number and location of affordable dwelling units

i. All deed restrictions or covenants

j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces

k. Lighting plan

4. Engineering

a. Location and size of proposed utilities, including connections to sewer and water supply systems

b. Location and type of all proposed surface water drainage facilities

c. Grading plan at no more than two foot contour intervals[1]

d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)

5. Building Details

a. Typical elevation views of all sides of each building type

b. Gross and net floor area

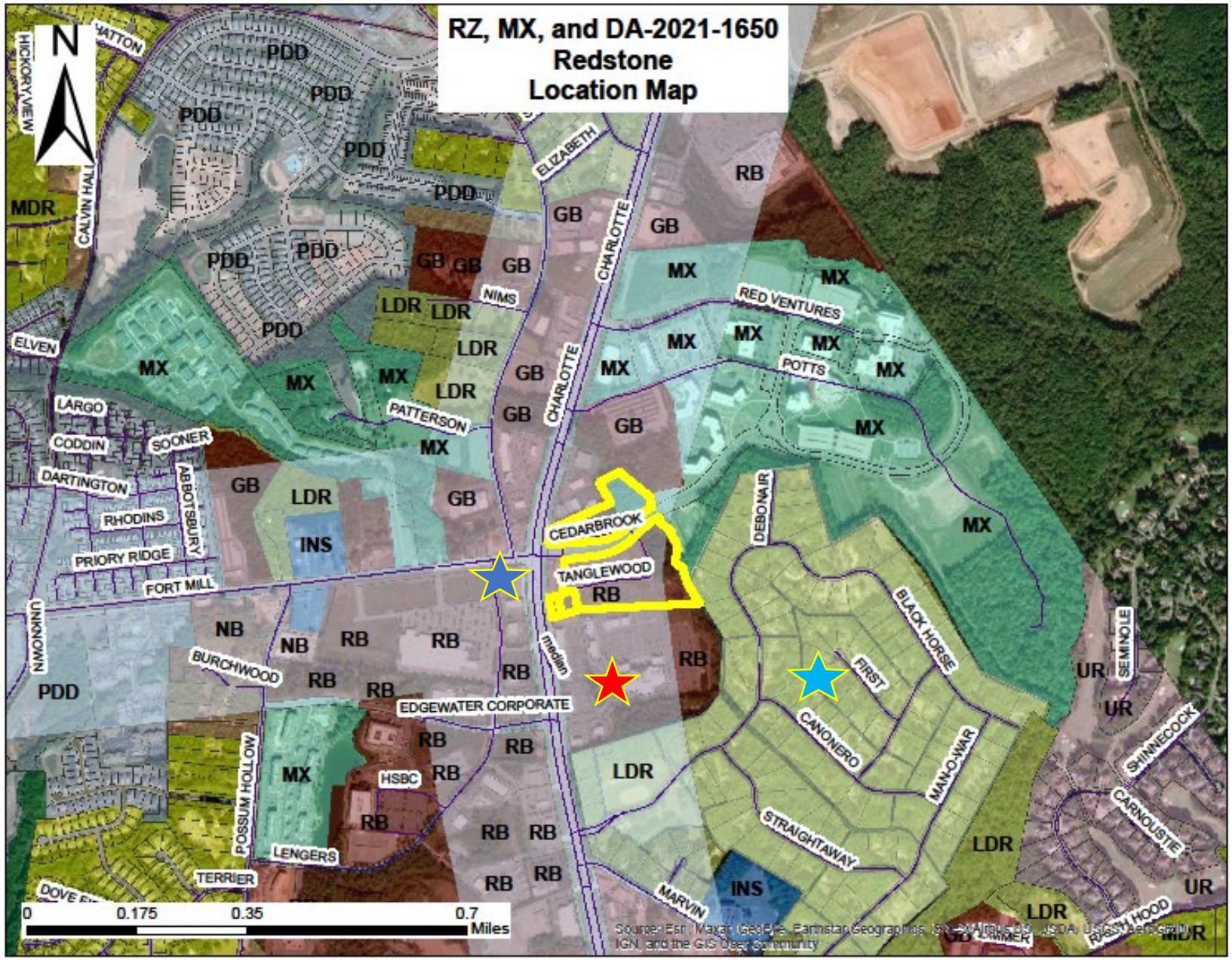
c. Elevation views of building additions

d. Building height

e. Building materials

6. Additional Information

Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.



Lancaster County
South Carolina

Proposal:
Request to rezone from RB to MX

Legend:

- Subject Property
- Lowe's
- Redstone I
- Black Horse Run Subdivision

MASTER DEVELOPMENT PLAN

RED STONE PHASE II

MASTER DEVELOPMENT PLAN

LANCASTER COUNTY, SC

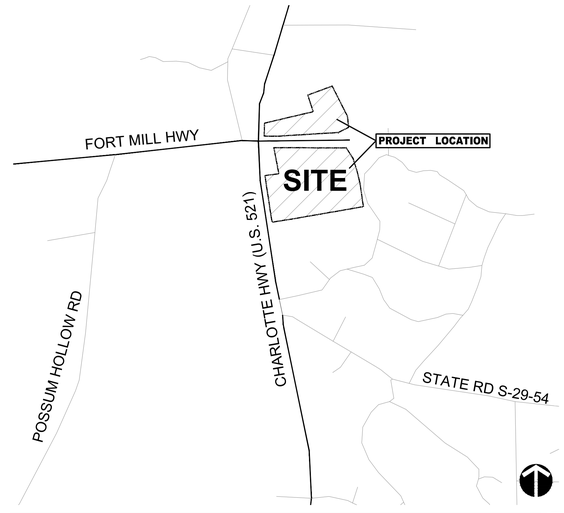
DATE: JUNE 28, 2022

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VICINITY MAP



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RED STONE PHASE II
LD PN 1021273
COVER
C0-00

LandDesign.

ABBREVIATIONS

A	AD	AREA DRAIN
	ADA	AMERICANS WITH DISABILITIES ACT
	ADJ	ADJACENT
	AC	ACRE(S)
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
	APPL	APPLICATION
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
	ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BP	BACKFLOW PREVENTER/ BREAK POINT
	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BOC	BACK OF CURB
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STEP
	BW	BOTTOM OF WALL
C	CAP	CALIPER
	CB	CATCH BASIN
	C&G	CURB AND GUTTER
	CIP	CAST IN PLACE
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COP	POOL COPING
	CONC	CONCRETE
	CF	CUBIC FEET
D	DB	DEED BOOK
	DCVA	DOUBLE CHECK VALVE ASSEMBLY
	DEPT	DEPARTMENT
	DI	DROP INLET
	DIA	DIAMETER
	DIP	DUCTILE IRON PIPE
	DN	DOWN
	DR	DRIVE
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	E	EAST
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	ENG	ENGINEER(ING)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXP	EXPANSION
	EX	EXISTING
F	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	FOC	FACE OF CURB
	FT	FOOT, FEET
G	GAL	GALLON
	GV	GATE VALVE
H	HDPE	HIGH-DENSITY POLYETHYLENE
	HORZ/H	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
	HWY	HIGHWAY
I	ID	INSIDE DIAMETER
	IN	INCH(ES)
	INV	INVERT
J	JB	JUNCTION BOX
L	L	LENGTH/ LONG
	LCWSD	LANCASTER COUNTY WATER AND SEWER DISTRICT
	LED	LIGHT-EMITTING DIODE
	LF	LINEAR FEET
	LN	LANE
	LP	LOW POINT
M	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
N	N/A	NOT APPLICABLE
	N	NORTH
	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
	NO	NUMBER
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
P	PB	PLAT BOOK
	PG	PAGE
	PROJ	PROJECT
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PROP	PROPOSED
	PVC	POLYVINYL CHLORIDE
Q	QTY	QUANTITY
R	RAD/R	RADIUS
	RCP	REINFORCED CONCRETE PIPE
	REINF	REINFORC(E), (ING)
	REV	REVISION
	REQ	REQUIRED
	R/W	RIGHT OF WAY
S	S	SOUTH
	S.C.	SOUTH CAROLINA
	SC DHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
	SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
	SCH	SCHEDULE
	SD	STORM DRAIN(AGE)
	SF	SQUARE FOOT, FEET
	SQ	SQUARE
	SSCO	SANITARY SEWER CLEANOUT
	SSMH	SANITARY SEWER MANHOLE
	SDMH	STORM DRAINAGE MANHOLE
	SPEC	SPECIFICATION
	SS	SANITARY SEWER
	STA	STATION
	STD	STANDARD
	SW	SIDEWALK
	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
	SAN SWR	SANITARY SEWER
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	TD	TRENCH DRAIN
	THK/TH	THICK(NESS)
	TOC	TOP OF COUNTER
	TR	TOP OF RAMP
	TS	TOP OF STEP
	TW	TOP OF WALL
	TYP	TYPICAL
U	USACOE	UNITED STATES ARMY CORPS OF ENGINEERS
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT/V	VERTICAL
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WT	WEIGHT
	WWM	WELDED WIRE MESH
Y	YI	YARD INLET

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY.
SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND PAVEMENT THICKNESS SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT PREPARED GEOSCIENCE, DATED MARCH 9, 2018 (OR AS AMENDED).
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHILE PLACING CONCRETE PAVEMENT, UNLESS OTHERWISE NOTED ON THESE PLANS.
5. THE COMPRESSIVE STRENGTH, AGGREGATE SIZE, SLUMP AND AIR CONTENT OF CAST IN PLACE CONCRETE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS
7. ALL CONCRETE REINFORCEMENT, CONTROL JOINTS AND EXPANSION JOINTS SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS AND SIGNAGE
    - 14.1. ALL PAVEMENT STRIPING AND SIGNAGE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS NOTED OTHERWISE ON THESE PLANS.
    - 14.1. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL SOUTH CAROLINA AND LANCASTER COUNTY CODES.
    - 14.2. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LANCASTER COUNTY CODE. TWO (2) COATS OF VOC COMPLIANT, SC DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE UTILITY AND STORM DRAINAGE PLANS (INCLUDED IN THIS PLAN SET), IRRIGATION PLANS (DESIGN-BUILD BY CONTRACTOR), PLUMBING PLANS AND ALL UTILITY SERVICE PLANS (BY OTHERS) FOR ALL PROPOSED UTILITY PIPES AND CONDUIT TO BE INSTALLED UNDER PROPOSED PAVEMENT PRIOR TO COMMENCEMENT OF PAVEMENT SUBGRADE PREPARATION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY ANY GOVERNING AUTHORITIES AND THE GEOTECHNICAL ENGINEER, A TESTING LABORATORY APPROVED BY THE GEOTECHNICAL ENGINEER TO MAKE ALL TESTS REQUIRED TO ENSURE COMPLIANCE WITH THE FINAL GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SUBSEQUENT TESTING TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. CONTRACTOR SHALL CLOSELY ADHERE TO ALL REQUIREMENTS OF THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL ACCESSIBILITY REQUIREMENTS PER LANCASTER COUNTY AND SOUTH CAROLINA CODE. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE REQUIRED ACCESSIBILITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, MAXIMUM CROSS SLOPES AND RUNNING SLOPES ON PAVED SURFACES, MINIMUM VERTICAL AND HORIZONTAL CLEARANCES ON ACCESSIBLE PATHS, AND MAXIMUM SLOPES ON CURB RAMPS, SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN PRIOR TO CONSTRUCTION.
2. ALL CONCRETE PAVEMENT ON CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MINIMUM AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
14. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
15. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
16. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING.
18. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

GENERAL NOTES:

1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM YARBROUGH-WLLIAMS & HOULE INC.
2. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO: ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS; ALL ABOVE GROUND UTILITIES AND STRUCTURES; EXISTING TOPOGRAPHY, SUBSURFACE CONDITIONS, VEGETATION, EASEMENTS AND PROPERTY BOUNDARIES. IF ANY EXISTING CONDITIONS DIFFER FROM THOSE SHOW ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IMMEDIATELY.
7. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
8. ALL PROPOSED FINISHED GRADES TIE INTO THE EXISTING GRADES AS SHOWN IN THE TOPOGRAPHIC SURVEY PROVIDED BY LOSI INC. ANY DISCREPANCIES BETWEEN EXISTING GRADES PRESENTED IN THE TOPOGRAPHIC SURVEY AND EXISTING GRADES AT THE TIME OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN IMMEDIATELY.
9. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD AND VERIFIED WITH THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY LANDDESIGN PRIOR TO INSTALLATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES OF ALL MATERIALS, PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
12. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
14. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
17. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
19. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON DESIGN INFORMATION PROVIDED TO LANDDESIGN, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF UTILITIES ARE TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
3. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
4. ALL CURB RADII AND SIDEWALK RETURNS ARE 2', UNLESS NOTED OTHERWISE IN THESE PLANS.
5. THE CONTRACTOR SHALL REFER TO THE MOST RECENT AMENDMENT TO THE ARCHITECTURAL PLANS, BY CBA, TO VERIFY THE EXACT BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
6. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
7. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
8. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
9. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
10. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
11. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
12. CUT PAVERS SHALL BE GREATER THAN 1/3 FULL PAVER SIZE WHERE POSSIBLE.
13. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. CONTRACTOR SHALL STAKE SITE PER SPOT ELEVATIONS AND NOTED SLOPES ON THE GRADING PLANS INCLUDED IN THIS PLAN SET.
2. WRITTEN DIMENSIONS AND GRADES SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWS ON GRADING PLAN ARE TO BOTTOM OF CURB/ TOP OF PAVEMENT UNLESS OTHERWISE NOTED. RIM ELEVATIONS SHOWN ON THE STORM DRAINAGE PLANS ARE TO CENTER OF RIM.
6. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER AND FINAL GEOTECHNICAL REPORT FOR ALL GRADING SPECIFICATIONS, RECOMMENDATIONS AND INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL REPORT. ANY DEVIATIONS FROM THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT SHALL REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
8. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
9. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
10. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
11. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO ENSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

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KEY MAP

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KIMBERLY SEDDON 39263 11/3/21
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

PROJECT

RED STONE PHASE II

MPV PROPERTIES, LLC

2400 SOUTH BLVD, SUITE 300

CHARLOTTE, NC 28203

LANDDESIGN PROJ.#
1021273

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	COUNTY RESUBMITTAL	04.29.2022
2	COUNTY RESUBMITTAL	06.28.2022

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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1" = 80'
0 40 80 160
ORIGINAL SHEET SIZE: 30" X 42"

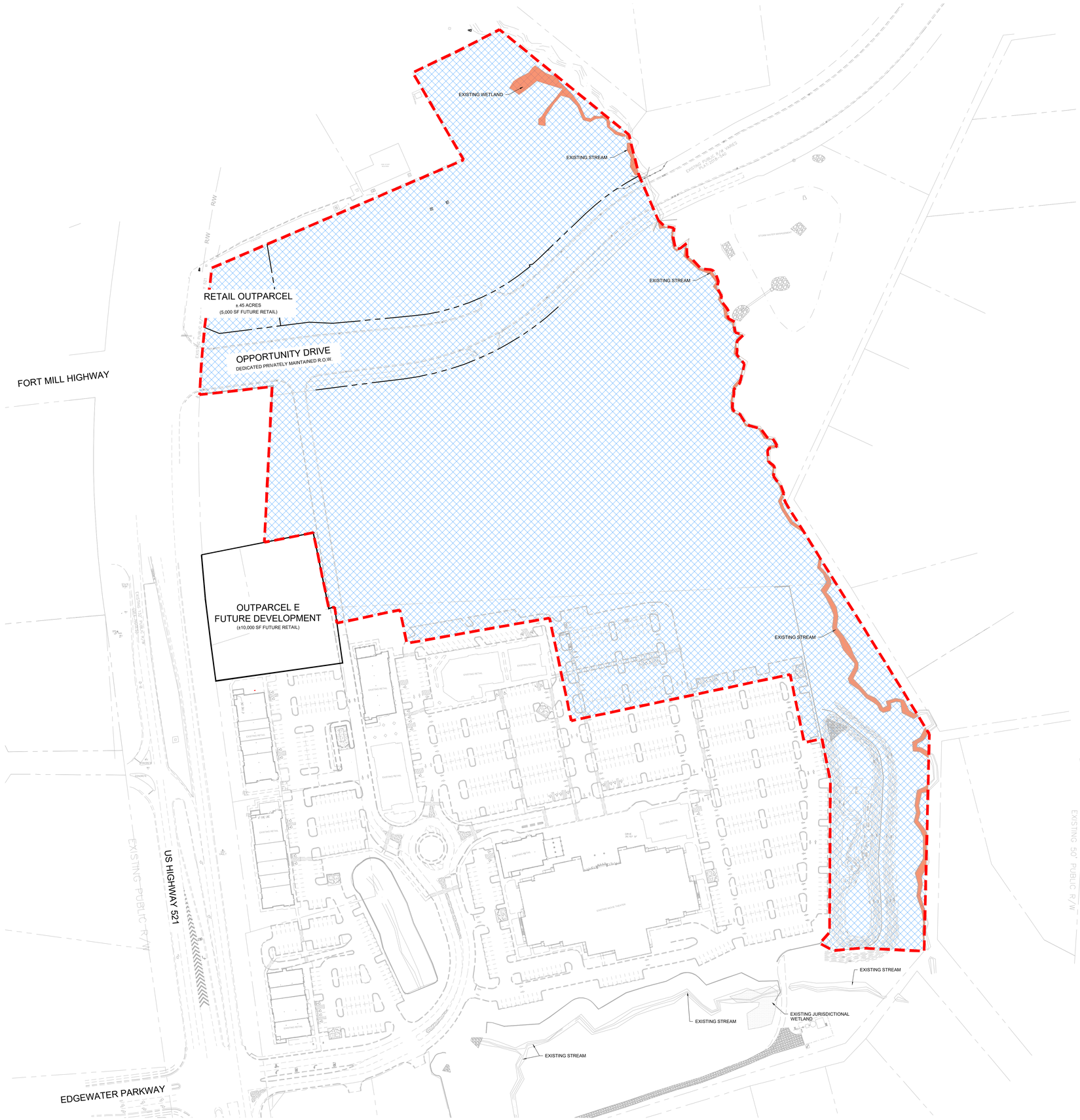
NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C1-01



LEGEND:

- MX BOUNDARY (25.59 AC)
- HIGHLAND ACREAGE (25.23 AC)
- EXISTING WETLAND/WATERWAY (0.36 AC)

NOTE:
1. EXISTING WETLAND/WATERWAY ACREAGE WAS CALCULATED BY TAKING THE AREA OF THE STREAM AND WETLAND WITHIN THE PROPOSED BOUNDARY LINE. AREA IS MEASURED FROM TOP OF BANK. LIMITS ARE PER SURVEY.

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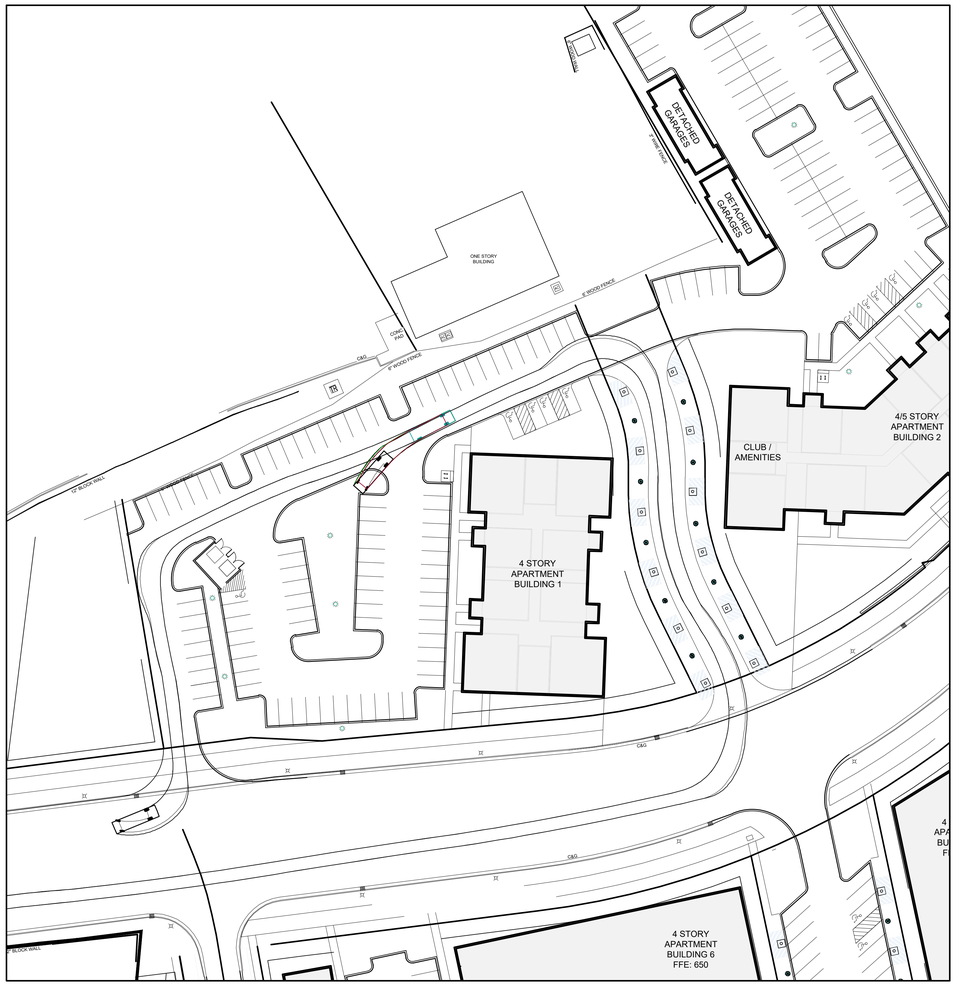
NORTH

SHEET TITLE

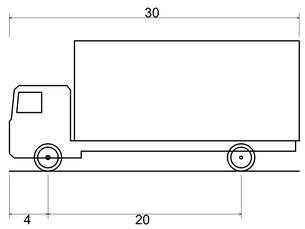
HIGHLAND ACREAGE PLAN

SHEET NUMBER

C1-02







Front Loader Garbage Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

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SCALE NORTH

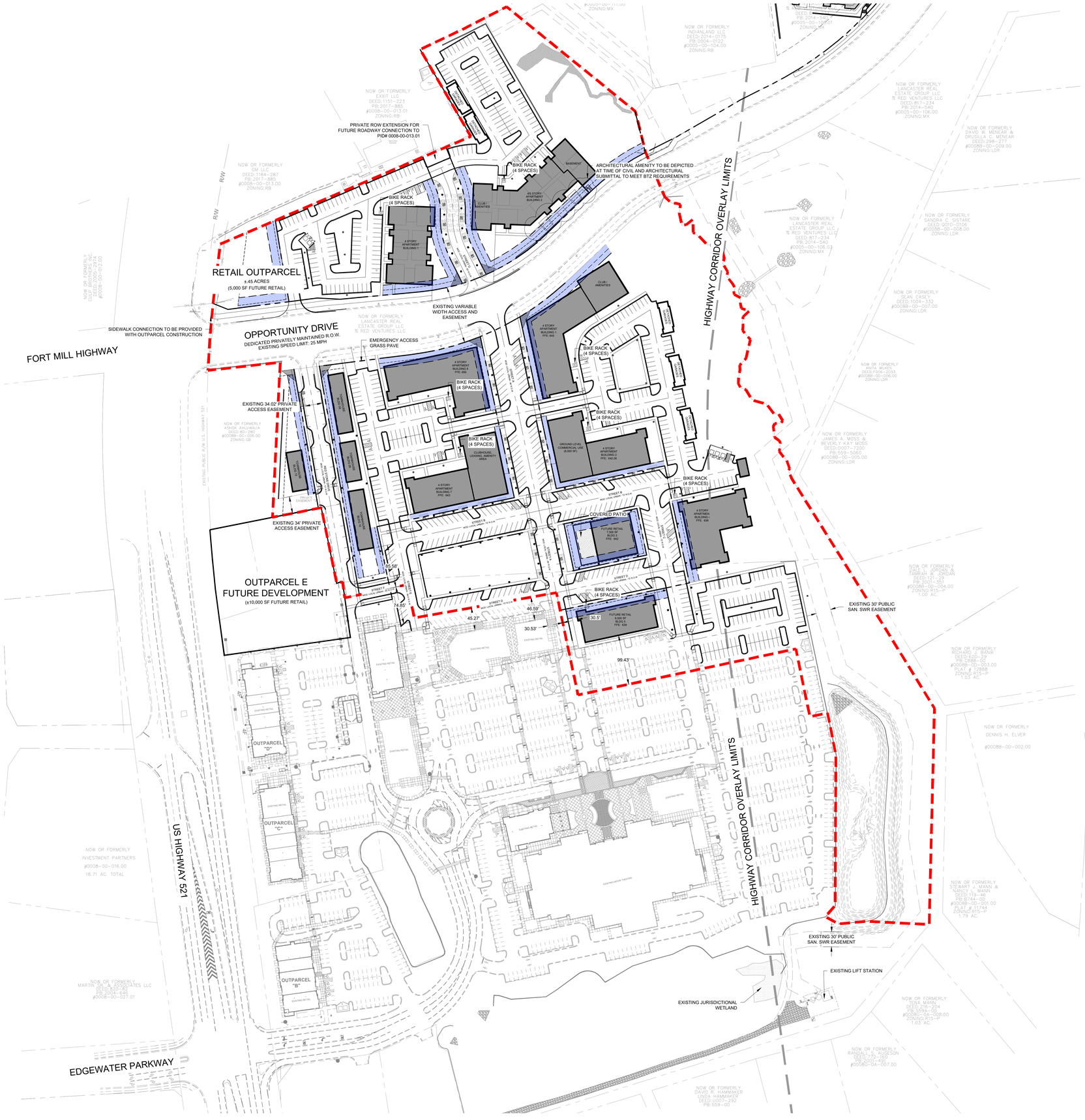
VERT: N/A
HORZ: 1" = 40'
0 20 40 80
ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

REDSTONE TURNING MOVEMENTS

SHEET NUMBER

C1-10



BUILDING SETBACK AND SF REQUIREMENTS

APARTMENT BUILDING:

PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' OR 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN - 20' MAX.
LOT WIDTH:	100' MIN.
LOT AREA:	12,500 SF MIN.
% OF OUTDOOR AMENITY SPACE	10% MIN.
BUILDING HEIGHT (MAX.)	4 STORIES / 55'
BUILDING IN PRIMARY STREET BTZ	70% OF LOT WIDTH MIN.
BUILDING IN SIDE STREET BTZ	35% OF LOT WIDTH MIN.

TOWNHOME:

PRIMARY STREET	5' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	5' MIN.
REAR	20' MIN.
ABUTTING ALLEY	4' OR 20' MIN.
BUILD TO ZONE (BTZ)	5' MIN - 15' MAX.
LOT WIDTH:	100' MIN.
LOT AREA:	1,300 SF MIN.
BUILDING HEIGHT (MAX.)	3 STORIES / 45'
BUILDING IN PRIMARY STREET BTZ	70% OF LOT WIDTH MIN.

MIXED USE BUILDING:

PRIMARY STREET	0' MIN.
SIDE STREET	0' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' OR 5' MIN.
ABUTTING ALLEY	5' MIN.
BUILD TO ZONE (BTZ)	0' MIN - 10' MAX.
LOT WIDTH:	50' MIN.
LOT AREA:	5,000 SF MIN.
% OF OUTDOOR AMENITY SPACE	10% MIN.
BUILDING HEIGHT (MAX.)	4 STORIES / 55'
BUILDING IN PRIMARY STREET BTZ	70% OF LOT WIDTH MIN.
BUILDING IN SIDE STREET BTZ	35% OF LOT WIDTH MIN.

GENERAL BUILDING:

PRIMARY STREET	5' MIN.
SIDE STREET	5' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' OR 5' MIN.
ABUTTING ALLEY	5'
BUILD TO ZONE (BTZ)	5' MIN - 20' MAX.
LOT WIDTH:	50' MIN.
LOT AREA:	5,000 SF MIN.
% OF OUTDOOR AMENITY SPACE	10% MIN.
BUILDING HEIGHT (MAX.)	2 STORIES / 35'
BUILDING IN PRIMARY STREET BTZ	70% OF LOT WIDTH MIN.
BUILDING IN SIDE STREET BTZ	35% OF LOT WIDTH MIN.

BUILDING LEGEND

BLDG. 1: APARTMENT BUILDING - 4 STORY

BLDG. 2: MIXED USE BUILDING - 4 STORY (CLUB/AMENITY FIRST FLOOR ± 8,000 SF)

BLDG. 3: GENERAL BUILDING - ± 7,500 sf

BLDG. 4: APARTMENT BUILDING - 4 STORY

BLDG. 5: GENERAL BUILDING - ± 8,500 SF

BLDG. 6: APARTMENT BUILDING - 4 STORY

BLDG. 7: MIXED USE BUILDING - 4 STORY (RETAIL FIRST FLOOR ± 8,000 SF)

BLDG. 8: TOWNHOUSE

BLDG. 9: TOWNHOUSE

BLDG. 10: TOWNHOUSE

BLDG. 11: TOWNHOUSE

BLDG. 1: APARTMENT BUILDING - 4 STORY
BLDG. 2: APARTMENT BUILDING - 4 STORY

SITE LEGEND

BUILDING

BUILD TO ZONE

PROPERTY LINE

SETBACK LINE

BUILD TO ZONE LINE

MX BOUNDARY

SITE DATA

PARCEL NO: 0005-00-106.00, 0008-00-015.00, 0005-00-106.05, 0005-00-106.04

CURRENT ZONING: RB

PROPOSED ZONING: MX

TOTAL SITE AREA: 25.79 ACRES

DEVELOPER: MPV PROPERTIES, LLC

CURRENT USE: UNDEVELOPED
PROPOSED USE: MIXED-USE

PROPOSED COMMERCIAL:
24,000 SF SHOPS / RETAIL

PROPOSED RESIDENTIAL UNITS:
MULTI-FAMILY: 350 UNITS
TOWNHOMES: 20 UNITS

DENSITY: ±14 UNITS/ACRE

TOTAL PROPOSED PARKING **±712 SPACES**
STANDARD SPACES: ±462 SPACES
ON STREET SPACES: ±220 SPACES
GARAGE SPACES: ±30 SPACES

OPEN SPACE REQUIRED: 2.57 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: ±3.1 AC (12.02% OF SITE AREA)
±0.9 AC PROGRAMMED OPEN SPACE
±2.2 AC OPEN SPACE
(SEE SHEET C2-01 FOR OPEN SPACE PLAN)

IMPERVIOUS SURFACE AREA: ±12.4 AC (±48% OF SITE AC)

PARKING SUMMARY

MULTI-FAMILY:

SPACES REQUIRED

1.5 SP PER 350 DU = 525 SPACES

SPACES PROVIDED

STANDARD SPACES: 381

ON STREET SPACES: 101

GARAGE SPACES: 30

*13 SPACES FROM PHASE I INCLUDED IN MX BOUNDARY

TOTAL SPACES PROVIDED: 525

ACCESSIBLE PARKING

ADA REQUIRED: 11 ACCESSIBLE SPACES (2 VAN)
2% OF TOTAL SPACES ARE ACCESSIBLE - 1/6 VAN
ADA PROVIDED: 28 ACCESSIBLE SPACES
*ALL PROVIDED ADA SPACES ARE VAN ACCESSIBLE

RETAIL:

SPACES REQUIRED

1 SP PER 250 SF = 96 SPACES
*SEE HYPOTHETICAL RETAIL PARKING SUMMARY

SPACES PROVIDED

STANDARD SPACES: 76

ON STREET SPACES: 94

*50 PARKING SPACES FROM PHASE I INCLUDED IN MX BOUNDARY

TOTAL SPACES PROVIDED: 220

ACCESSIBLE PARKING

ADA REQUIRED: 4.4 ACCESSIBLE SPACES (.73 VAN)
ADA PROVIDED: 07 ACCESSIBLE SPACES
*ALL PROVIDED ADA SPACES ARE VAN ACCESSIBLE

***HYPOTHETICAL RETAIL PARKING:**

BUILDING 2:
PROFESSIONAL SERVICES/NON MEDICAL (50%) = 4,000 SF
(1 SPACE/500 SF) = 8 REQUIRED
GENERAL COMMERCIAL (20%) = 1,600 SF
(1 SPACE/250 SF) = 6.4 REQUIRED
OTHER COMMERCIAL (30%) = 2,400 SF
(1 SPACE/400 SF) = 6 REQUIRED
= 20.4 SUBTOTAL REQUIRED SPACES

BUILDING 3: RESTAURANT
INDOOR SEATING (60%) = 4,500 SF
(1 SPACE/75 SF) = 60 REQUIRED
OUTDOOR PATIO = 2,800 SF
(1 SPACE/EVERY 3 OUTDOOR SEATING OCCUPANTS**)
**20SF PER OUTDOOR OCCUPANT = 46.7 REQUIRED
= 106.7 SUBTOTAL REQUIRED SPACES

BUILDING 5:
OTHER COMMERCIAL (100%) = 8,500 SF
(1 SPACE/400 SF) = 21.3 REQUIRED
= 21.3 SUBTOTAL REQUIRED SPACES

TOTAL REQUIRED HYPOTHETICAL RETAIL SPACES = 148.32

TOWNHOMES:

SPACES REQUIRED

1.5 SP PER 20 DU = 30 SPACES

SPACES PROVIDED

STANDARD SPACES: 05
ON STREET SPACES: 25

TOTAL SPACES PROVIDED: 30

ACCESSIBLE PARKING

ADA REQUIRED: .6 ACCESSIBLE SPACES (.1 VAN)
ADA PROVIDED: 1 ACCESSIBLE SPACES
*ALL PROVIDED ADA SPACES ARE VAN ACCESSIBLE

ALL PARKING IS PROVIDED WITHIN THE 2ND OR 3RD LAYER PER THE REQUIREMENTS OF UDO SECTION 7.2.4A

PHASE I REQUIREMENTS:

-REQUIRED PARKING = 804 SPACES

-PROVIDED PARKING = 899 SPACES

*CALCULATED PER DRC COUNTY APPROVAL

BIKE PARKING

SPACES REQUIRED

MULTI-FAMILY:
SHORT TERM REQUIRED: 1/20 UNITS = 18.5
LONG TERM REQUIRED: 1/5 UNITS = 74

RETAIL:
SHORT TERM REQUIRED: 1 PER 5000 SF = 4.8
LONG TERM REQUIRED: 1 PER 5000 SF = 4.8

SPACES PROVIDED

MULTI-FAMILY:
SHORT TERM PROVIDED: 24
LONG TERM PROVIDED: 74 (WITHIN ARCHITECTURE)

RETAIL:
SHORT TERM PROVIDED: 8
LONG TERM PROVIDED: 5

GENERAL NOTES

1. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVAL PLAN.
2. MULTIFAMILY MAX BUILDING HEIGHT TO BE REVISED VIA PROPOSED VARIANCE THROUGH BOARD OF ZONING APPEALS.

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SCALE

VERT: N/A
HORZ: 1" = 80'

0 40 80 160
ORIGINAL SHEET SIZE: 30" X 42"

NORTH

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C2-00



SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE
- PROPOSED OPEN / AMENITY SPACE

OPEN / AMENITY SPACE REQUIREMENTS:

OPEN / AMENITY SPACE REQUIRED: 2.57 AC (111,949 SF) 10% OF SITE AREA

OPEN / AMENITY SPACE PROVIDED: ± 3.1 AC (135,102 SF)

UDO SECTIONS 3.6.1.A, 3.6.2.A AND 3.6.4.A:
A MINIMUM OF 10% OF THE SITE MUST BE OUTDOOR AMENITY SPACE. PURSUANT TO UDO SECTIONS 3.6.E.2.C AND D, ACTIVE OUTDOOR AMENITIES INCLUDE A PLAYGROUND, ATHLETIC COURT, POOL DECK, SPRAY DECK, PROMENADE, OR DOG PARK; AND PASSIVE PARK AREAS MUST INCLUDE IMPROVEMENTS SUCH AS TRAILS, PATHS AND SEATING AREAS. FORMAL OR INFORMAL GARDENS, AS WELL AS GREENBELTS, ARE CONSIDERED ACCEPTABLE OUTDOOR AMENITY AREAS.ADDITIONALLY, PURSUANT TO UDO SECTION 3.6.E.2.E. OUTDOOR AMENITY SPACE MAY INCLUDE STRUCTURES SUCH AS KIOSKS, BICYCLE RACKS, BENCHES OR OTHER SEATING, SCULPTURE, FOUNTAINS AND SIMILAR AMENITIES. SUCH AREAS MUST NOT INCLUDE SIGNS UNRELATED TO THE AMENITIES, UTILITY AREAS, DUMPSTERS OR SIMILAR STRUCTURES.

OPEN SPACE DEDICATION
DEDICATED OPEN SPACE WILL BE MAINTAINED AND PRESERVED TO SATISFY ORDINANCE REQUIREMENTS (DEFINED MAINTENANCE STRATEGY TO BE DETERMINED AT A LATER DATE).

NOTE:
CALCULATED OPEN SPACE IS OUTSIDE OF THE REDSTONE PHASE I BOUNDARY

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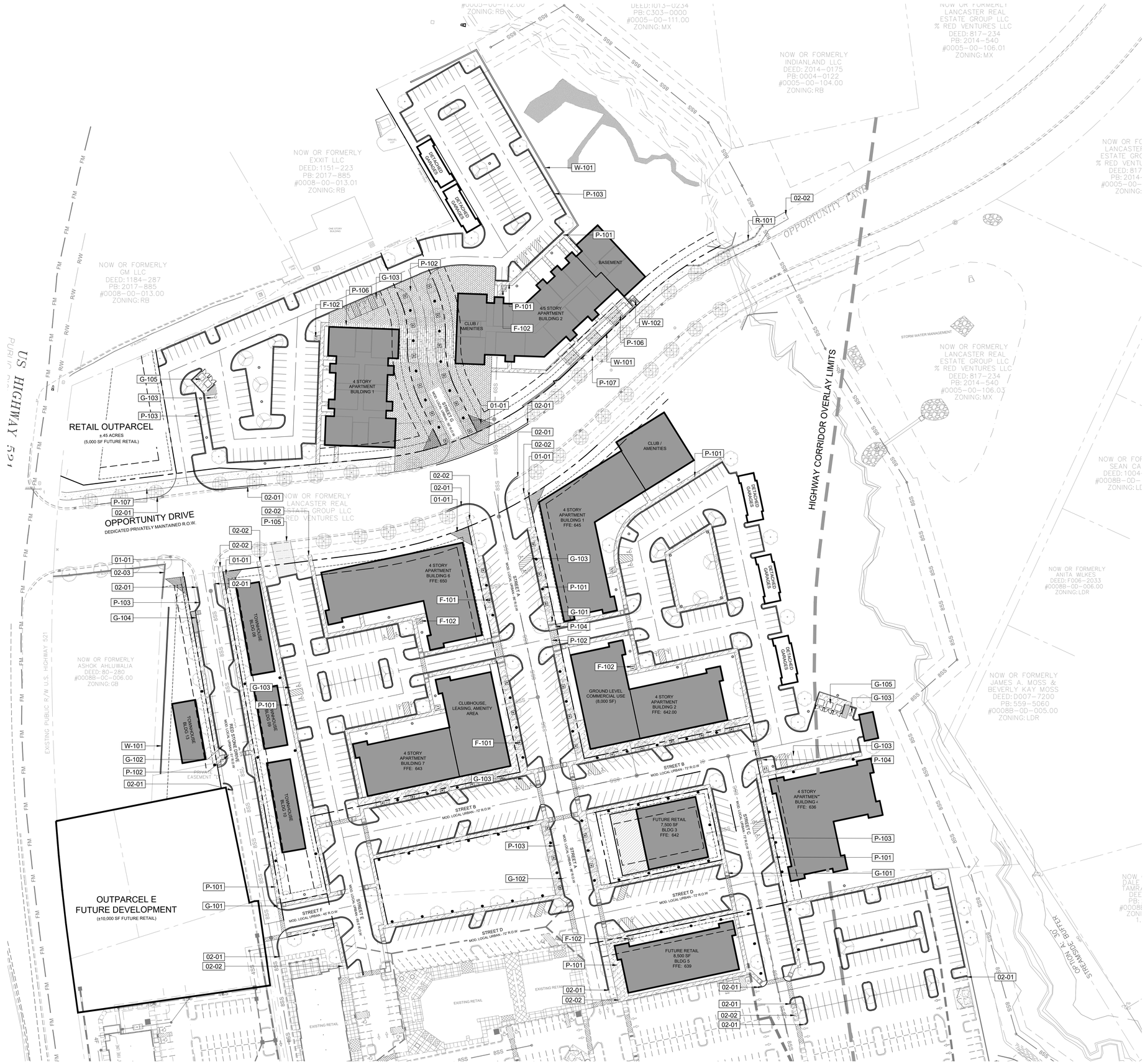
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SCALE
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HORZ: 1"=50'
0 25 50 100
ORIGINAL SHEET SIZE: 30" X 42"

NORTH

SHEET TITLE
OVERALL OPEN SPACE PLAN

SHEET NUMBER
C2-01



REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL NOTES DESCRIPTION	DETAIL
01-01	25' x 25' SIGHT TRIANGLE	
SYMBOL	**02 EXISTING CONDITIONS DESCRIPTION**	**DETAIL**
02-01	TIE INTO EXISTING CURB AND GUTTER	
02-02	TIE INTO EXISTING SIDEWALK	
02-03	EXISTING WALL TO REMAIN	
SYMBOL	**SITE FURNISHINGS DESCRIPTION**	**DETAIL**
F-101	TREE GRATE	02/C2-05
F-102	BIKE RACK	03/C2-05
SYMBOL	**GENERAL IMPROVEMENTS DESCRIPTION**	**DETAIL**
G-101	DIRECTIONAL CURB RAMP	09/C2-04
G-102	PARALLEL PARKING SPACE	06/C2-04
G-103	ADA ACCESSIBLE PARKING SPACE	07/C2-04
G-104	ADA ACCESSIBLE PARALLEL PARKING SPACE	08/C2-04
G-105	PROPOSED DUMPSTER LOCATION	14/C2-04
SYMBOL	**PAVING AND CURB DESCRIPTION**	**DETAIL**
P-101	STANDARD CONCRETE SIDEWALK	03/C2-04
P-102	HEAVY DUTY UNIT PAVER	13/C2-04
P-103	CURB AND GUTTER	01/C2-04
P-104	TRUNCATED DOMES	10/C2-04
P-105	GRASS PAVE	12/C2-04
P-106	HEAVY DUTY UNIT PAVER - TYPE 2	13/C2-04
P-107	MIXED USE PATH	
SYMBOL	**RAILING AND FENCE DESCRIPTION**	**DETAIL**
R-101	SAFETY RAIL	07/C2-05
SYMBOL	**WALLS AND STAIRS DESCRIPTION**	**DETAIL**
W-101	RETAINING WALL	
W-102	CONCRETE STEPS W/ HANDRAILS	04/C2-05

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	PED (PEDESTRIAN LIGHT) FINAL MODEL TO BE BE DETERMINED AT TIME OF CONSTRUCTION TBD, TBD, TBD Lamp: LED, LINE, 2700K, Beamspread: TBD	76
☼	OVH1 (OVERHEAD LIGHT) FINAL MODEL TO BE BE DETERMINED AT TIME OF CONSTRUCTION TBD, TBD, TBD Lamp: TBD, TBD, 2700K, Beamspread: TBD	33

NOTES:
1. CONCEPTUAL LIGHTING LAYOUT. DETAILED LIGHTING CALCULATIONS, PHOTOMETRICS, AND FIXTURE SELECTIONS SHALL BE REQUIRED PRIOR TO TECHNICAL PLAN APPROVAL.

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SCALE NORTH

VERT: N/A
HORZ: 1" = 50'
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ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

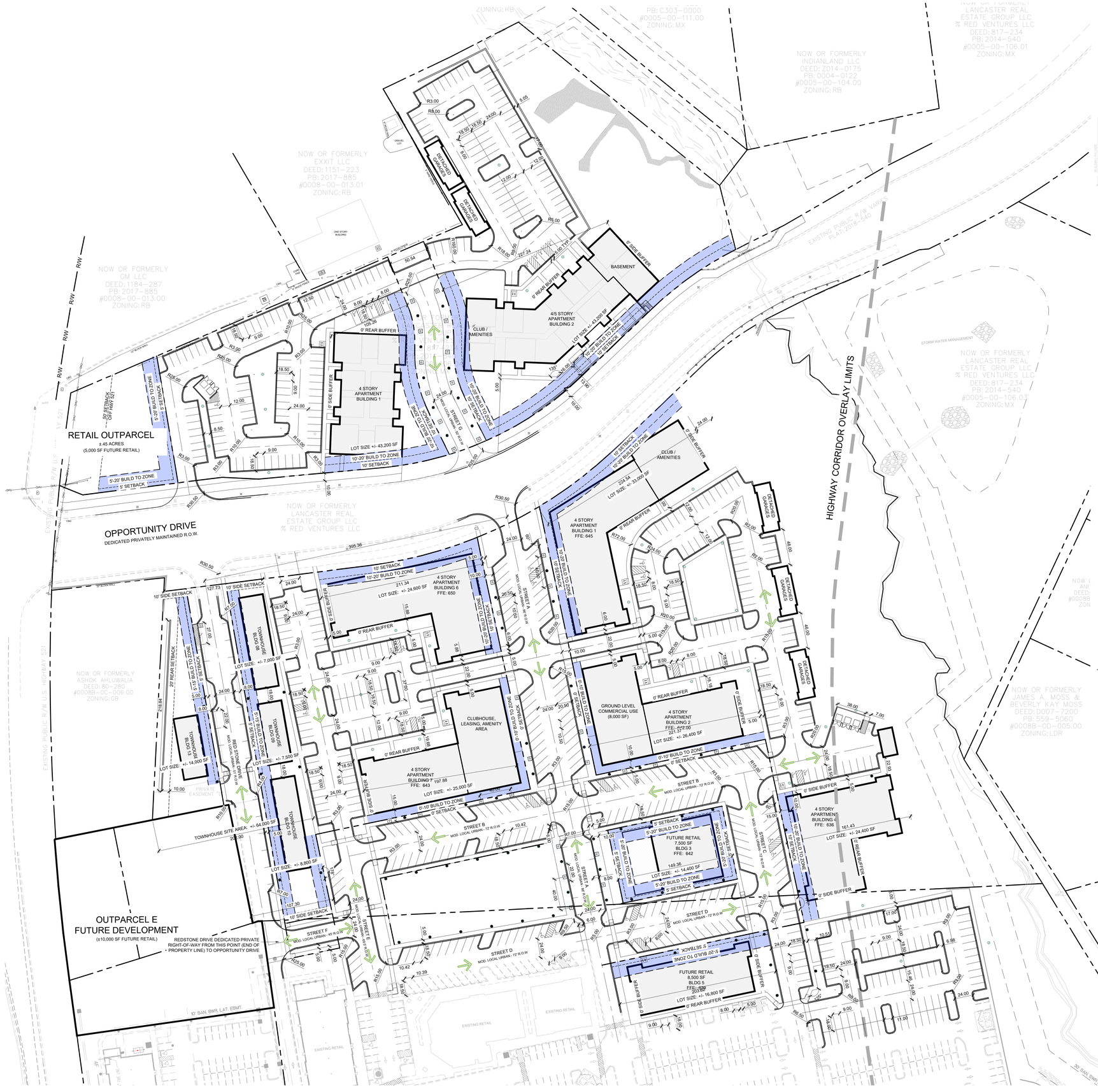
MATERIALS PLAN

SHEET NUMBER

C2-02

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

HOUSING STUDIO
333 W TRADE STREET #300
CHARLOTTE, NC 28202
704.333.7862
WWW.HOUSINGSTUDIO.COM



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

HOUSING STUDIO
333 W TRADE STREET #300
CHARLOTTE, NC 28202
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KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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KIMBERLY SEDDON	39263	6/24/22
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

RED STONE PHASE II

MPV PROPERTIES, LLC

2400 SOUTH BLVD, SUITE 300

CHARLOTTE, NC 28203

LANDDESIGN PROJ.#
1021273

REVISION / ISSUANCE

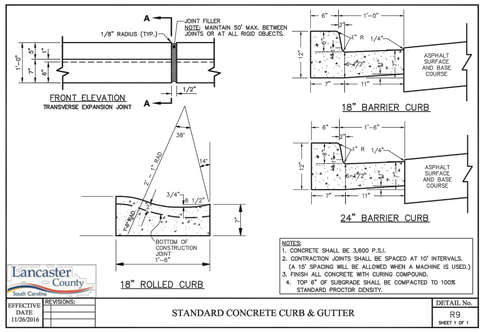
NO.	DESCRIPTION	DATE
1	COUNTY RESUBMITTAL	04.29.2022
2	COUNTY RESUBMITTAL	06.28.2022

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE
NORTH
VERT: N/A
HORZ: 1" = 50'
0 25 50 100
ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE
LAYOUT PLAN AND PRELIMINARY PLAT

SHEET NUMBER
C2-03



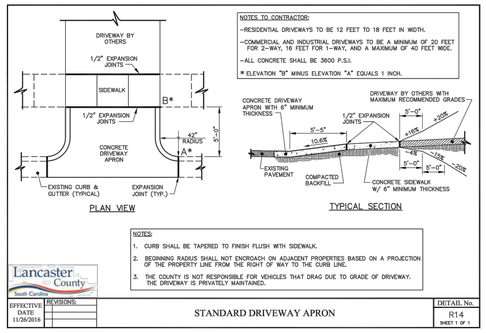
Lancaster County South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R9 SHEET 1 OF 1

STANDARD CONCRETE CURB & GUTTER

01 STANDARD CURB AND GUTTER

SECTION — 3/4" = 1'-0"



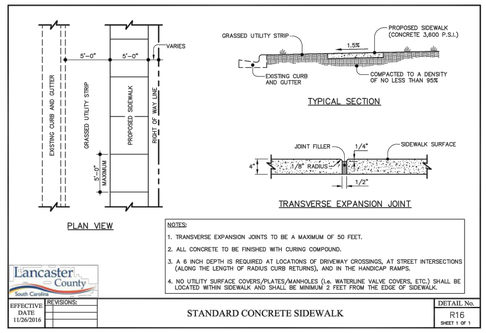
Lancaster County South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R14 SHEET 1 OF 1

STANDARD DRIVEWAY APRON

02 STANDARD DRIVEWAY APRON

PLAN/SECTION — NTS



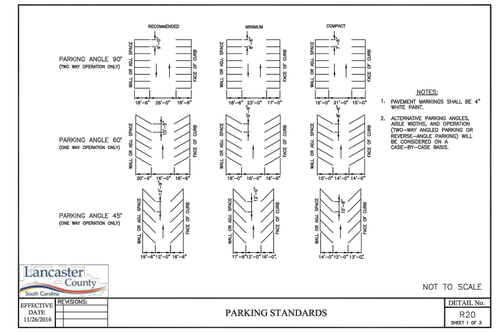
Lancaster County South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R16 SHEET 1 OF 1

STANDARD CONCRETE SIDEWALK

03 STANDARD CONCRETE SIDEWALK

PLAN/SECTION — NTS



Lancaster County South Carolina

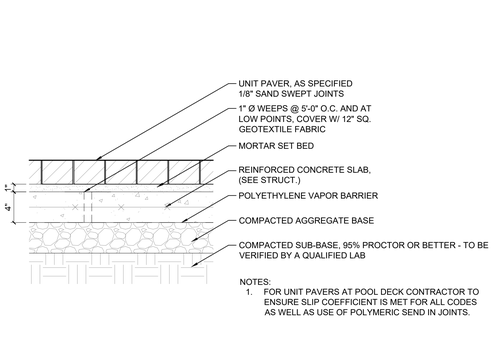
EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R20 SHEET 1 OF 3

NOT TO SCALE

PARKING STANDARDS

04 PARKING STANDARDS

PLAN — NTS



Lancaster County South Carolina

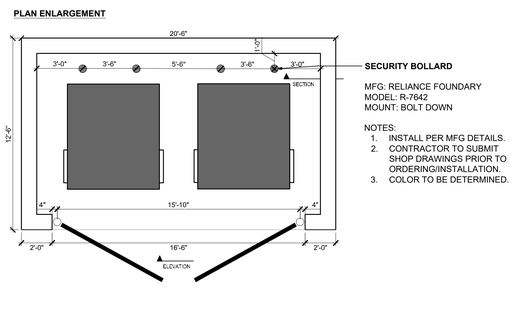
EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R20 SHEET 2 OF 3

NOT TO SCALE

PARKING STANDARDS (CONT.)

05 PARKING STANDARDS CONT

PLAN — NTS


ADDITIONAL PARKING BAYS AND REVERSE CURVES/CHAMFERS AS APPROPRIATE.
2'-6" STANDARD CURB & GUTTER
PROVIDE CATCH BASIN OR SLOPE PARKING AREA TOWARD STREET FLOW LINE
1:1 CHAMFER MAY BE PROVIDED IN LIEU OF REVERSE CURVES AS SHOWN.
3' MINIMUM
PARALLEL-PARKING PAVEMENT MARKINGS PER MUTCD (TYP.)
22' MIN.
EDGE OF TRAVEL LANE
MEASURE DISTANCE TO NEXT INTERVENING STREET OR ACCESSIBLE RAMP FROM THIS POINT. (SEE MATRIX BELOW)
STREET
NOTES:
1. REVERSE CURVES/CHAMFERS NOT NECESSARY IF ADEQUATE DRAINAGE CAN BE PROVIDED THAT WILL ENSURE THAT SEDIMENT, WATER, DEBRIS, ETC., DOES NOT COLLECT IN 90-DEGREE CORNERS.
2. PARALLEL ACCESSIBLE SPACES AND LOADING ZONES TO BE REVIEWED ON A CASE-BY-CASE BASIS.
3. FOR PARKING BAYS THAT ARE 4 FEET IN WIDTH OR GREATER, THE PAVEMENT MARKINGS SHALL BE SET AT ONE (1) FOOT LESS THAN THE STALL WIDTH.
4. GREATER SEPARATION FROM INTERVENING STREETS THAN THE DISTANCES PROVIDED IN THE MATRIX MAY BE REQUIRED AT THE COUNTY'S DISCRETION.
5. POSITIVE DRAINAGE SHALL BE PROVIDED EITHER BY INSTALLATION OF APPROPRIATE DRAINAGE STRUCTURES OR SLOPING PARKING AREA TO STREET. SLOPE OF PARKING AREA SHALL BE MEASURED FROM LINE ONLY PERMITTED IF ROAD GRADE IS GREATER THAN 5%.
6. IF A BIKE LANE IS REQUIRED ADJACENT TO PARALLEL PARKING, THE MINIMUM WIDTH OF BIKE LANE IS 6'.
PARALLEL PARKING BAY LOCATED ON
MINIMUM DISTANCE TO NEXT INTERVENING STREET

	DRIVEWAY	LOCAL/ COLLECTOR	THTYARE
LOCAL/COLLECTOR	20'	20'	20'
THOROUGHFARE	20'	20'	50'

Lancaster County South Carolina

EFFECTIVE DATE	REVISIONS:	DETAIL No.
11/26/2016		R20 SHEET 3 OF 3

PARALLEL PARKING STANDARDS

06 PARALLEL PARKING STANDARDS

PLAN — NTS

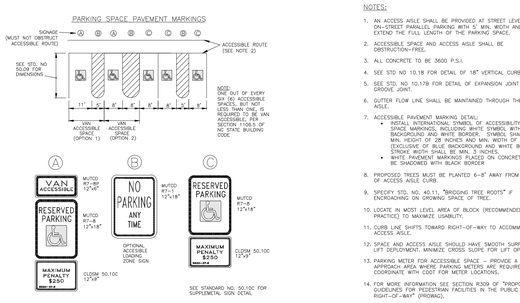
ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 6 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 6 ACCESSIBLE SPACES

REFERENCE: SECTION 1106 OF NC BUILDING CODE

NOTES:
1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA, MINIMUM WIDTH, 4' WIDE CONTINUOUS PASSAGE.
3. VERTICAL CLEARANCE FOR VANS MUST BE GREATER THAN 98-INCHES.
4. THIS DETAIL IS TO PROVIDE GENERAL GUIDANCE FOR PARKING LAYOUT AND SIGNING. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT AND NC BUILDING CODE FOR ADDITIONAL INFORMATION.
5. SEE COUNTY STANDARDS FOR ACCESSIBLE PARALLEL SPOT

PARKING SPACE PAVEMENT MARKINGS



07 ACCESSIBLE PARKING & SIGNAGE STANDARDS

PLAN — NTS

NOTES:
1. AN ACCESS AISLE SHALL BE PROVIDED AT STREET LEVEL FOR ON-STREET PARALLEL PARKING WITH 5' MIN. WIDTH AND SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE.
2. ACCESSIBLE SPACE AND ACCESS AISLE SHALL BE OBSTRUCTION-FREE.
3. ALL CONCRETE TO BE 3600 P.S.I.
4. SEE STD NO.10.18 FOR DETAIL OF 18" VERTICAL CURB.
5. SEE STD. NO.10.17B FOR DETAIL OF EXPANSION JOINT AND GROOVE JOINT.
6. GUTTER FLOW LINE SHALL BE MAINTAINED THROUGH THE ACCESS AISLE.
7. ACCESSIBLE PAVEMENT MARKING DETAIL
   - SPACE MARKINGS: CONSIST OF ACCESSIBILITY PARKING SPACE MARKINGS, INCLUDING WHITE SYMBOL WITH BLUE BACKGROUND AND WHITE BORDER. SYMBOL SHALL HAVE MIN. HEIGHT OF 28 INCHES AND MIN. WIDTH OF 24 INCHES (EXCLUSIVE OF BLUE BACKGROUND AND WHITE BORDER). WHITE BORDER SHALL BE 2 INCHES.
   - WHITE PAVEMENT MARKINGS PLACED ON CONCRETE SHALL BE SHADOWED WITH BLACK BORDER
8. PROPOSED TREES MUST BE PLANTED 6-8' AWAY FROM THE BACK OF ACCESS AISLE CURB.
9. SPECIFY STD. NO. 40.11, "BRIDGING TREE ROOTS" IF ENCROACHING ON GROWING SPACE OF TREE.
10. LOCATE IN MOST LEVEL AREA OF BLOCK (RECOMMENDED PRACTICE) TO MAXIMIZE USABILITY.
11. CURB LINE SHIFTS TOWARD RIGHT-OF-WAY TO ACCOMMODATE ACCESS AISLE.
12. SPACE AND ACCESS AISLE SHOULD HAVE SMOOTH SURFACE FOR LIFT DEPLOYMENT, MINIMIZE CROSS SLOPE FOR LIFT OPERATION.
13. PARKING METER FOR ACCESSIBLE SPACE – PROVIDE A CLEAR APPROACH AREA WHERE PARKING METERS ARE REQUIRED. COORDINATE WITH CDOT FOR METER LOCATIONS.
14. FOR MORE INFORMATION, SEE SECTION R309 OF "PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).

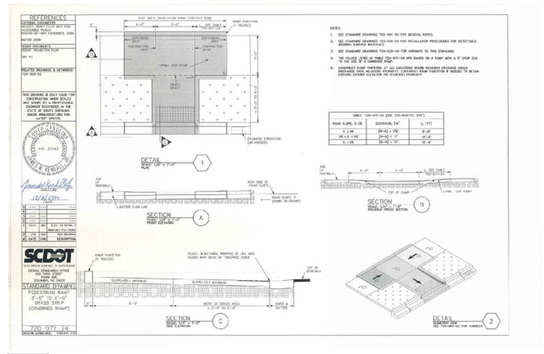
ON-STREET PARKING SPACES REQUIRED

TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	MINIMUM REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4% OF TOTAL

(BASED ON TABLE R214 OF PROWAG)

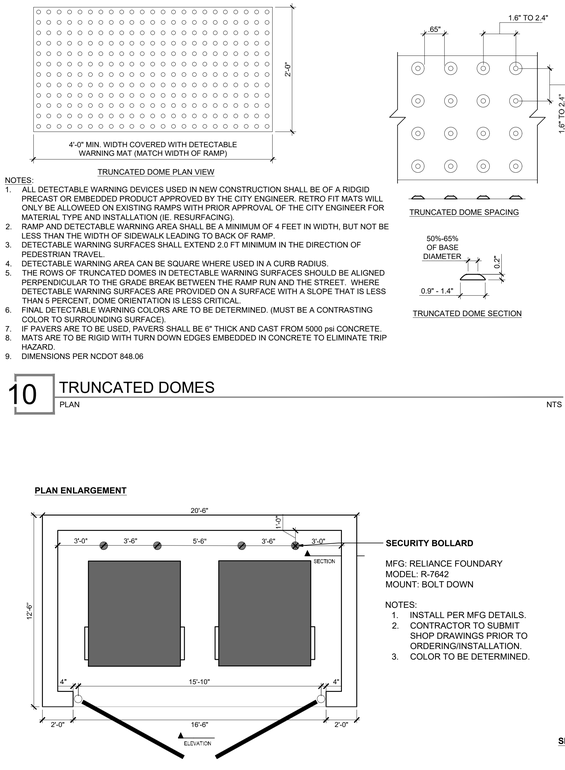
08 ACCESSIBLE 0N-STREET PARALLEL PARKING

PLAN — NTS



13 UNIT PAVERS ON TOPPING SLAB

SECTION — 1 1/2" = 1'-0"

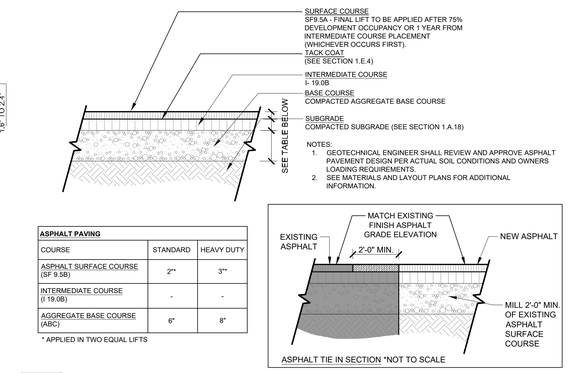


09 DIRECTIONAL CURB RAMP

PLAN/SECTION — NTS

10 TRUNCATED DOMES

PLAN — NTS

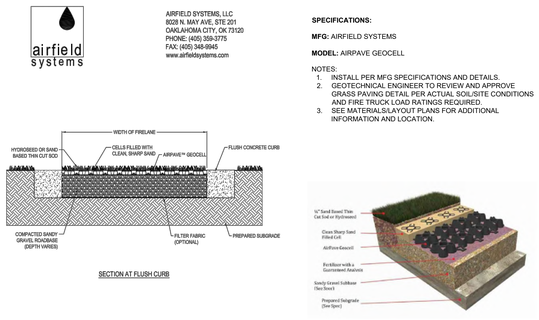


ASPHALT PAVING		
COURSE	STANDARD	HEAVY DUTY
ASPHALT SURFACE COURSE (SF 9.5B)	2"*	3"*
INTERMEDIATE COURSE (I 19.0B)	-	-
AGGREGATE BASE COURSE (ABC)	6"	8"

* APPLIED IN TWO EQUAL LIFTS

11 ASPHALT PAVEMENT (STANDARD + HD)

SECTION — 3/4" = 1'-0"

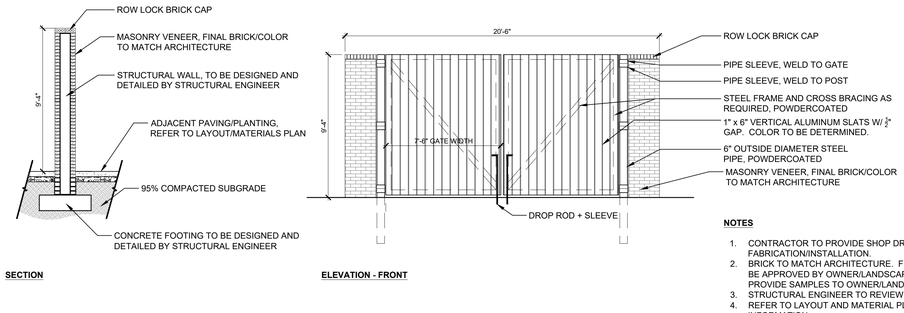


12 GRASS PAVE

SECTION/AXON — 1" = 1'-0"

14 TRASH/DUMPSTER ENCLOSURE - DOUBLE

PLAN, SECTION + ELEVATION — 1/4" = 1'-0"



15 UNIT PAVERS ON TOPPING SLAB

SECTION — 1 1/2" = 1'-0"

16 TRASH/DUMPSTER ENCLOSURE - DOUBLE

PLAN, SECTION + ELEVATION — 1/4" = 1'-0"

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
SC ENG. FIRM LICENSE # C01396

HOUSING STUDIO
333 W TRADE STREET #300
CHARLOTTE, NC 28202
704.333.7862
WWW.HOUSINGSTUDIO.COM

KEY MAP

SEAL

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KIMBERLY SEDDON 39263 12/20/21
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

PROJECT

RED STONE PHASE II

MPV PROPERTIES, LLC

2400 SOUTH BLVD, SUITE 300

CHARLOTTE, NC 28203

LANDDESIGN PROJ.#
1021273

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	COUNTY RESUBMITTAL	04.29.2022
2	COUNTY RESUBMITTAL	06.28.2022

DESIGNED BY: JA/JG
DRAWN BY: JA
CHECKED BY: JG

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

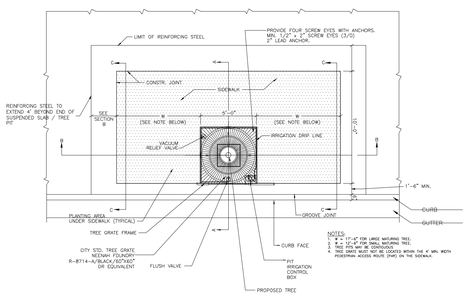
ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

SITE DETAILS

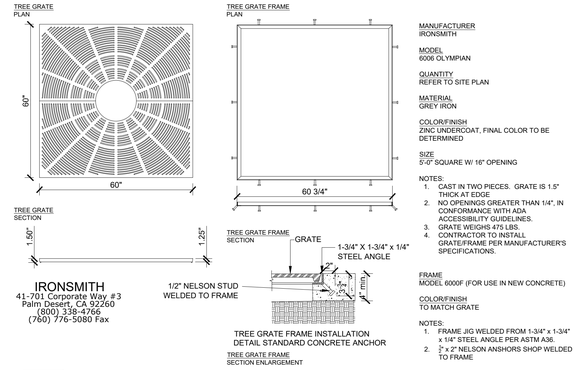
SHEET NUMBER

C2-04



01 TREE PIT WITH GRATE IN SIDEWALK

PLAN — NTS



IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

MANUFACTURER
IRONSMITH

MODEL
6006 OLYMPIAN

QUANTITY
REFER TO SITE PLAN

MATERIAL
GREY IRON

COLOR/FINISH
ZINC UNDERCOAT, FINAL COLOR TO BE DETERMINED

SIZE
5'-0" SQUARE W/ 16" OPENING

NOTES:
1. CAST IN TWO PIECES. GRATE IS 1.5" THICK AT EDGE
2. NO OPENINGS GREATER THAN 1/4", IN CONFORMANCE WITH ADA ACCESSIBILITY GUIDELINES.
3. GRATE WEIGHS 475 LBS.
4. CONTRACTOR TO INSTALL GRATE/FRAME PER MANUFACTURER'S SPECIFICATIONS.

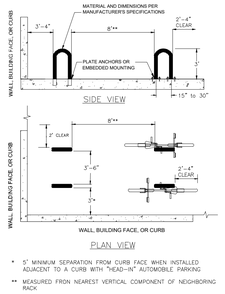
FRAME
MODEL 6000F (FOR USE IN NEW CONCRETE)

COLOR/FINISH
TO MATCH GRATE

NOTES:
1. FRAME JIG WELDED FROM 1-3/4" x 1-3/4" x 1/4" STEEL ANGLE PER ASTM A36
2. ¾" x 2" NELSON ANSHORS SHOP WELDED TO FRAME

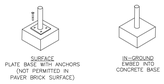
02 TREE GRATE AND TREE GRATE FRAME

PLAN + SECTION — 1" = 1'-0"



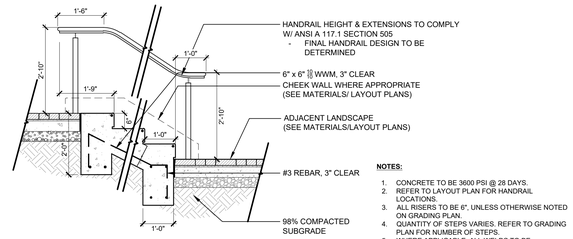
NOTES:
1. BIKE RACK GENERAL REQUIREMENTS:
   - SHOULD SUPPORT THE BICYCLE UPRIGHT WITHOUT PUTTING STRESS ON THE WHEELS
   - SHOULD ACCOMODATE A VARIETY OF BICYCLES AND ATTACHMENTS
   - SHOULD ALLOW LOCKING OF FRAME AND AT LEAST ONE WHEEL WITH U-LOCK
   - SHOULD PROVIDE SECURITY AND LONGEVITY FEATURES APPROPRIATE FOR THE INTENDED LOCATION
   - SHOULD BE INTUITIVE
2. BIKE RACK SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
3. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL OF THE CHARLOTTE DEPT. OF TRANSPORTATION.
4. ALL DIMENSIONS SHOWN ARE MINIMUM.
5. RACK MUST BE CANE DETECTABLE. RACK AND CLEARANCES SHOWN ARE TO BE OUTSIDE THE PEDESTRIAN ACCESSIBLE ROUTE.

TYPICAL MOUNT OPTIONS:



03 INVERTED "U" RACK FOR BICYCLE PARKING

PLAN + SECTION — NTS



NOTES:
1. CONCRETE TO BE 3600 PSI @ 28 DAYS.
2. REFER TO LAYOUT PLAN FOR HANDRAIL LOCATIONS.
3. ALL RISERS TO BE 6", UNLESS OTHERWISE NOTED ON GRADING PLAN.
4. QUANTITY OF STEPS VARIES. REFER TO GRADING PLAN FOR NUMBER OF STEPS.
5. WHERE APPLICABLE, ALL WELDS TO BE CONTINUOUS & GROUND SMOOTH.
6. STEEL TO BE PRIMED AND POWDER COATED UNLESS OTHERWISE SPECIFIED. FINAL COLOR TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
7. ALL METAL (STEEL OR ALUMINUM) TO BE CLOSED AND FINISHED.

04 CONCRETE STEPS W/ HANDRAIL

SECTION — NTS

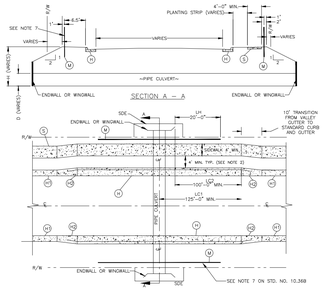
(H) 2'-6" OR 3'-0" STANDARD CURB AND GUTTER, STD. PER 10.17A

(M) SAFETY RAIL, STD. 50.04A & 50.04B

(S) 4'-0" (MIN.) SIDEWALK, STD. 10.22

(H) 2'-0" VALLEY GUTTER, STD. 10.17B

(H2) CURB TRANSITION STANDARD CURB AND GUTTER TO 2'-0" VALLEY GUTTER, STD. 10.19



NOTES:
1. SEE STD. NO. 10.36B FOR GENERAL NOTES AND CLEAR ZONE DISTANCES.
2. AN ALTERNATIVE FOR STREETS WITH WIDER PLANTING STRIPS AND SIDEWALKS IN LIEU OF PAVING BETWEEN SIDEWALK AND CROSSING, PROVIDE A MINIMUM 8-FOOT WIDE SIDEWALK LOCATED AT THE BACK OF CURB, FOR LENGTH "LC1" ON EITHER SIDE OF THE CULVERT CENTERLINE.

05 CULVERT XING ON COMM. & RES. STREETS

PLAN/SECTION — NTS

GENERAL NOTES:
1. UNLESS OTHERWISE DETERMINED BY THE CITY ENGINEER, THE MEASURES ILLUSTRATED SHALL BE USED WHEN CULVERT DIAMETER, D, IS GREATER THAN OR EQUAL TO 24 INCHES AND THE DEPTH OF FLOW, d, IS GREATER THAN 6 INCHES, OR THE CULVERT INVERT AND THE TOP OF SLOPE, H, IS GREATER THAN OR EQUAL TO 5 FEET.
2. INSTALLATION OF 2'-6" CURB AND GUTTER MAY NOT BE REQUIRED WHEN AN ADEQUATE CLEAR ZONE IS PROVIDED FOR VEHICLES WITH A MAXIMUM OF 6:1 SLOPE (SEE TABLE 1).
3. INSTALLATION OF SAFETY RAIL MAY NOT BE REQUIRED WHEN A 10'-FOOT PEDESTRIAN CLEAR ZONE IS PROVIDED BEHIND THE SIDEWALK WITH A MAXIMUM OF 6:1 SLOPE. WHERE NO SIDEWALK IS REQUIRED, INSTALLATION OF SAFETY RAIL MAY NOT BE REQUIRED WHEN A 15-FOOT PEDESTRIAN CLEAR ZONE IS PROVIDED BEHIND THE CURB WITH A MAXIMUM OF 6:1 SLOPE.
4. FOR CULVERT CROSSINGS WITHOUT ENDWALLS, LH AND LC2 SHALL BE MEASURED FROM THE OUTSIDE OF THE NEAREST WALL OF THE CULVERT BARREL.
5. FOR MULTIPLE BARREL CULVERT CROSSINGS, LC1 SHALL BE MEASURED FROM THE CENTERLINES OF THE OUTBOARD CULVERT BARRELS.
6. WHEN NECESSARY, AS DETERMINED BY THE CITY ENGINEER, ADDITIONAL MEASURES MAY BE REQUIRED.
7. INSTALLATION OF SAFETY RAIL IS REQUIRED ON BOTH SIDES OF STREET IF SIDEWALK IS REQUIRED ON BOTH SIDES.
8. INSTALLATION OF SAFETY RAIL IS REQUIRED ON BOTH SIDES OF STREET IF NO SIDEWALK IS REQUIRED EXCEPT WHEN A 15-FOOT PEDESTRIAN CLEAR ZONE IS PROVIDED BEHIND THE CURB WITH A MAXIMUM OF 6:1 SLOPE.
9. INSTALLATION OF SAFETY RAIL IS REQUIRED ON THE SIDEWALK SIDE OF STREET IF SIDEWALK IS ONLY REQUIRED ON ONE SIDE OF STREET. INSTALL EITHER SAFTEY RAIL OR 15-FT CLEAR ZONE ON SIDE WITHOUT SIDEWALK.
10. DESIGN ADT IS CALCULATED ASSUMING A TRIP GENERATION OF 10 DAILY TRIPS PER SINGLE FAMILY DWELLING UNIT.

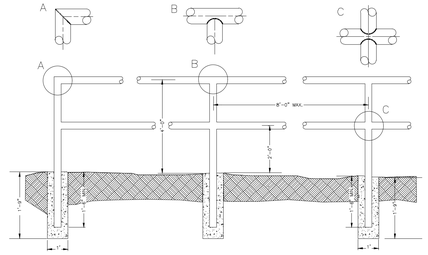
TABLE 1.
CLEAR ZONE DISTANCES
LOCAL, COLLECTOR, AND COMMERCIAL STREETS

DESIGN ADT	CLEAR ZONE FROM EDGE OF PAVEMENT	
	TANGENT SECTION	CURVE (WITHIN 125' OF CULVERT)
UNDER 750	10'	10'
750 – 1500	12'	18'
1501 – 6000	14'	21'
OVER 6000	16'	24'

SEE STD. NO. 10.36A FOR PLAN AND CROSS SECTIONAL SCHEMATICS.

06 CULVERT XING ON COMM. & RES. STREETS

NOTES — NTS



NOTES:
1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. TYPE OF PIPE TO BE USED IS 1-5/8" MAX. O.D. BLACK IRON, LOW CARBON PIPE OR GALVANIZED.
3. ALL JOINTS TO HAVE A 1/2" FILLET WELD AT ALL JOINTS.
4. AFTER INSTALLATION PAINT ASSEMBLY WITH BLACK ALL WEATHER ENAMEL.
5. SEE DETAIL 50.04-B FOR WARRANTS.
6. ALTERNATIVE DESIGNS SHALL BE SENT TO CDOT FOR APPROVAL. ANY ALTERNATE DESIGN WILL BE PRIVATELY MAINTAINED.

NOT TO SCALE

07 SAFETY RAIL

SECTION — NTS

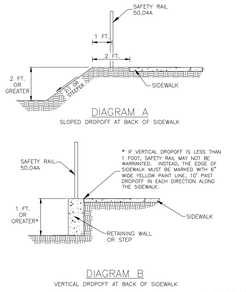
WARRANTS

STANDARD SAFETY RAIL (STD. #50.04A) SHALL BE INSTALLED UNDER ANY OF THE FOLLOWING CIRCUMSTANCES IN BOTH NEW CONSTRUCTION AND IN RETROFITTING OR RECONSTRUCTION OF EXISTING ROADWAYS OR SITES:

1. WHEN THE CULVERT CROSSING DETAIL (STD. #10.36A–B) APPLIES.
2. IF THERE IS A TWO FOOT OR GREATER DROPOFF WITHIN 2 FEET OF THE EDGE OF THE SIDEWALK (SEE DIAGRAM A).
3. IF THERE IS A 1'–FOOT OR LARGER DROPOFF DIRECTLY ADJACENT TO THE SIDEWALK EDGE (SEE DIAGRAM B).
4. AT THE TOP OF ANY DROPOFF WITHIN THE PEDESTRIAN CLEAR ZONE OR WHERE PEDESTRIANS CAN REASONABLY BE EXPECTED IN THE VICINITY.
5. AT THE DIRECTION OF CDOT OR ENGINEERING & PROPERTY MANAGEMENT STAFF BASED ON FIELD CONDITIONS.

DEFINITIONS

- DROPOFF – – A SLOPE OF 2:1 OR STEEPER. EXAMPLES INCLUDE HEADWALLS, RETAINING WALLS, AND CULVERTS.
- PEDESTRIAN CLEAR ZONE – – 10 FEET OF ANY COMBINATION OF SIDEWALK, SLOPE, AND SHOULDER SLOPED AT 6:1 OR FLATTER. SIDEWALK DOES NOT NEED TO BE PRESENT.
- SIDEWALK – – FOR PURPOSES OF THIS STANDARD, THE TERM "SIDEWALK" IS USED GENERICALLY AND SHALL MEAN ANY PATH OR SURFACE TO BE USED FOR BICYCLE AND/OR PEDESTRIAN TRANSPORTATION. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SIDEWALKS, BIKE PATHS, SHARED–USE PATHS, PEDESTRIAN PATHS, AND GREENWAYS.



NOT TO SCALE

08 SAFETY RAIL WARRANTS

SECTION/NOTES — NTS

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ENGINEER REG. # DATE

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NO.	DESCRIPTION	DATE
1	COUNTY RESUBMITTAL	04.29.2022
2	COUNTY RESUBMITTAL	06.28.2022

DESIGNED BY: JA/JG
DRAWN BY: JA
CHECKED BY: JG

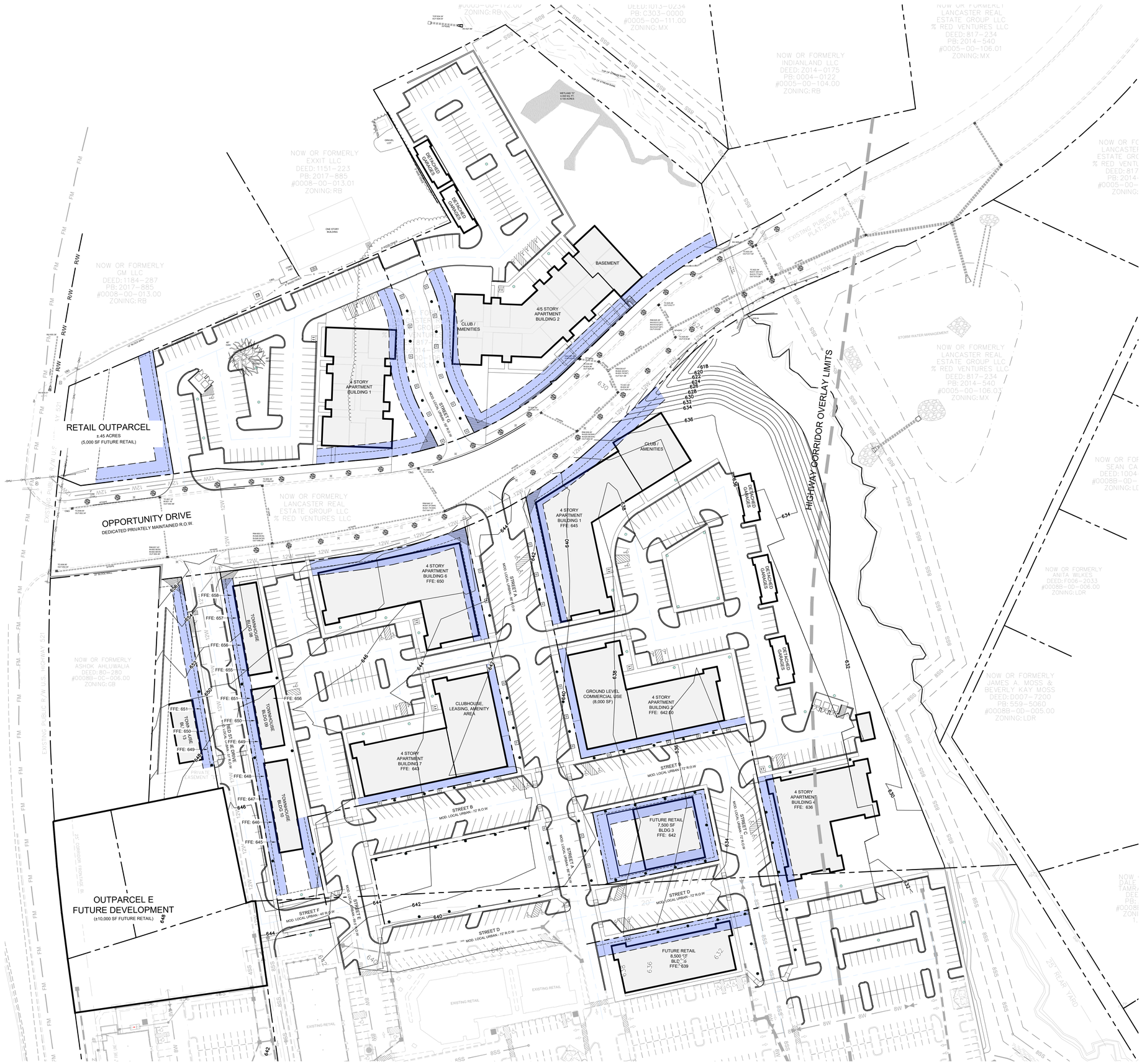
SCALE NORTH

VERT: N/A
HORZ: AS NOTED

ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C2-05



STORMWATER PONDS IN DRAINAGE BASIN SHALL BE EVALUATED AND ANALYZED DURING TECHNICAL CIVIL REVIEW TO ASSIST THE COUNTY WITH CULVERT SIZING ACROSS BLACK HORSE RUN ROAD, AS DISCUSSED BETWEEN THE COUNTY, LANDDESIGN, AND MPV ON MAY 26, 2022. THE APPLICANT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OF THE CULVERTS, ONLY THE ANALYSIS.

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1	COUNTY RESUBMITTAL	04.29.2022
2	COUNTY RESUBMITTAL	06.28.2022

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100
ORIGINAL SHEET SIZE: 30" X 42"

NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C5-00



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2	COUNTY RESUBMITTAL	06.28.2022
	*****	

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORZ: 1" = 40'

0 20 40 80
ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

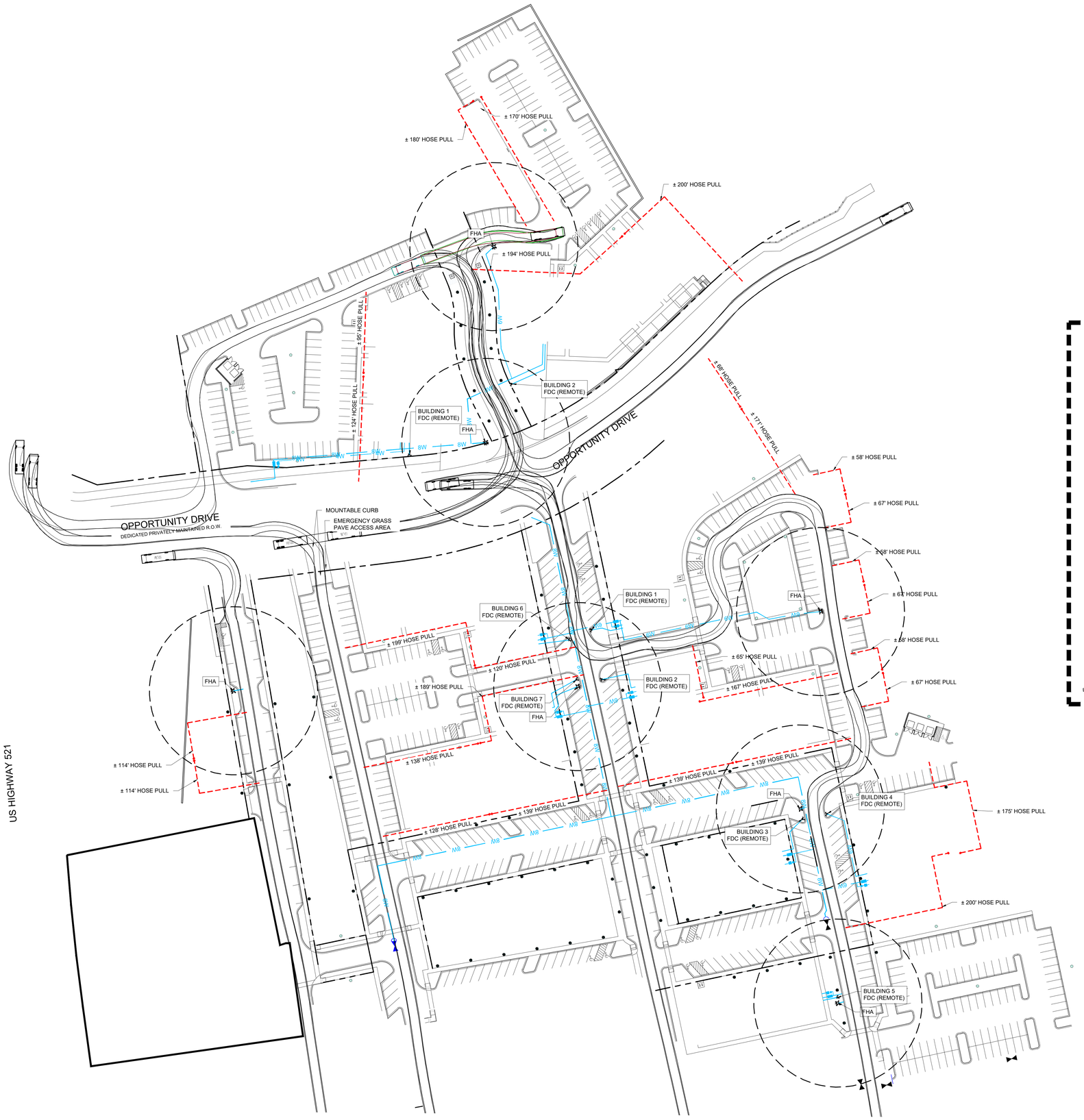
C7-00

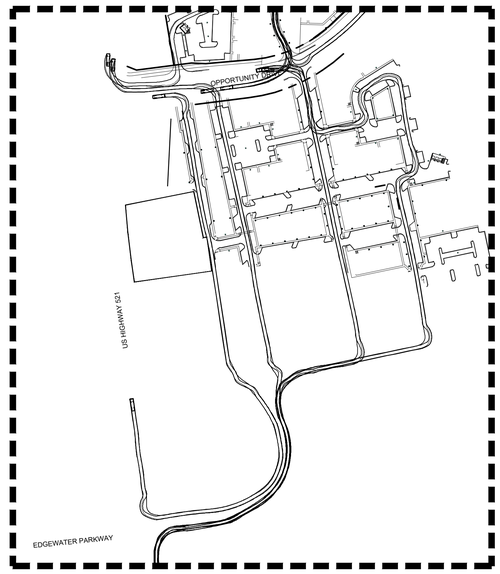
GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  - MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  - MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING
- 8W — PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)





DETAIL A
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CHECKED BY: LDI

SCALE
VERT: N/A
HORZ: 1" = 50"
0 25 50 100
ORIGINAL SHEET SIZE: 30" X 42"

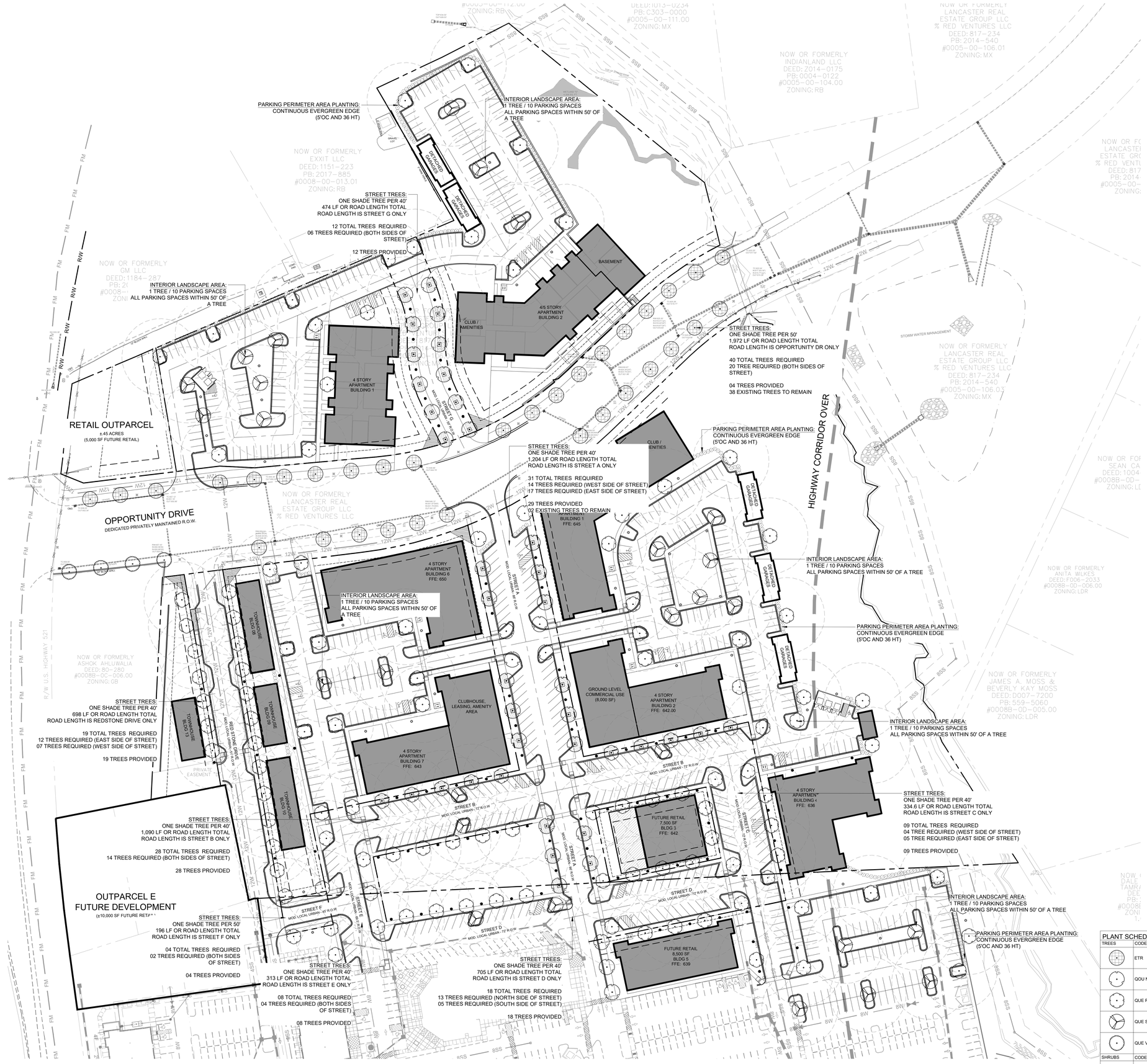
NORTH

SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER

C7-50



SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES. ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP, SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

MA

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
- RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: IN PLANTING STRIP (5-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

MX DISTRICT (ON-STREET PARKING)
- RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

ADDITIONAL NOTES:
ALL TREES WILL BE PLANTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART I)

ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED.

PLANTING SHALL MEET STANDARD PLANTING DETAILS.

EACH TREE SHALL BE ADEQUATELY WATERED AND MULCHED. STAKING AND GUYING ARE OPTIONAL. TRUNK WRAP CAN BE USED BUT IS NOT ENCOURAGED. NO EXPOSED WIRES SHALL DIRECTLY TOUCH TREE TRUNK OR BRANCHES.

THE MAINTENANCE OF REQUIRED BUFFERYARDS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH YARDS WILL BE PROPERLY MAINTAINED SO AS TO ASSURE CONTINUED BUFFERING. DEAD TREES WILL BE REMOVED; DEBRIS AND LITTER WILL BE CLEANED; AND FENCES WILL BE MAINTAINED AT ALL TIMES. FAILURE TO DO SO IS A VIOLATION OF THIS CHAPTER AND MAY BE REMEDIED BY THE ZONING ADMINISTRATOR IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.

PROPERTY OWNERS SHALL FOLLOW A ROUTINE SCHEDULE OF WATERING, FERTILIZATION, PEST CONTROL AND PRUNING. PERIODICALLY AFTER THE DATE OF ORIGINAL APPROVAL OF THE DEVELOPMENT, THE SITE SHALL BE RE-INSPECTED FOR CONTINUED COMPLIANCE WITH THE ORIGINAL REQUIREMENTS OF THIS CHAPTER. TREES WHICH ARE DETERMINED TO BE DEAD, DISEASED, DAMAGED OR MALNOURISHED SHALL BE CORRECTED.

TREES THAT DIE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE TO THESE SPECIFICATIONS SHALL BE REMOVED AND REPLACED BY THE OWNER WITH A NEW TREE PLANTED PER MITIGATION TREE CHART IN THE TREE ORDINANCE GUIDELINES AND AS DIRECTED BY THE APPROPRIATE AUTHORITY.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. HT.	REMARKS
	ETR	35	Existing Tree to Remain		B&B		
	QOU NUT	37	Quercus nuttallii	Nuttall Oak	B&B		2.5" Cal., 12'-14' Ht., 6' Clear Trunk, Strong Central Leader
	QUE PHE	121	Quercus phellos	Willow Oak	B&B		2.5" Cal., 12'-14' Ht., 6' Clear Trunk, Strong Central Leader
	QUE SHU	27	Quercus shumardii	Shumard Red Oak	B&B		2.5" Cal., 10'-12' Ht., 6' Clear Trunk, Strong Central Leader
	QUE VIR	4	Quercus virginiana	Live Oak	B&B		2.5" Cal., 12'-14' Ht., 6' Clear Trunk, Strong Central Leader
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. HT.	REMARKS
	ILE BUR	319	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	5 gal	5'	18"-24"ht. x 15"-18" sprd.

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2	COUNTY RESUBMITTAL	06.28.2022

DESIGNED BY: JA/JG
DRAWN BY: JA/JG
CHECKED BY: DW

SCALE

VERT: N/A
HORZ: 1"=50'
0 25 50 100
ORIGINAL SHEET SIZE: 30" X 42"

NORTH

SHEET TITLE

REQUIRED PLANTING PLAN

SHEET NUMBER

C8-00



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DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

ARCHITECTURAL ELEVATION - GENERAL BUILDING

SHEET NUMBER

C9-00



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DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

ARCHITECTURAL ELEVATION - RETAIL BUILDING

SHEET NUMBER

C9-01



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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

ARCHITECTURAL ELEVATION - MULTIFAMILY APARTMENT

SHEET NUMBER

C9-02



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2	COUNTY RESUBMITTAL	06.28.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

ARCHITECTURAL ELEVATION - MULITFAMILY APARTMENT

SHEET NUMBER

C9-03



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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 30" X 42"

SHEET TITLE

ARCHITECTURAL ELEVATION - TOWNHOME UNITS

SHEET NUMBER

C9-04

DESIGN RESOURCE GROUP



TRANSPORTATION TECHNICAL MEMORANDUM (TTM)

Date: April 27, 2022

To: Michael C. Bilodeau
Development Manager

MPV Properties

From: Randy E. Goddard, PE
Senior Principal
Design Resource Group, PA (COA 2370)

Subject: **RedStone Phase II Update - Trip Generation Update & Comparison Memorandum (397-035)**

The purpose of this memorandum is to compare the anticipated trip generation for the current RedStone Phase II MX (mixed-use) development scenarios to the previously approved RedStone Phase II trip generation as analyzed in Design Resource Group's August 2016 *SC 160 Access Traffic Impact Analysis* (TIA).

The approved SC 160 Access TIA assumed the following land use for RedStone Phase II:

- 160,700 SF of retail

The current RedStone Phase II (see attached Overall Site Plan) proposes one of the following development scenarios:

Scenario 1

- 372 multi-family units
- 24,000 SF of retail

Scenario 2

- 372 multi-family units
- 24,000 SF of retail
- 5,000 SF retail outparcel (to be developed at a future undetermined date)
- 10,000 SF retail outparcel (to be developed at a future undetermined date)

The trip generation used in the SC 160 Access TIA was completed assuming the most current version of ITE at the time with was the 9th Edition. For consistency purposes, the following trip generation comparison table also utilizes the ITE 9th Edition calculations as these anticipated volumes will more closely reflect the actual analysis volumes.

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208

o 704.343.0608
w www.drgrp.com

The daily and peak-hour trip generation data for the previously approved development plan and current development plans (Scenarios 1 & 2) is presented in the tables below. Values derived for the anticipated trips generated by the site are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012.

Scenario 1 Trip Generation Comparison Table

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Approved Development Plan									
Retail [820]	160,700	SF	9,244	129	79	208	395	428	823
Current Development Plan									
Apartments [220]	372	DUs	2,378	37	149	186	144	78	222
Retail [820]	24,000	SF	2,686	40	25	65	110	120	230
Proposed Plan Total New Trips			**5,064**	**77**	**174**	**251**	**254**	**198**	**452**
Difference between Approved and Current Development Plan Trips			**-4,180**	**-52**	**95**	**43**	**-141**	**-230**	**-371**

References:
Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.

Approved Development Plan

Based on the trip generation results, the approved development plan is anticipated to generate 208 AM peak hour trips and 823 PM peak hour trips.

Current Development Plan (Scenario 1)

Based on the trip generation results, the current development plan is anticipated to generate 251 AM peak hour trips and 452 PM peak hour trips.

Trip Generation Comparison

When comparing the current development plan to the approved development plan, the trip generation results indicate the current development plan is anticipated to generate approximately 43 more AM peak hour trips and 371 less PM peak hour trips than the approved development plan.

Scenario 2 Trip Generation Comparison Table

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Approved Development Plan									
Retail [820]	160,700	SF	9,244	129	79	208	395	428	823
Current Development Plan									
Apartments [220]	372	DUs	2,378	37	149	186	144	78	222
Retail [820]	39,000	SF	3,682	55	33	88	153	166	319
Proposed Plan Total New Trips			**6,060**	**92**	**182**	**274**	**297**	**244**	**541**
Difference between Approved and Current Development Plan Trips			**-3,184**	**-37**	**103**	**66**	**-98**	**-184**	**-282**

References:
Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.

Approved Development Plan

Based on the trip generation results, the approved development plan is anticipated to generate 208 AM peak hour trips and 823 PM peak hour trips.

Current Development Plan (Scenario 2)

Based on the trip generation results, the development plan (with the two retail outparcels) is anticipated to generate 274 AM peak hour trips and 541 PM peak hour trips.

Trip Generation Comparison

When comparing the current development plan to the approved development plan, the trip generation results indicate the current development plan is anticipated to generate approximately 66 more AM peak hour trips and 282 less PM peak hour trips than the approved development plan.

Conclusion

It is our opinion that the trips generated by the current RedStone Phase II MX development plan (under either scenario) does not significantly increase the AM peak trips and will generate significantly less PM peak trips when compared to the approved development plan that was previously studied in Design Resource Group's August 2016 *SC 160 Access Traffic Impact Analysis.* Furthermore, since the trip generation for the current Phase II MX plan is not anticipated to significantly increase the previously analyzed trip generation, no additional roadway mitigation should be deemed necessary for approval of this modification to the development plan.

Please contact us should you have any questions or need any additional information.

Attachments: Overall Site Plan

cc: File

DEVELOPMENT SUMMARY

-370 MULTIFAMILY UNITS

-24,000 SF RETAIL

-5,000 SF RETAIL OUTPARCEL (TO BE DEVELOPED AT FUTURE UNDETERMINED DATE)

-10,000 SF RETAIL OUTPARCEL E (TO BE DEVELOPED AT FUTURE UNDETERMINED DATE)

RETAIL OUTPARCEL
±.45 ACRES
(5,000 SF FUTURE RETAIL)

OUTPARCEL E
FUTURE DEVELOPMENT
(±10,000 SF FUTURE RETAIL)

OUTPARCEL "D"

OPPORTUNITY DRIVE
DEDICATED PRIVATELY MAINTAINED R.O.W.

FORT MILL HIGHWAY

HIGHWAY CORRIDOR OVERLAY LIMITS

4 STORY APARTMENT BUILDING 1
FFE: 645

4/5 STORY APARTMENT BUILDING 2

BASEMENT

CLUB / AMENITIES

4 STORY APARTMENT BUILDING 7

4 STORY APARTMENT BUILDING 6
FFE: 650

4 STORY APARTMENT BUILDING 2
FFE: 642.00

GROUND LEVEL RETAIL
8,000 SF
FFE: 644.5

FUTURE RETAIL
7,500 SF
BLDG 3
FFE: 642

FUTURE RETAIL
8,500 SF
BLDG 5
FFE: 639

4 STORY APARTMENT BUILDING 4
FFE: 636

TOWNHOME BLOCK G

TOWNHOME BLOCK H

TOWNHOME BLOCK I

DETACHED GARAGES

STREET A
MOD. LOCAL URBAN - 66' R.O.W.

STREET B
MOD. LOCAL URBAN - 72' R.O.W.

STREET C
MOD. LOCAL URBAN - 72' R.O.W.

STREET D
MOD. LOCAL URBAN - 72' R.O.W.

STREET E
MOD. LOCAL URBAN - 72' R.O.W.

STREET F
MOD. LOCAL URBAN - 62' R.O.W.

EXISTING RETAIL

NOW OR FORMERLY EXXIT, LLC
DEED: 1151-223
PB: 2017-885
#0008-00-013.01
ZONING: RB

NOW OR FORMERLY GM, LLC
DEED: 1184-287
PB: 2017-885
#0008-00-013.00
ZONING: RB

NOW OR FORMERLY INDIANLAND, LLC
DEED: 2014-0175
PB: 0004-0122
#0005-00-104.00
ZONING: RB

NOW OR FORMERLY LANCASTER REAL ESTATE GROUP, LLC % RED VENTURES, LLC
DEED: 817-234
PB: 2014-540
#0005-00-106.01
ZONING: MX

NOW OR FORMERLY LANCASTER REAL ESTATE GROUP, LLC % RED VENTURES, LLC
DEED: 817-234
PB: 2014-540
#0005-00-106.00
ZONING: MX

NOW OR FORMERLY LANCASTER REAL ESTATE GROUP, LLC % RED VENTURES, LLC
DEED: 817-234
PB: 2014-540
#0005-00-106.03
ZONING: MX

NOW OR FORMERLY DAVID W. MENEAR & DRUSILLA C. MENEAR
DEED: 298-277
#0008B-00-009.00
ZONING: LDR

NOW OR FORMERLY SANDRA C. SISTARE
DEED: 0010-0106
#0008B-00-008.00
ZONING: LDR

NOW OR FORMERLY SEAN CASEY
DEED: 1004-332
#0008B-00-007.00
ZONING: LDR

NOW OR FORMERLY ANITA WILKES
DEED: 1508-2033
#0008B-00-006.00
ZONING: LDR

NOW OR FORMERLY JAMES A. MOSS & BEVERLY KAY MOSS
DEED: 0007-7200
PB: 559-5060
#0008B-00-005.00
ZONING: LDR

NOW OR FORMERLY DALE L. JORDAN & TAMRA W. JORDAN
DEED: 121-29
PB: 2001-357
#0008B-00-004.00
ZONING: R15-P
1.03 AC.

NOW OR FORMERLY RICHARD J. BANIK
DEED: 424-29
PB: C668-00
#0008B-00-003.00
PCALF # 1988
ZONING: R15-P
1.03 AC.

NOW OR FORMERLY DENNIS H. ELVER
#0008B-00-002.00

NOW OR FORMERLY CULP BROTHERS INC.
DEED: 2005-2974
#0008-00-010.00

NOW OR FORMERLY ASHOK AHLUWALIA
DEED: 80-280
#0008B-00-006.00
ZONING: GB

EXISTING PUBLIC R/W U.S. HIGHWAY 521

STATE R/W

PRIVATE EASEMENT

RW

SCALE: 1"=60'
0 30' 60' 90' 150'

RED STONE PHASE II

PN1021273 | 04.26.2022

LandDesign.

4/26/2022 11:00 AM JAUER \\CHFILES\PROJECTS_2021\1021273\CAD\DOCUMENTATION\1021273_PLN_OVRL.DWG

Summary – RedStone Phase II neighborhood Meeting

MPV properties hosted a Neighborhood Meeting to discuss RedStone Phase II on Wednesday, May 3, 2022. The meeting was held inside the RedStone 14 Theatre and started at 6:00 PM. Several weeks prior to event, MPV paid to have four signs posted at various "hot" spots within RedStone alerting the public to the upcoming event. Prior to signage installation, MPV informed (via email) the POA Director of Blackhorse Run of the meeting and asked him to share event details w/all BHR residents.

A total of 14 attendees signed in, although it is highly likely several attendees chose not to sign their name on the sign-up sheet located at the theater entrance.

Mike Bilodeau was the presenter and spoke on behalf of the project. He opened by discussing the history of past County decisions, namely (a) adoption of Comprehensive Land Use Plan 2014-2024 which called for (among other things) pedestrian-friendly, high-density development at the intersection of Highway 160 / 521, and (b) a new UDO, which created a new Zoning District (MX) that enabled the very development envisioned by the Land Use Plan. In response to these County decisions, MPV assembled a team of architects, land planners, civil engineers and retail and M/F developers to create the first design of RedStone Phase II. The primary drivers being:

- Create Gateway project that will deliver on County's desire for higher density/MX uses at strategic intersection.
- Elevate Red Ventures Campus and RedStone Phase I by adhering to high quality design and programming.
- Create Open Space / Public Green at center of project that connects Phase I and II. (Note: MPV promised to include a common event lawn when County Council approved RedStone Phase I in 2014).

After the opening, Mike played the keynote presentation on the full Theater screen and subsequently answered questions for 40^{+} minutes thereafter.

The following is a summary of attendees and questions asked/answered.

List of Signed in Attendees

Stephen Andes, T Bodack, Ann Joseph, Kim Sabatini, Frank Rizzo, James Rivenbark, Ed Kowalski, Cory Threaft, Deonica Lewis, Melissa Thornton, Tom O Neill, Jay Camp, Ashok Ahluwalia, Tim Horton

Questions

1. Will Phase II contain parking decks? No.
2. Will MPV continue to maintain a sizable undisturbed buffer w/BHR, as was done in Phase I? Yes.
3. Will there be a connection from Phase II to BHR? No.
4. Do you know what restaurants will locate in Phase II? Not at this time.
5. Will green / event space be used for "free" public events? Yes.
6. If current Phase II plan is not approved, what would take its place? A large "big-box" tenant. It is MPV's contention however that such a project is not in the County's / Public's interest because (a) is inconsistent w/Land Use Plan, (b) big-box traffic generation – owing to customer turnover on a daily basis – will generate much high traffic volume, (c) big-box tenants have constant, night-time deliveries

forcing MPV to install a truck court along rear side of Phase II, (d) big box tenants tend to attract crime, while developer/owner of residential component will be able to control unsavory activity by removing residents who fail to satisfy lease requirement of "quiet enjoyment."

7. Is project already approved. No, all MX projects require County Council approval to proceed, and this project also requires a partial rezoning of RedStone.
8. Will parking lots be gated? It is possible MPV will gate the residents' parking areas…that will be something MPV will evaluate / consider once Phase II becomes operational.
9. Will Phase II require you to build more stormwater detention facilities? No. The stormwater detention facilities design and constructed during Phase I were sized to accommodate both phase I and II. However, as a matter of good faith, though not statutorily required, MPV agreed to upsize Redstone's main detention pond from a 10-year storm event to 25 years. MPV also agreed to downsize the pond's outlet feature form a 12 to 6".
10. Does stormwater from Red Ventures flow to RedStone or does RV have their own stormwater detention facilities? No, all RV stormwater is collected in separate detention facilities, all of which are located on RV property – not RedStone.
11. Will any section of Phase I, in particular the area along the project's eastern edge nearest BHR and the storm pond, be altered as a result of the Phase II Plan? No, Phase I will remain "as-is" and the Phase II project will be incorporated accordingly. Also, our agreement w/Stone Theater prevents us form altering the current layout of Phase I.
12. Do current RedStone tenants support the MX/ Phase II Plan? Yes, enthusiastically. Especially Stone Theater who was the first group who saw the MX Plan. Both Sone Theater and their lender are 100% in support of the MX Plan.

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

June 15, 2022

Dennis Walls
Land Design
223 N. Graham Street
Charlotte, NC 28202

Project Number	20211650
Project Name	RedStone - Ph. II
Location	Hwy. 521 / Opportunity Dr.
Stage	MXU Master Plan
Parcel(s)	
Status	Not Approved

Dear: Dennis Walls

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

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

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

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

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Not Approved

Review Comments:

See Attached pdf. for italics and formatting as written. Below is the body of the same document.

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

Approved

Review Comments:

1. Addresses will be issued upon receipt of a recorded plat, Planning Dept. approval letter, and CAD file
2. CAD file, in a 2010 version, no 3d, needs to be sent to addresser@lanc911.com
3. Floor plans for all apartment will be needed as each will be issued an address which will be placed on our dispatch map.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Not Approved

Review Comments:

1.This is a review of a sketch plan only, a more detailed review will be done at the civil plan review.
2. Detached garages appear to be more than 500 feet as an apparatus would lay hose from a fire hydrant.
3. Fire truck turning movements show trucks crossing curbs at several locations. Ensure that turning movement uses Lancaster County Turning Report for our largest apparatus. (Attached)

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

Not Approved

Review Comments:

A sewer line/easement stub-out will required for parcels 0008B-0C-006.00 and 0008B-0C-004.00. This will need to be shown on the plans.
With the addition of multi-family units, there is a likelihood the existing Red Stone pump station may need to be evaluated for upsizing/modifications to accommodate the proposed flow. The estimated flows need to be provided to LCWSD to further investigate this concern.
Fire hydrant placement is a concern, as fire hydrants need to be on the same side of the road as the water main itself. FDC locations may need to be adjusted to not conflict with this issue.
Look to have the water main not be installed in the middle of the pavement. LCWSD had the engineer avoid having water mains in Red Stone Phase 1 installed within the pavement (where possible). Be sure to update the landscaping plan to avoid having trees/planting within 10' of the water main.
The sewer services coming off the sewer main needs to be labeled as a Schedule 40 sewer service, to distinguish from the sewer main.
Look to have the manhole moved outside of Opportunity Lane outside of the pavement, on the same side of the road as the proposed multi-family units.
The multi-family units may need private fire hydrants shown behind the meters, which will eliminate the need for new public fire hydrants (which are not necessary for LCWSD).

Planning - Rox Burhans - 803-285-9422
rburhans@lancastersc.net

Not Approved

Review Comments:

1. PARKING QUANTITY: The information contained in the June 2nd email combined with the earlier analysis prepared by Land Design is very helpful in understanding the parking demand/supply in the two phases of Redstone. Thank you for taking the time to prepare this. As suggested in the email, you may propose a percentage of the 24,000 sq. ft. of commercial space to be used for restaurants or brew pubs, etc. and show how the Phase 2 parking quantity meets said parking requirements. Alternatively, we can discuss formalizing the information into a parking plan letter or memo.

Current parking rates can be found in the online edition of the UDO (Chapter 7/PDF Page #21).

2. PARKING STALL DIMENSIONS
-90-Degree Stalls: The proposed dimensions for the 90-degree stalls are significantly undersized and appear to be coming from the “min.” parking category in the UDO parking table. This is generally regarded as an ordinance error or exclusively targeting compact vehicles. A 90-degree bay of parking for conventional vehicles has a min. overall width of 60-ft with 9-ft wide stalls. Please modify your 90-degree stalls to be 9-ft wide, 18-ft deep, and with a 24-ft wide drive aisle. Please refer to the previously provided Phase 1 plans for an example of this arrangement.
-60-Degree Stalls: The 60-degree stalls with the two-way drive aisle cannot use the same stall depth as one-way parking areas. Increase stall depth to 20.5-ft or larger on each side.

3. SIDEWALKS:
-Per earlier comments, clearly show newly identified frontage sidewalk on north side of Opportunity Drive extending full length of project and tying into existing sidewalk on Opportunity Drive further east.
-Please show sidewalk across Hwy 521 frontage of retail outparcel or provide call out indicating it will be provided with outparcel construction.
-Per earlier comments, please show sidewalk on western side of interior lawn/greenspace connecting to existing Phase 1 buildings to south.

4. TOWNHOME UNITS: Prior comments asked for the dimensions of individual lots be shown in compliance with UDO Section 3.6.8.A (lot area and width). Commentary was provided in response reflecting the units would not have parcel boundaries. Please provide the width and area of the units (using imaginary property lines for individual unit boundaries) in compliance with the above comments or demonstrate how these units comply with another acceptable multifamily building type.

5. TIA: We will need SCDOT concurrence on the submitted traffic memo. As of the date of this comments memo, we have not received this concurrence yet.

6. MIXED USE BUILDING HEIGHT: The project architect was going to prepare some detailed building height exhibits to show how tall these buildings are from finished grade to peak of roof and show where they measurements are specifically being taken. This information has not been received.

7. MIXED USE BUILDINGS DEPICTION: Buildings 4 and 7 need to have their distribution of ground floor commercial clarified on plan. You may wish to use demise line to reflect this on the building footprints for ground floor areas.

8. DETACHED GARAGES: The two garage buildings behind MF Building 2 do not meet 5-ft accessory structure setback requirements. Please adjust these building locations.

9. OUTPARCEL SETBACK: Depict 50-ft. building setback line from Hwy 521 for outparcel north of Opportunity Drive.

10. PRELIMINARY PLAT: The MX Master Plan submittal identifies the location of the private roads to be platted as ROW and the retail outparcel. Do you intend to subdivide any of the multifamily or commercial areas that have road frontage? If so, we need to identify future lot boundaries. Regardless of the answer to this, please update C203 title to reflect “Layout Plan and Preliminary Plat”

11. CROSS ACCESS: As a follow up to prior comments, please examine whether the northern section of project can tie into parcels 013.00 and013.01 with a stub. If this is not possible, please provide a grading or topo exhibit demonstrating challenges (can be separate/simple exhibit from master plan package).

12. BUILD TO ZONE: Per previous comments, it does not appear Buildings 1 (side frontage) and 2 (Opportunity frontage) are complying with the front and/or side BTZ requirements. The “urban plaza” also does not appear to comply with UDO Section 3.7.6 that would provide a permitted alternative. Have you considered shifting Building 5 slightly to the east to enable the southern building wall to be shifted closer to Opportunity and meet BTZ requirements? We could further designate the side street as a “service street” exempting the side walls from BTZ. Regardless of BTZs, we agree the urban plaza should be retained, which is an attractive feature.

13. APPROVAL PROCESS:
-Item will be scheduled for July 19th Planning Commission meeting
-Item will be scheduled for August 8 and 22 and September 12th County Council meetings (assuming a linear process).

Advisory Comments:

Comments related to architecture that will be addressed with future building permit submittal will be noted as conditions of approval.

SCDOT - David Gamble - (803) 385-4280 **No Review Needed**
GambleDD@scdot.org

Review Comments:

This site does not directly access a state maintained road. If a TIA is required please submit it to SCDOT for review.

LC School District - Bryan Vaughn - (803) 286-6972 **No Review Done**
Bryan.Vaughn@lcsdmail.net

Review Comments:

Impact Fee - Chanda Kirkland - 803-416-9390 **Approved**
ckirkland@lancastersc.net

Review Comments:

Thank you for the letter, this letter will be placed in the file showing that the impact fee doesn't not apply.

Development review

Project:	Redstone Phase 2 MXU Master Plan (Charlotte Highway)
Engineer/Architect:	Land Design, Inc.
Review date:	06/15/2022 based on Plan Set dated 4/28/2022
Review by:	T. Scott Edgar, P.E. CFM, Lancaster County
	Stephen Blackwelder, Environmental Compliance Manager, Lancaster County

General Comments:

1. The preliminary nature of this plan set does not provide adequate detail to formally comment, but the following are items of note from the information given.
   We met with owner, Mike Bilodeau, and Project Engineer, Kim Seddon, on May 26th. There are two parallel pond/systems in play at this location. This project, as proposed, adds stormwater flow from new impervious areas to **BOTH** of these systems. We explained to the project team that the county is going to upgrade the culvert under Black Horse Run Road and wants to ensure that it is properly sized for not only this development but for future water shed buildout and a study of the timing of the parallel pond systems in a holistic model is imperative to make sure what we design and build is correct and viable for the future. Below in italics are the original comments on the matter.

2. *This project is immediately upstream of known flooding issues in the Black Horse Run development. The residents state that floodwaters overtopping the roadways and impacting private property has become more frequent and severe since the construction of the previous Red projects.*
3. *These projects have been reviewed and approved under a mix of SC Department of Health and Environmental Control, DHEC, and Lancaster County. They have also been designed by multiple firms over a span of several years. We are concerned that this approach may not have yielded an overall evaluation of the watershed impacting the Black Horse Run community.*
4. *We are requesting that one firm evaluate future build out and denuded soil conditions as applicable for the entire watershed. A thorough evaluation of the existing and proposed modifications to the Best management Practices, BMPs utilized for these projects including timing of hydrograph peaks from various ponds and unmitigated areas. This should lead to a determination of how the peak flow rates at the Black Horse roadway crossings may be minimized and while reducing the duration of the peak flow release rates. This analysis should be evaluated under multiple storm scenarios, 0.2%, 1%, 10%, 25%, 50%, 100%.*
5. *The Red projects combined area is approximately 75% of the watershed contributing to the Black Horse Run Drive crossing. It does not appear that such an analysis has been undertaken and the safety and property of the downstream neighbors demands the exercise be undertaken.*
6. *Lancaster County acknowledges and understands the culverts under Black Horse Run roadways are undersized and we are planning to spend around $1 million downstream on Black Horse Run Road to alleviate one of the road issues.*
7. *Lancaster County and the Red team have a common goal of working together to optimize the structural measures in place and right sizing future modifications to protect property and enhance safety.*
8. The Drainage area across Opportunity Lane- Please provide documentation and/or calculations showing that this area was included in the master drainage plan for Red Ventures. If this is the

case, erosion control measures will need to be in place to ensure sediment is not going to get into the piping system to route to Dry Pond # 3.

9. Townhouse Building 13-
    a. The retaining wall as depicted on the plans submitted is on the Farm Haus property. It also bisects the driveway easement for that parcel. We remain concerned about the space from the property line to the roadway being wide enough to have this unit there even with a wall. Wall construction and geogrid space requirements will be challenging as there is not enough room with the height of the wall needed to mitigate the elevation change.
10. A cursory research of the applicable regulations applicable to this specific project, we have found the following:
    a. Pursuant to LC UDO section 8.1.4.A.1.- *..flood damage prevention provisions of this chapter to protect human life and health, minimize property damage,.. minimize public and private losses due to flood conditions...*
    b. Pursuant to LC UDO section 8.1.4.A.1.b- *..the purpose of the flood damage prevention provisions of this chapter to protect human life and health, minimize property damage….. by Restricting or prohibition uses which are dangerous to health, safety, and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion.*
    c. Pursuant to LC UDO section 8.4.1.A.2.f.- *For detention facilities, a section in the hydrologic and hydraulic analysis report that includes a plot or tabulation of storage volumes and water surface areas with corresponding water surface elevations, stage-discharge or outlet rating curves, and design hydrographs of inflow and outflow for the 2-year, 10-year, 25-year, and 100-year 24-hour storm events under existing and developed conditions.*
        i. In this specific case an analysis is also required at the Black Horse Run Road Crossing of the tributary serving Red projects.
    d. Pursuant to LC UDO section 8.4.1.A.3.e.- *A capacity analyses of the stormwater management system components off-site. An off-site downstream capacity analyses may be required by the administrator or designee when downstream flooding exists.*
    e. Pursuant to LC UDO section 8.4.3.B.2.a.iii- *The detention volume required shall be calculated using a 24-hour storm event and release rates shall not exceed the 2-year, 10-year, and 25-year pre-development release rates unless more intense storms are required by the Administrator.*
    f. Pursuant to LC UDO section 8.4.3.B.2.a.v.- *Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour storm event such that fold velocities are not exacerbated and flood elevation are not increased to cause damage on adjacent properties.*
    g. Pursuant to SC DHEC SCR100000 section 3.2.8.A.III. -*Provide a full pond routing for each proposed pond/basin.. see sections a. b. c. & d. following.*
    h. Pursuant to SC DHEC SCR100000 section 3.2.10.A.II.-*Control stormwater discharges...to minimize downstream channel and streambank erosion…*
    i. Pursuant to SC regulation 72-307.B.(6)- *Where ponds are the proposed method of control, the person responsible for the land disturbing activity shall submit to the approving agency an analysis of the impacts of stormwater flows downstream in the*

watershed for the 10- and 100-year frequency storm event. The analysis shall include hydrologic and hydraulic calculation necessary to determine the impact of hydrograph timing modifications of the proposed land disturbing activity, with and without the pond.

11. There are two parallel pond/systems in play at this location. This project, as proposed, adds stormwater flow from new impervious areas to both of these systems. Lancaster County is expending significant resources to upgrade the culvert under Black Horse Run Road and wants to ensure that it is properly sized for not only this development but for future watershed buildout. An engineering a study of the timing of the parallel pond systems in a holistic model is imperative to make sure what we plan and build is correct and viable for the future. At this point, we have assumed worst case scenario for the Black Horse Run tributary, no detention upstream which may be inaccurate if the extended peak flow rates (hydrographs) from the upstream ponds are stacking on top of each other when it reaches Black Horse Run Road.

----------(Space above this line for recording use)----------

STATE OF SOUTH CAROLINA	**)**	**DEVELOPMENT AGREEMENT**
	)	
COUNTY OF LANCASTER	**)**	_____

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the _____ day of _____ 2022 ("Agreement Date"), by and between **RED STONE INVESTORS, LLC**, a North Carolina limited liability company ("Red Stone") and **LANCASTER REAL ESTATE GROUP, LLC** a North Carolina limited liability company ("LREG"; LREG and Red Stone are together, "Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

R E C I T A L S

WHEREAS, Red Stone and LREG are the fee simple owners of certain real property consisting of collectively approximately 25.79 acres, more or less, located in the County and known as the Red Stone Shopping Center, Phase II development and adjacent property (the "Property");

WHEREAS, Developer has submitted an application to the County requesting that Tax Parcel No. 0005-00-106.04, 0005-00-106.06 and a portion of 0008-00-015.00, comprising approximately 25.79 acres (out of a total of approximately 47.29 acres), be rezoned to the Mixed-Use (MX) District;

WHEREAS, Developer and County have determined that it is in the best interests of the County and Developer to enter into this Agreement to set forth the terms and conditions of the development in order to achieve a well-coordinated, planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development;

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the Property will be zoned Mixed Use (MX) District for the duration of this Agreement; (2) that upon receipt of its development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement; and

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development within the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act") and the Development Agreement Ordinance for Lancaster County, South Carolina ("Ordinance No. 663"), the parties to this Agreement, intending to be legally bound to a development agreement in accordance with the Act and Ordinance No. 663, agree as follows:

ARTICLE I

GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions. (A) As used in this Agreement:

(1) "Act" means the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended.

(2) "Agreement" means this Development Agreement.

(2A) "Agreement Date" means _____2022.

(3) "Comprehensive Plan" means the master plan for the County and the official map adopted pursuant to S.C: Code §§ 6-29-510 through 6-29-530, inclusive, as amended from time to time, including the Lancaster County Comprehensive Plan adopted December 14, 2014 and updated and amended on July 20, 2020.

(4) "County" means the County of Lancaster, a body politic and corporate, a political subdivision of the State of South Carolina.

(5) "County Council" means the governing body of the County.

(6) "Developer" means Red Stone Investors, LLC, a North Carolina limited liability company and Lancaster Real Estate Group, LLC, a North Carolina limited liability company, and

their successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

(7) "Development Rights" means the right of the Developer to develop all or part of the Property in accordance with this Agreement.

(8) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force as of the Agreement Date, including the UDO as amended through the Agreement Date, as evidenced by Exhibits E and E-1 through E-5 attached hereto and incorporated herein by reference.

(9) "Ordinance No. 663" means Ordinance No. 663 of the County which is cited as the Development Agreement Ordinance for Lancaster County, South Carolina.

(10) "Ordinance No. 2022-_____" means Ordinance No. 2021-_____ of the County, zoning Tax Parcel No. _____, comprising the Property, to _____ (____) District, a copy of which is attached hereto as Exhibit E-1.

(11) "Ordinance No. 2022-_____" means Ordinance No. 2021-_____ of the County approving this Agreement, a copy of which is attached hereto as Exhibit E-2.

(12) "Parties" means County and Developer.

(13) "Property" means the land, and any improvements thereon, described in Section 1.04.

(14) "UDO" means the Lancaster County Unified Development Ordinance adopted by the County Council of Lancaster County, as amended through the Agreement Date, a copy of which is attached hereto as Exhibit E-4.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act and Ordinance No. 663 or the UDO.

Section 1.03. Parties. The parties to this Agreement are County and Developer.

Section 1.04. Property. This Agreement applies to three (3) parcels of land identified as Tax Map Nos 0005-00-106.04, 0005-00-106.06 and a portion of 0008-00-015.00, comprising approximately 25.79 acres (out of a total of approximately 47.29 acres). The Property is reflected in Exhibit A-1 (legal descriptions) and A-2 (plats), attached hereto and incorporated herein by reference as if these exhibits were set out in this Agreement in their entirety.

Section 1.05. Zoning. The three (3) parcels comprising the Property are currently zoned Regional Business (RB) District and Tax Parcels Nos 0005-00-106.04, 0005-00-106.06 and a portion of 0008-00-015.00 are anticipated to be rezoned from Regional Business (RB) District to Mixed Use (MX) District pursuant to Ordinance No. 2022- _____.

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) The development of the Property must meet all applicable standards contained in the UDO as of the Agreement Date. In the event of conflict between the standards contained in the UDO as of the Agreement Date and this Agreement, the terms of the UDO control.

(C) The Development Program for the Property is set forth in the MX District Master Development Plan for the Property which has been approved by the County Council pursuant to Resolution No. 2022-____. This MX District Master Development Plan for the Property, reference to which is herewith made, is included as part of this Agreement as Exhibit B.

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit C, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) County and Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. County and Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) County agrees that if Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment to the Clerk to Council who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment must be accompanied by an explanation and justification. The proposed adjustment is effective sixty (60) days from receipt by the Clerk to Council unless the County Council has disapproved the proposed adjustment by passage of a resolution to that effect within the sixty (60) day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held

responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

(C) Developer acknowledges and agrees that it and its successors and assigns (*i*) are responsible for the development of the Property if and when Developer acquires title to and Development Rights for the Property, and (*ii*) if Developer develops the Property, Developer will develop the Property in accordance with the terms and conditions of this Agreement.

Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates five (5) years thereafter.

Section 1.11. Required Information. Ordinance No. 663 requires a development agreement to include certain information. Exhibit D contains the required information or identifies where the information may be found in this Agreement. Exhibit D is incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with the County's Comprehensive Plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2022-_____ in accordance with the procedural requirements of the Act, Ordinance No. 663 and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2022-_____ that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five acres and that the highlands equal approximately twenty-five and 62/100 acres (25.62).

(B) Developer represents that, as of the Agreement Date, it owns fee simple title to the Property.

(C) Developer represents and warrants that the execution, delivery and performance by the respective individuals or entities signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of Developer.

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement, including the MX District Master Development Plan described in Section 1.06(C), the UDO, and the other Laws and Land Development Regulations. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(B) County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date, including the UDO, as set forth in Exhibits E and E-1 through E-5 to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to the terms and standards as stated in this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in Ordinance No. 2022- _____, the UDO, the other Laws and Land Development Regulations, and the terms of this Agreement, including without limitation the Development Program, when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development

standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that financial guarantees will not be accepted for water, sewer and storm water infrastructure and the water, sewer and storm water infrastructure must be installed, tested and in acceptable condition before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 673. The Parties agree that vested rights conferred upon Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as S.C. Code §§ 6-29-1510 to -1560, Code of Laws of South Carolina 1976, as amended, or the provisions of Ordinance No. 673, the County's ordinance relating to the Vested Rights Act. In addition, subject to the provisions of Section 3.03(A) of this Agreement, all rights and prerogatives accorded Developer by this Agreement shall immediately also constitute vested rights for the development of the Property including vested rights pursuant to the Vested Rights Act and the provisions of Ordinance No. 673, for the term of this Agreement and the maximum period for vesting rights under the Vesting Rights Act. Section 3.03(A) of this Agreement does not abrogate any rights either preserved by S.C. Code § 6-31-140, Ordinance No. 663, Ordinance No. 673, the UDO, or that may have vested pursuant to common law and otherwise in the absence of a development agreement.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. However, the laws applicable to the development of the Property during the Term of this Agreement shall be the Laws and Land Development Regulations in effect on the Agreement Date as set forth on Exhibits E and E1 – E5, except as expressly provided otherwise in this Agreement.

Subject to the provisions of S.C. Code § 6-31-140, the County shall not apply subsequently adopted laws or regulations to the Property or the Project unless the County has held a public hearing and has determined: (1) the proposed subsequent laws or regulations are not in conflict with the Current Laws and Land Development Regulations governing the Agreement and do not prevent the development of the Property set forth in this Agreement; (2) the proposed subsequent laws or land development regulations are essential to the public health, safety, or welfare and the proposed subsequent laws or land development regulations expressly state that they apply to a development that is subject to a development agreement; (3) the proposed subsequent laws or land development regulations are specifically anticipated and provided for in this Agreement; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement which changes, if not addressed by the County, would pose a serious threat to the public health, safety, or welfare; or (5) this Agreement is based on substantially and materially inaccurate information supplied by Developer.

(B) Notwithstanding the provisions of subsection (A) of this section, the County agrees that if County Council imposes a moratorium or other similar restriction that would curtail or

hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property.

(C) Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, and gas codes adopted by County Council after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, or gas code adopted by County Council.

Section 3.04. Development Permits.

(A) Developer agrees to obtain all local development permits for the development of the Property. Local development permits, approvals and processes, some of which may have been obtained or complied with as of the Agreement Date, include, but are not limited to:

(1) Site plan or preliminary plan approval;
(2) Civil plan approval;
(3) Final plat approval;
(4) Zoning permits;
(5) Building permits; and
(6) Sign permits.

(B) The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it. In the event of the sale, transfer, or other conveyance of all or a portion of the Property and compliance with the conditions set forth herein, Developer shall be released from any further obligations with respect to this Agreement as to the portion of the Property so transferred, and the transferee shall be considered as substituted as Developer under the Agreement as to the portion of the Property so transferred.

(B) This provision does not apply: (i) to the purchaser or other successor in title to Developer who is the owner or lessee of a completed residence and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and

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

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

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

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

Section 4.01B. Payment for School District. Developer will pay the County Five Hundred and No/100 Dollars ($500.00) per residential housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made when a building permit is issued. Except as set forth above and pursuant to the provisions of that certain correspondence provided by John DuBose, Counsel to the County, dated as of August 19, 2021, a copy of which correspondence is attached to this Agreement as Exhibit F, Developer will not be required to pay the County any additional school impact fees, including, without limitation, those assessed pursuant to the County Ordinance adopted on September 13, 2021 (Ordinance No. 2021-____).

Section 4.01C. Funds for Public Safety. On July 21, 2021, the County adopted Ordinances establishing development impact fees for facility improvements for Fire (Ordinance No. 2021-1722), Emergency Medical Services (Ordinance No. 2021-1723), Sheriff (Ordinance No. 2021-1724) and Parks & Recreation (Ordinance No. 2021-1725)(collectively, the "County

Impact Fees"), which County Impact Fees were implemented as of October 1, 2021 and shall apply to the development of the Property. County and Developer agree that no additional public safety funds are required pursuant to this Agreement because the County Impact Fees already address the impact that the development of the Property will have on public safety facilities.

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

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

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than _____, 202_, for the County's reasonable unreimbursed actual costs related to this Agreement. The foregoing cost reimbursement is capped at ten thousand dollars ($10,000.00) and is limited to County payments to third-party vendors and service providers that have not been otherwise reimbursed from the fee paid by Developer pursuant to Section 10 of Ordinance No. 663.

Section 4.03. Other Charges or Fees.

(A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services.

The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer is also responsible for maintenance of all roads that are not public roads. Pursuant to Ordinance 2014-1299, Developer acknowledges that County will only accept as public roads those roads constructed in full compliance with the UDO and providing connectivity to the county road system or serving as a necessary component for the proper development of the county road system. County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer (if not already prepared at time of Agreement). Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer.

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or

responsibility for providing potable water services or sewer services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by Developer or a homeowners' association. County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide solid waste collection or disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Services. The Property is in the Pleasant Valley Fire Department service area and fire services will be provided by the Pleasant Valley Fire Department, or its successor entities. Developer acknowledges that the Pleasant Valley Fire Department provides services using volunteers.

(F) School Services. Public school services are now provided by the Lancaster County School District. Developer acknowledges that County has no authority or responsibility for providing public school services in the County.

ARTICLE V

MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (*i*) when delivered to the party named below, (*ii*) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (*iii*) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To the County: County of Lancaster
Attn: County Administrator
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

With a Copy to: County of Lancaster
Attn: County Attorney
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

And to Red Stone: Red Stone Investors, LLC
Attn: Mike Bilodeau
2400 South Boulevard, Suite 300
Charlotte, NC 28203

With a Copy to: Moore & Van Allen PLLC
Attn: J. Christopher Oates
100 N. Tryon Street, Suite 4700
Charlotte, NC 28202-4003

And to LREG: Lancaster Real Estate Group, LLC
Attn: Mark Brodsky
1423 Red Ventures Drive
Ft. Mill, SC 29707

With a Copy to: _____
Attn: _____
_____
_____, __ _____

Section 5.02. Amendments.

(A) This Agreement may be amended or cancelled by mutual consent of the Parties to the Agreement or by their successors in interest. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

(B) An amendment to this Agreement with the exceptions identified on Exhibit B must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement. Any amendment to this Agreement other than as set forth on Exhibit B constitutes a major modification and the major modification may occur only after public notice and a public hearing by the County Council.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or

precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in Section 5.03 of this Agreement or at any other time, the Development Services Director for the County, or their designee, finds and determines that the Developer has committed a material breach of the terms or conditions of this Agreement, the Development Services Director for the County shall serve notice in writing, within a reasonable time after the periodic review, upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Developer a reasonable time in which to cure the material breach.

(B) If the Developer fails to cure the material breach within a reasonable time and is not proceeding expeditiously and with diligence to cure the breach, then the County Council may unilaterally terminate or modify this Agreement. Prior to terminating or modifying this Agreement as provided in this section, the County Council must first give the Developer the opportunity (*i*) to rebut the finding and determination, or (*ii*) to consent to amend the Agreement to meet the concerns of the County Council with respect to the findings and determinations.

Section 5.05. Enforcement. The Parties shall each have the right to enforce the terms, provisions and conditions of this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third Party Beneficiary. The provisions of this Agreement may be enforced only by the Parties. No other persons shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that Developer shall record this Agreement with the County Register of Deeds within fourteen (14) days of the date of execution of this Agreement.

Section 5.08. Administration of Agreement. County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in a newly-incorporated municipality or is annexed into a municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by Section 6-31-110 of the Act. County reserves the right to enter into an agreement with the newly-incorporated municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other Party requesting the Party to certify in writing (*i*) that this Agreement is in full force and effect, (*ii*) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (*iii*) whether, to the knowledge of the Party, the requesting Party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (*iv*) whether, to the knowledge of the Party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. County and Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement and County and Developer agree to cooperate with the execution thereof.

Section 5.13. Construction of Agreement. The Parties agree that each Party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05. This Agreement shall also be binding on the County and all future County Councils for the duration of this Agreement, even if the County Council members change.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.

(B) The Parties agree that the jurisdiction and venue for disputes relating to this Agreement is Lancaster County, South Carolina which is within the Sixth (6^{th}) Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any provision in this Agreement or the application of any provision of this Agreement is held invalid, the invalidity shall apply only to the invalid provision, and the remaining provisions of this Agreement, and the application of this Agreement or any other provision of this Agreement, shall remain in full force and effect. However, if the invalid provision would prevent or materially impair Developer's right or ability to complete performance of this Agreement, the Parties agree to use their best efforts to renegotiate that provision in order for Developer to complete performance of this Agreement.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when the County and Developer have each executed the Agreement. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A-1 and shown on Exhibit A-2. The agreements contained herein shall be deemed to run with the land.

(B) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder.

(C) Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions with respect to the matters set forth herein. All prior negotiations and representations are superseded and merged herein.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date below found.

WITNESSES:

DEVELOPER (Red Stone):

RED STONE INVESTORS, LLC, a North Carolina limited liability company

_____
Witness #1

By: MPV Red Stone, LLC, a North Carolina limited liability company, Manager

_____
Witness #2

By: MPV Properties LLC, a North Carolina limited liability company, Manager

By:_____
Name: Steve Vermillion
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein: _____.

Date: _____, 2022

_____
Official Signature of Notary

_____
Notary's printed or typed name, Notary Public

WITNESSES:

DEVELOPER (LREG):

LANCASTER REAL ESTATE GROUP, LLC,
a North Carolina limited liability company

_____
Witness #1

By: _____
Name: _____
Title: _____

_____
Witness #2

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein: _____.

Date: _____, 2022

_____
Official Signature of Notary

_____
Notary's printed or typed name, Notary Public

WITNESSES:

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

_____ By: _____
Steve Harper, Chair, County Council

_____ Date: _____

_____ By: _____
Billy Mosteller, Secretary, County Council

_____ Date: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER_)

I, _____, a Notary Public for the State of South Carolina, do hereby certify that Lancaster County, by Steve Harper, its Chair, County Council, and Billy Mosteller, its Secretary, County Council personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this ___day of _____ 2022.

_____ (SEAL)
Notary Public for State of _____
My commission expires:_____
Print Name: _____

Exhibit A

PROPERTY DESCRIPTION

All that certain lot or parcel of land situate, lying, and being in Lancaster County, South Carolina, and more particularly described as follows:

Exhibit A-2

Plat(s)

Exhibit B

Development Program

1. *Conceptual Site Plan:* The Conceptual Site Plan attached hereto as Exhibit B-1 shall serve as the general guide for the location of roads, buildings, and other development features. The Property shall be generally developed consistent with the approved Conceptual Site Plan located on Exhibit B-1 unless otherwise modified consistent with the terms of the Agreement.
2. *Zoning District*: The Property, once rezoned, will be located in the Mixed Use (MX) zoning district and shall be developed consistent with the provisions of the UDO as applicable for this district.
3. *Permitted Uses*: The Property shall be permitted to be developed with all uses permitted within the Mixed Use (MX) District as set forth in the UDO and not identified as being prohibited.
4. *Dimensional Requirements:* The Property shall be permitted to be developed in accordance with the criteria with respect to minimum parcel sizes, open space, population densities, building intensities, setbacks, height, parking, buffers, fencing, signage, impervious coverage, and other dimensional requirements or building development standards as applicable to the Mixed Use (MX) District as set forth in the UDO.
5. *Design Review and Approval*. Development of the Property shall be subject to review by the County's Zoning Administrator and the Technical Review Committee, as applicable, as set forth in the UDO.
6. *Transportation:*
   a. Offsite Improvements:
      i. Traffic Impact Analysis (TIA): Provided by Developer dated August 2016, as amended by an updated Transportation Technical Memorandum dated _____, both prepared by Design Resource Group.
      ii. Developer has previously constructed and completed the following:
         (A) A northbound right turn lane on US Hwy. 521 with 250 feet of storage (to an existing/modified driveway);
         (B) A second southbound left turn lane on US Hwy. 521 with 350 feet of storage (matching the existing left turn lane) and a 200-foot bay taper (with the existing median) and a modification to the median nose; and
         (C) An extension to SC 160 containing the following cross-section:
            (I) Two eastbound receiving lanes;
            (II) A westbound left turn lane with 200 feet of storage and appropriate bay taper;
            (III) Two westbound thru lanes;
            (IV) A westbound right turn lane with 225 feet of storage and appropriate bay taper; and
            (V) A raised median constructed on the SC 160 Extension (minimum 4-feet wide) commencing at

US Hwy. 521 and extending beyond the first two access driveways on the south side of SC 160 Extension to limit these two driveways to right in/right out (RI/RO) only.

b. Onsite Improvements:
   i. *Internal Streets/ROW*: All internal streets shall be privately maintained by Developer or his/her assigns. All streets shall be constructed in accordance with County standards and inspected by the County throughout the development process. Construction testing results and As built surveys of all constructed roads shall also be required.
   ii. *Traffic Calming:* None required
   iii. *Walkway Connections:* **N/A**.
   iv. *Overflow Neighborhood Parking:* None required.

7. *Sewer*: Developer will bring sanitary sewer lines to the Property through adjacent properties and will install a sanitary sewer trunk line on the Property to connect to serve the Property and the adjacent property to the _____of the Property, which trunk line will be dedicated to the Lancaster County Water and Sewer District.

Modification of Development Program: It is recognized that periodic modifications to the Development Program may be needed to address market conditions, environmental challenges, and other elements. The following will outline the processes for Minor, Moderate, and Major Modifications to Exhibit B. Modifications to other sections of the Agreement will be processed in accordance with those provisions.

a. Minor Modifications: "Minor Modifications" are defined as those modifications that reflect minor adjustments to the site layout caused by environmental features, adaptations to comply with regulatory requirements, and other changes considered incidental by County staff. Generally, Minor Modifications shall only be to the Site Plan and not to a specific development standard set forth within Exhibit B. The Planning Director shall determine what shall constitute a Minor Modification and have the authority to administratively approve such.

b. Moderate Modifications: "Moderate Modifications" are those modifications to the Conceptual Site Plan that are not caused by environmental features, adaptations to comply with regulatory requirements, and are not considered by County staff to be incidental changes. Moderate Modifications may be approved by the County Council after a review and recommendation is provided by County Staff. Approved Moderate Modifications shall be recorded by the Developer and made an amendment to Exhibit B.

c. Major Modifications: "Major Modifications" are those that do not qualify as either a Minor or Moderate Modification, such as the addition of new external access point to the public

road system. Major Modifications must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement.

Exhibit B-1

Conceptual Site Plan

[Attached]

Exhibit C

Development Schedule

Years		Residential
1		**N/A** units
2		**N/A** units
3		150 units
4	Retail Building of 15,500 square feet and	150 units
5		54 units
Total	Retail Building of 15,500 square feet and	354 units

This Development Schedule is an estimate. The provisions of Section 1.07 of this Agreement apply to this exhibit.

NOTE: County and Developer acknowledge that development of the Property is limited to two (2) retail buildings containing collectively approximately 15,500 square feet and 354 residential units. There is also an additional +/- 8,000 square feet of ground floor retail space planned for the MX/Apartment building Number 7.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Exhibit D

Required Information

The Act and Ordinance No. 663 require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. 663.

(A) *a legal description of the property subject to the agreement and the names of the property's legal and equitable owners.* The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, _____, Inc., a _____ for-profit corporation, is the legal and equitable owner of the Property, except to the extent that Developer has contractual rights to acquire the Property.

(B) *the duration of the agreement which must comply with Code Section 6-31-40.* See Section 1.10.

(C) *a representation by the developer of the number of acres of highland contained in the property subject to the agreement.* See Section 2.02.

(D) *the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property.* See Section 1.05.

(E) *the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities and height.* See Section 1.06 and Exhibit B.

(F) *a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer.* See Article IV.

(G) *a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement.* Developer agrees to comply with all applicable environmental laws.

(H) *a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.* See Section 3.04.

(I) *a finding that the development permitted or proposed is consistent, or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations.* See Section 2.01(A).

(J) *a description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens.* See Article IV.

(K) *a description, where appropriate, of any provisions for the preservation and restoration of historic structures.* Developer agrees to comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(L) *a development schedule including commencement dates and interim completion dates at no greater than five year intervals.* See Section 1.07 and Exhibit C.

(M) *if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement.* See Section 5.08.

(N) *a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers or portions of the County Code of Ordinances or both.* See Sections 3.01, 3.03 and Exhibits E and E-1 – E-5.

(O) *a provision, consistent with Code Section 6-31-80, addressing the circumstances under which laws and land development regulations adopted subsequent to the execution of the agreement apply to the property subject to the agreement.* See Section 3.03.

(P) *a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly-incorporated area and, if so, that the provisions of Code Section 6-31-110 apply.* See Section 5.09.

(Q) *a provision that the agreement may be amended or cancelled by mutual consent of the parties to the agreement or their successors in interest.* See Section 5.02.

(R) *a provision that if the amendment constitutes a major modification of the agreement, the major modification may occur only after public notice and a public hearing by the council, provided that, for purposes of this item, a "major modification" means: (i) significant changes to the development scheduled time-frames set forth in the agreement; (ii) density modifications; (iii) land use changes; (iv) any major miscalculations of infrastructure or facility needs which create demand deficiencies; or (v) any significant deviation from the development as contained in the agreement.* See Section 5.02.

(S) *a provision that if the developer requests an amendment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified by the council if the developer is able to demonstrate and establish that there is good cause to modify those dates.* See Sections 1.07 and 5.02.

(T) *a provision that the agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the agreement is entered into which prevents or precludes compliance with one or more of the provisions of the agreement.* See Section 5.02

(U) *a provision for periodic review, consistent with the provisions of Section 8 of Ordinance No. 663.* See Section 5.03.

(V) *a provision addressing the effects of a material breach of the agreement, consistent with the provisions of Section 9 of Ordinance No. 663.* See Section 5.04.

(W) *a provision that the developer, within fourteen days after the County enters into the agreement, will record the agreement with the County Register of Deeds.* See Section 5.07.

(X) *a provision that the burdens of the agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.* See Section 1.09(A).

(Y) *a provision addressing the conditions and procedures by which the agreement may be assigned.* See Section 1.09, Section 3.05 and Section 5.14.

(Z) *a traffic impact analysis prepared in accordance with UDO Chapter 6.8 and SCDOT standards.* See Section 4.04.

Exhibit E

Laws and Land Development Regulations

1. Ordinance No. 2021-_____ zoning properties subject to the Development Agreement to _____ (___) District attached hereto as Exhibit-1.
2. Ordinance No. 2021-_____, approving this Development Agreement attached hereto as Exhibit E-2.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663, a copy of which is attached hereto as Exhibit E-3.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County, a copy of which attached hereto as Exhibit E-4.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Exhibit E-1

Ordinance No. 2020-_____

[Rezoning Ordinance - Attached]

Exhibit E-2

Ordinance No. 2020-_____

[Ordinance Approving Development Agreement - Attached]

Exhibit E-3

The Development Agreement Ordinance, Ordinance No. 663

[Attached]

Exhibit E-4

The UDO

[**The UDO, updated to the effective date of the Ordinance 2021-_____, will be signed by County and Developer, and maintained by Lancaster County Development Services**]

Exhibit E-5

Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

Exhibit F

School Impact Fee Correspondence

SMITH ROBINSON
Forward thinking. Results driven.

Smith Robinson Holler DuBose and Morgan, LLC

COLUMBIA 2530 Devine Street, Columbia, SC 29205 P: 803.254.5445 F: 803.254.5007
SUMTER 2126 N. Main Street, Sumter, SC 29151 P: 803.778.2471 F: 803.778.1643
CAMDEN 935 Broad Street, Camden, SC 29020 P: 803.432.1992 F: 803.432.0784

Reply to Columbia Office
John K. DuBose, III

August 19, 2021

VIA E-MAIL AND U.S. MAIL
J. Christopher Oates
Moore & VanAllen
100 North Tryon Street, Suite 4700
Charlotte, NC 28202-4003

Re: Phase II of RedStone Shopping Center Vested Rights

Mr. Oates:

In reply to your inquiry and letter dated July 13, 2021 and based upon a review of the facts and circumstances specific to this project as detailed in your letter, Lancaster County confirms that RedStone's expenditures in furtherance of project milestones included within a site specific development plan entitles RedStone to vested rights in Phase II of the Project. Further, RedStone Phase II will not be subject to application of school impact fees provided the effective date provision of the proposed school impact fee ordinance is not amended by Lancaster County Council. Third and final reading of the proposed school impact fee ordinance is scheduled for September 13, 2021. Lancaster County Council unanimously passed first reading of the school impact fee ordinance on August 9, 2021.

Very Truly Yours,

SMITH, ROBINSON, HOLLER,
DuBOSE AND MORGAN, LLC
John K. DuBose, III

JKDuB,III/urv

Agenda Item Summary

Ordinance # / Resolution #: MX-2021-1650 Redstone Phase II*
Contact Person / Sponsor: R. Burhans
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: DA-2021-1650 Redstone Phase II
Contact Person / Sponsor: R. Burhans
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-1329 Hovey*
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/11/2022	Exhibit
Application	7/11/2022	Exhibit
Hovey Location Map	7/11/2022	Exhibit
Recorded Plat 2015/880	7/11/2022	Exhibit
Proposed plat	7/11/2022	Exhibit

PROPOSAL:	Request to rezone 0.67 acres of property
PROPERTY LOCATION:	adjacent to #1628 John Truesdale Road (portion of TM# 0060-00-092.04)
CURRENT ZONING DISTRICT:	Manufactured Home (MH) District
PROPOSED ZONING DISTRICT:	Low Density Residential (LDR) District
APPLICANT:	LaVern & Lina Hovey
COUNCIL DISTRICT:	District 3, Billy Mosteller
STATUTORY NOTICES:	Signs posted 7/1/2022 at 1628 John Truesdale Road see photos Hearing notice published 7/2/2022 in Lancaster News Mailed notices 7/1/2022 Posted agenda in lobby 7/12/2022

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 0.67 acres in size. The intent is to join the property to an adjacent homesite parcel (TM# 0060-00-092.00).

Site Information

The parcel proposed to be rezoned is currently vacant; it was rezoned in 2016 with the intent of installing a mobile home on the property (see Ordinance 2016-1388). Although the parcel was surveyed and recorded in 2015, the parcel was never assigned a separate tax map number (see plat 2015/880). Access will be provided by John Truesdale Road.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR and MDR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Residential
South	Lancaster County	LDR	Residential
East	Lancaster County	LDR, MDR	Residential
West	Lancaster County	LDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MH District. Pursuant to UDO Chapter 2.3, the MH District *accommodates manufactured homes in a variety of settings, including manufactured home parks, manufactured home subdivisions, and a single-lot mobile home district.*

Requested GB

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

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the LDR District. The surrounding uses are primarily residential and agricultural. This is the only residential parcel with an MH designation.

Non-Conformance Status

The property is currently vacant; the proposed mobile home was never installed. If the rezoning were to be approved (changing the zoning district to LDR) it would bring the property into conformity with the surrounding tax parcel and neighboring properties.

RELATIONSHIP TO PUBLIC PLANS

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

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested LDR District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation

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

Public Utilities

LCWSD is currently serving this site with water. There is no sewer service to the site. A septic tank is on the property.

Public Schools

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

PHOTOS OF PROJECT AREA:



Facing South on Truesdale RD



Looking across Truesdale RD



Looking North of Truesdale RD



Aerial view of the parcel. Subject parcel can be seen in the middle of the photo.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 0.67 acres (portion of TM# 0060-00-092.04) from Manufactured Home (MH) District to Low Density Residential (LDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: portion of TM# 0060-00-092.04 described in plat book 2015 page 880;
2. That the subject property is currently zoned MH District and proposed to be rezoned LDR District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood Community Type; and
4. That the proposed LDR District is generally consistent with the surrounding area which is comprised of LDR and MDR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Survey: Plat Book 2015 p. 880
4. Recombination plat submitted for Project 20221242

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 1628 John Tavesdale Road

City Lancaster State SC Zip 29720 Tax Parcel ID PORTION OF 0060-00-092.04

Current Zoning MH Current Use land only

Proposed Zoning LDR Total Acres .67 ACRES

Project Description Rezoning to allow combination of parcel

Surrounding Property Description All zones LDR

CONTACT INFORMATION

Applicant Name LaVern & Lina Hovey

Address 1628 John Tavesdale Rd

City Lancaster State SC Zip 29720 Phone 910-987-4752

Fax _____ Email _____

Property Owner Name LaVern & Lina Hovey

Address 1628 John Tavesdale Rd

City Lancaster State SC Zip 29720 Phone 910-987-4752

Fax _____ Email lahovey60@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.

Lina A. Hovey — 6/7/2022

Applicant — Date

Lina A Hovey — 6/7/2022

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

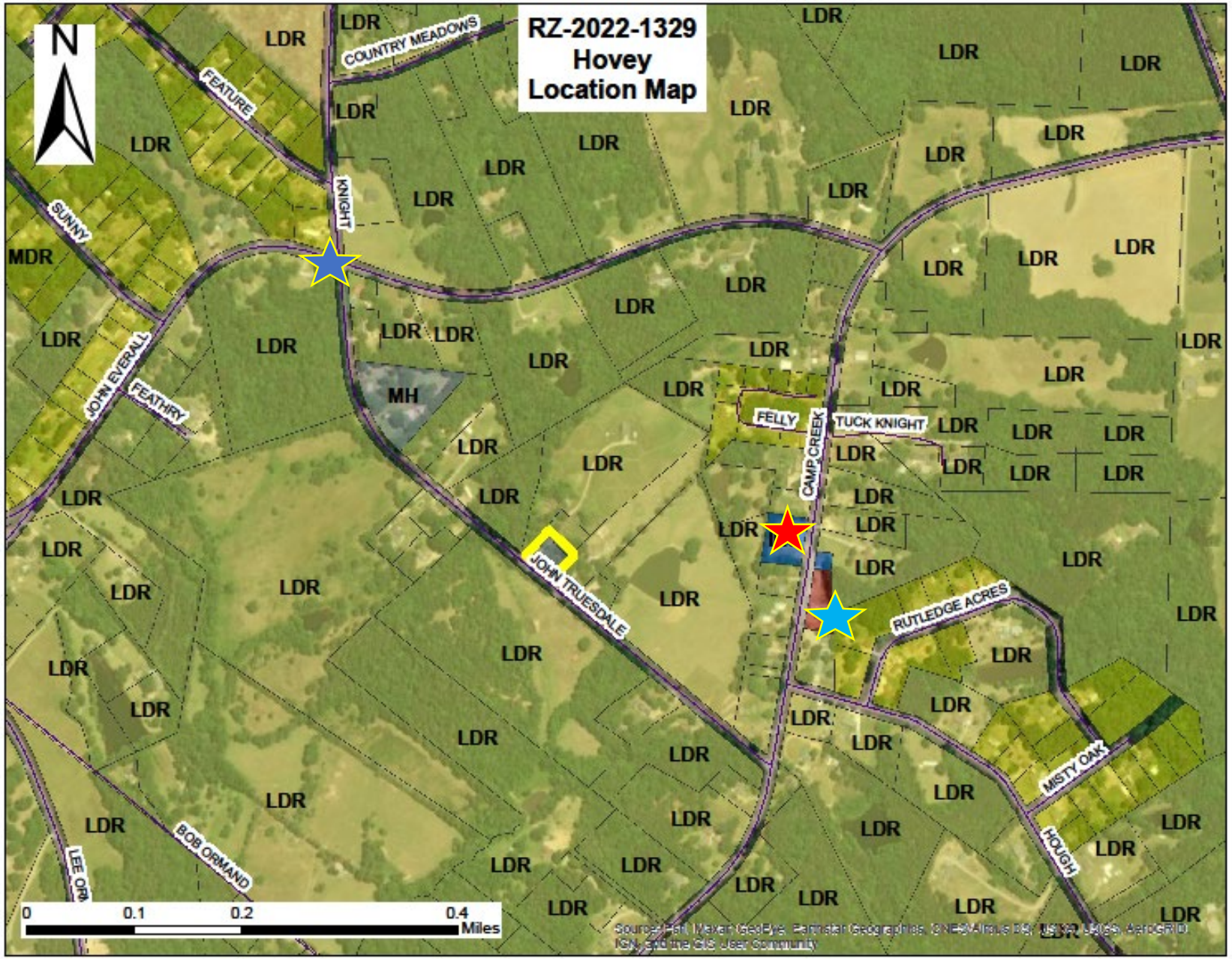
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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



Lancaster County
South Carolina

Proposal:
Request to rezone from MH to LDR

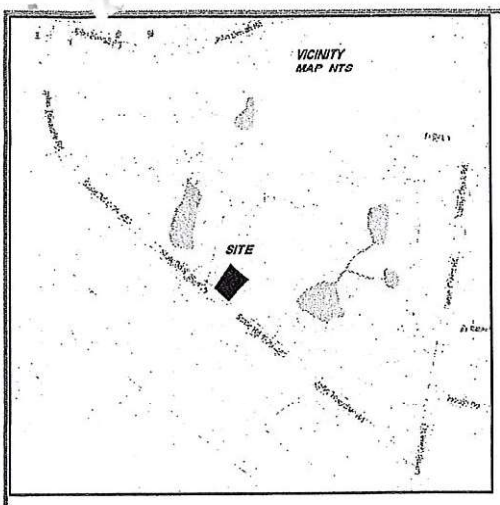
Legend:

Subject Property

Intersection of J. Everall and J. Truesdale Roads

Camp Creek VFD

Exxon (Evans Petroleum)



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

OLD #5 REBAR BENT

206.82'

N43°11'07"E

LAVERN S. & LINA A. HOVEY
1628 JOHN TRUESDALE ROAD
DEED BOOK 802 PAGE 71
PLAT 2004-96
TAX ID 0060-00-092.00

EXISTING BRICK HOUSE

DECK

POLE

41.71'

#5 REBAR SET

S46°48'37"E 174.71'

#5 REBAR SET

PROPOSED HOUSE SITE

25' REAR SETBACK

S43°11'07"W

172.21'

20' SIDE SETBACK

OVERHEAD ELEC.

LOT "A"
AREA= 29,040 sq.ft.
0.6666 AC.
ZONED R-30D

KRISTI R. & SARAH K. KENNEDY
DEED BOOK 447 PAGE 21
PLAT 2004-95
TAX ID 0060-00-92.03

160.20'

40' FRONT SETBACK

N43°11'23"E

GRAVEL DRIVE

#5 REBAR SET

OLD #5 REBAR

R/W

OLD #5 REBAR

33.79'

N50°44'34"W

N50°44'34"W 175.14'

R/W

TO JOHN EVERALL RD.

JOHN TRUESDALE ROAD S29-455 66' R/W

1417 TO CENTER LINE INTER. OF CAMP CREEK RD. S29-51

POLE

2015017827
PLAT SMALL $5.00
RECORDING FEES
PRESENTED & RECORDED:
11-18-2015 03:25 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:PLAT 2015
PG:880-880

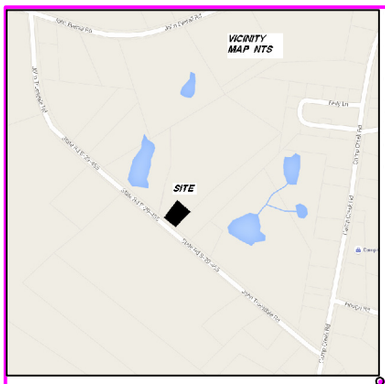
Plat Of Property Of
LAVERN S. & LINA A. HOVEY
Located At
1628 John Truesdale Road
Camp Creek Community
Lancaster, South Carolina
Lancaster County

APPROVED FOR RECORDING
Planning Official 11-9-15 Date
This plat must be recorded by the

NOTE: This lot does not lie within any designated flood area and there

Scale 1"= 50'

Date 11/068/2015



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

THE PRIVATE ROAD PROVIDING ACCESS TO LOTS IN THIS DEVELOPMENTS IS NOT AND WILL NOT BE MAINTAINED BY LANCASTER COUNTY. OWNERS OF LOTS IN THIS DEVELOPMENT ARE FINANCIALLY OBLIGATED TO MAINTAIN THIS ROAD IN PERPETUITY FOR THE BENEFIT OF ALL PROPERTY OWNERS IN THE DEVELOPMENT.

OLD #5 REBAR BENT

89.90'

LAVERN S. & LINA A. HOVEY
1628 JOHN TRUESDALE ROAD
DEED BOOK 802 PAGE 71
PLAT 2004-96
TAX ID 0060-00-092.00
APPROX. 7.85 AC +/-

N43°19'16"E

#5 REBAR SET

S46°48'53"E 202.64'

178.99'

#5 REBAR SET

#5 REBAR SET

LAVERN S. & LINA A. HOVEY
1628 JOHN TRUESDALE ROAD
DEED BOOK 802 PAGE 71
PLAT 2004-96
TAX ID 0060-00-092.00
APPROX. 8.412 AC+/-

40.00'

25' REAR SETBACK

149.24'

141.37'

SETBACK

EXISTING BRICK HOUSE

DECK

POLE

LOT "A"
AREA= 29,040 sq.ft.
0.6666 AC.
ZONED LDR (LOW DENSITY RESIDENTIAL)
PLAT 2016-475

20' SIDE SETBACK

148.55'

20' SIDE

N37°40'20"E

73.33'

40' FRONT SETBACK

S43°11'07"W

188.29'

#5 REBAR SET

N46°48'53"W 163.17'

188.29'

#5 REBAR SET

25' REAR SETBACK

141.25'

20' SIDE SETBACK

OVERHEAD ELEC.

TRACT "A-1"
AREA= 0.562 AC.
TO BE COMBINE WITH
TAX MAP PARCEL0060-00-092.00
TOTAL AREA= 1.228 AC.

128.60'

KRISTI R. & SARAH K. KENNEDY
DEED BOOK 447 PAGE 21
PLAT 2004-95
TAX ID 0060-00-92.03

20' SIDE SETBACK

N37°40'20"E

40' FRONT SETBACK

N43°11'07"E

GRAVEL DRIVE PRIVATE DRIVE

OLD #5 REBAR

R/W

OLD #5 REBAR

33.79'

N50°44'34"W

#5 REBAR SET

N50°44'34"W 175.14'

R/W

TO JOHN EVERALL RD.

JOHN TRUESDALE ROAD S29-455 66' R/W

1417 TO CENTER LINE INTER. OF CAMP CREEK RD. S29-51

POLE

Plat Of Property Of

LAVERN S. & LINA A. HOVEY

Located At
1628 John Truesdale Road
Camp Creek Community
Lancaster, South Carolina
Lancaster County

Scale 1"= 50'

Rev.Date 05/26/2022
Date 06/01/2016

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

DRAWN BY: JCC	Rev.Date 05/26/2022 DATE: 06/01/2016
CHECKED BY: JCC	A PORTION OF TAX ID 0060-00-092.04
JOB NO.: 15-11-1	SHEET 1 OF 1

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-1399 St. Luke's
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 7/19/2022

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

Points to Consider:
Site Information:
The parcel proposed to be rezoned is recently subdivided. The residence on site was formerly church property. Access will be provided via Old Camden Highway.

Transportation: There are no issues with traffic generated from this request at this time.

Public Utilities: This site is currently served by Lancaster County Water and Sewer District.

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

Recommendation:
Planning Staff recommends **approval** of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/11/2022	Exhibit
Application	7/11/2022	Exhibit
Location Map	7/11/2022	Exhibit
Recorded Plat	7/11/2022	Exhibit
Collins Letter	7/11/2022	Exhibit

PROPOSAL:	Request to rezone .439 acres of property
PROPERTY LOCATION:	at 2404 Old Camden Highway (p/o TM# 0088P-0C-013.00)
CURRENT ZONING DISTRICT:	Institutional (INS)
PROPOSED ZONING DISTRICT:	Medium Density Residential (MDR)
APPLICANT:	James Strang
OWNER:	St. Luke's Methodist Church
COUNCIL DISTRICT:	District 5, Steve Harper
STATUTORY NOTICES:	Signs posted Wednesday 6/29/2022 Hearing notice published 7/2/2022 in The Lancaster News Mailed notices July 1, 2022 Posted agenda in lobby July 12, 2022

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel .439 acres in size. The subject property is currently owned by St. Luke's Church. The intent of the rezoning is to sell the property to be renovated into a private residence.

Site Information

The parcel proposed to be rezoned is recently subdivided. The residence on site was formerly church property. Access will be provided via Old Camden Highway.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by MDR and INS zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Elgin FD
South	Lancaster County	INS	Church
East	Lancaster County	INS	Elgin FD
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned INS. Pursuant to UDO Chapter 2.3, the INS District "*is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities and public and private utility infrastructure.*"

Requested MDR

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

Compatibility with Surrounding Area
As noted previously, the subject property is predominately surrounded by the MDR and INS Districts. The surrounding uses are institutional (church and fire station) and residential.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Transitional, with the Community Type of Suburban SF/MF Residential and Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential and Commercial Community Type "*are formed as subdivisions or communities, with a relatively uniform housing type and density throughout*" The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Transitional Future Land Use Category is predominately present within 2 to 3 miles from the City Limits of the City of Lancaster. The Transitional Future Land Use is designed to provide a transitional buffer area around the City of Lancaster. This FLU designation is by default, intended to be compatible with the existing and developing character of the area.

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

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

INFRASTRUCTURE CONSIDERATIONS

Transportation
There are no issues with traffic generated from this request at this time.

Public Utilities

This site is currently served by Lancaster County Water and Sewer District.

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

PHOTOS OF PROJECT AREA:



Looking directly at the Subject Property from across Old Camden Highway



Aerial view looking north: Subject parcel can be seen outlined in Red.



Street View: Looking north on Old Camden Highway towards Elgin Fire Department.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone .439 acres (p/o TM# 0088P-0C-013.00) from Institutional (INS) to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: p/o TM# 0088P-0C-013.00;
2. That the subject property is currently zoned INS District and proposed to be rezoned MDR District;
3. Prior to the County-wide rezoning in 2016, this parcel was zoned R-15 (equivalent to current MDR);
4. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban SF/MF Residential and Commercial; and
5. That the proposed MDR District is generally consistent with the surrounding area which is comprised of MDR and INS Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Minor Subdivision plat
4. Citizen Comment Letter

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 2404 Old Camden Hwy
City Lancaster State SC Zip 29720 Tax Parcel ID 0088P-0C-013
Current Zoning INS Current Use Vacant
Proposed Zoning MDR Total Acres .439
Project Description Plan is to renovate house back to a residence.

Surrounding Property Description St Lukes Church, Elgin Fire Department and residential homes.

CONTACT INFORMATION

Applicant Name James W Strang
Address 3459 Edgeland Hwy
City Richburg State SC Zip 29739 Phone 803-289-2707
Fax N/A Email jstrang94@yahoo.com
Property Owner Name St. Lukes Church
Address 128 Provendence Rd.
City Lancaster State SC Zip 29720 Phone 803-286-8652
Fax 803-286-8658 Email st luke umc@comporium.net

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

James W Harvey — 6/14/22

Applicant — Date

ST. LUKE UNITED METHODIST CHURCH
BY John M. Bowling, CHAIRMAN, TRUSTEE
Allen Sikes Esq. TRUSTEE — JUNE 1, 2022

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

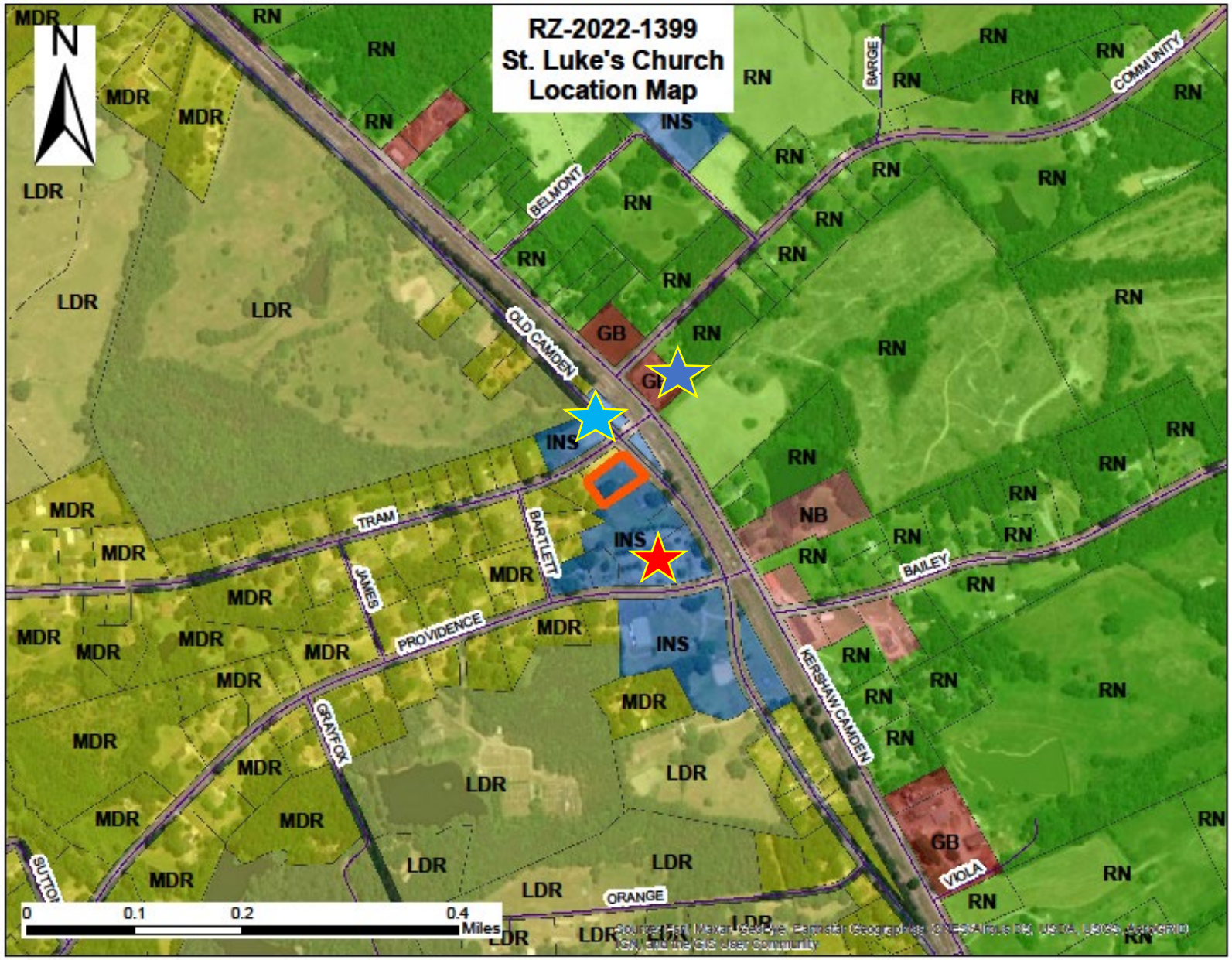
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. **Planning Commission**

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

3. **County Council**

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



Lancaster County
South Carolina

Proposal:
Request to rezone from INS to MDR

Legend:

Subject Property

Family Dollar

St. Luke Methodist Church

Elgin VFD

REFERENCES:

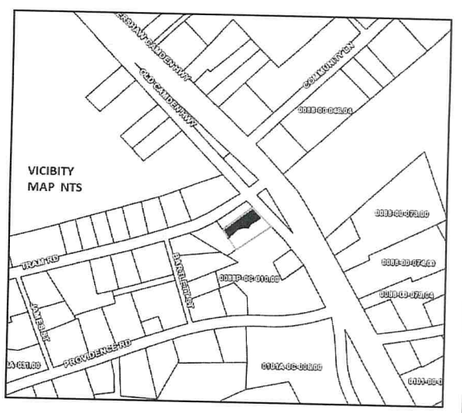
DEED	PLAT	TAX ID PARCEL
E-6 PG. 122	5124	0088P-0B-003.00
428 PG. 100	PBK. 16 PG. 157	0088P-0C-011.00
V-8 PG. 117		0088P-0C-013.00
X-12 PG. 27		0088P-0C-009.00
F-6 PG. 382	PLAT 6645	0101A-0C-006.00
C-7 PG. 283	PBK. 9 PG. 246	0101A-0A-001.00
	PBK. 2 PG. 269	
B-5 PG. 306	PBK. 12 PG. 150	0088P-0C-008.00
C-6 PG. 996		0088P-0C-012.00
	PLAT 7599	

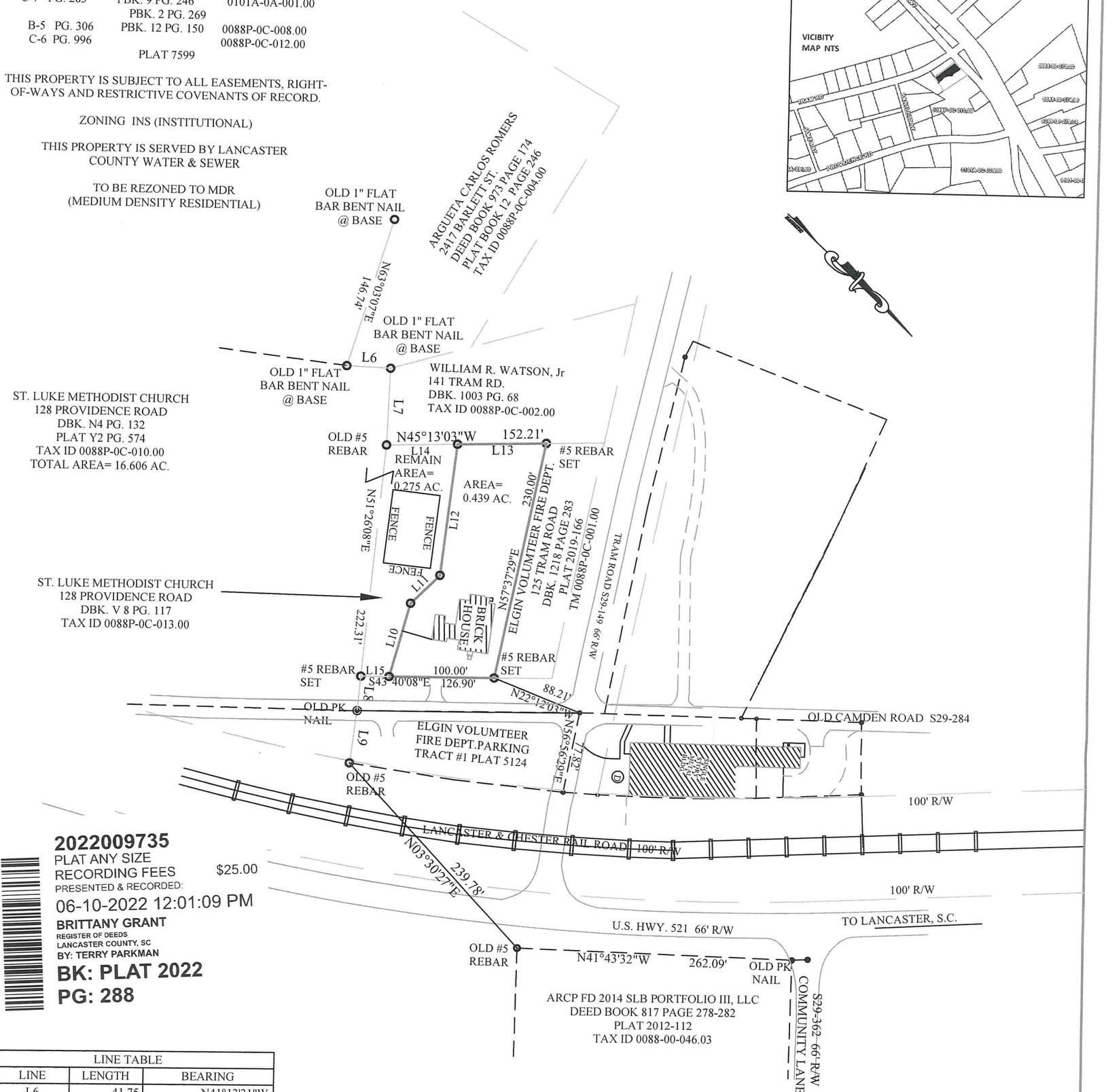
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

ZONING INS (INSTITUTIONAL)

THIS PROPERTY IS SERVED BY LANCASTER COUNTY WATER & SEWER

TO BE REZONED TO MDR (MEDIUM DENSITY RESIDENTIAL)





227

2022009735
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
06-10-2022 12:01:09 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: TERRY PARKMAN
BK: PLAT 2022
PG: 288

LINE TABLE		
LINE	LENGTH	BEARING
L6	41.75	N41°13'31"W
L7	73.62	N48°01'14"E
L8	32.32	N51°26'08"E
L9	50.60	N53°54'55"E
L10	72.89	S61°27'08"W
L11	38.65	N88°39'56"W
L12	126.36	S52°45'41"W
L13	84.58	N45°13'03"W
L14	67.64	N45°13'03"W
L15	26.90	S43°40'08"E

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

APPROVED FOR RECORDING
Planning C
Date Approved: 6/10/2022
Must be recorded by: 12/10/2022

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

Plat Of Property Of
Saint Luke United Methodist Church
Located At
2404 Old Camden Hwy.
Elgin Community
3 Miles South Of
Lancaster, South Carolina
Lancaster County

Scale 1"= 100' Date 05/10/2022

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
100

DRAWN BY: JCC	DATE: 05/10/2022
CHECKED BY: JCC	A PORTION OF TAX MAP PARCEL 0089P-0C-013.00
JOB NO.: 17-03-6	SHEET 1 OF 1

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

Lancaster County Planning Commission

Letter of Opposition to zoning change for 2404 Old Camden Hwy, Lancaster, SC

For at least 3 reasons the property is not satisfactory as a residence:

The property does not drain well. An old resident of the community told me that the location was once a pond. As a student at old Elgin Elementary from 1950 until 1956, I remember the septic tank frequently overflowing. As a volunteer with the former Boy Scout Troop, I've had to use four-wheel drive in the side and back yards.

St. Luke United Methodist Church and the Elgin Volunteer Fire Department are anchors for the community. A private residence between the two, will damage the quality of the community.

My residence is at 2631 Kershaw Camden Hwy. My wife and I built our house in 1981. When we built, the Southern Railroad was not hauling large shipments of gas. Given the size of gas shipments the L&C now hauls, the house is too near the railroad.

I am a member of St Luke United Methodist Church and appreciate the very good job the Church Trustees do in managing the church property. However, I feel that they would make a long run mistake by selling the property to an individual.

Robert H. Collins, Jr. (Bobby)

2631 Kershaw Camden Hwy

Lancaster, SC 29720

Agenda Item Summary

Ordinance # / Resolution #: Election of Officers for 2022-2023
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 7/19/2022

Issue for Consideration:

Points to Consider:

Recommendation: