



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
S. Hinson: For
J. Barnett: For

B. Levine: Against
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.**

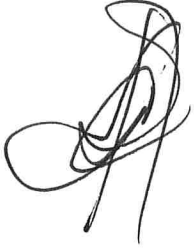
The item will go to County Council for consideration, and applicants will be notified of time and date.

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.**



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

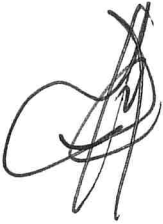
General Comments or comments on matters not on tonight's agenda.

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.

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PLANNING COMMISSION Public Hearing Sign In Sheet

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

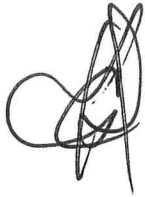
Application by Two Capital Partners to rezone 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03) from Neighborhood Business (NB) and General Business (GB) to Regional Business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

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Tuesday, June 21, 2022

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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.

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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-OF-011.00, 0068L-OF-013.00, 0068L-OF-015.00, 0068L-OF-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

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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

Conceptual Site Plan

9224 Tadlock Dr - Indian Land, SC



TOPO IS FROM GIS - LOCATION APPROXIMATE

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

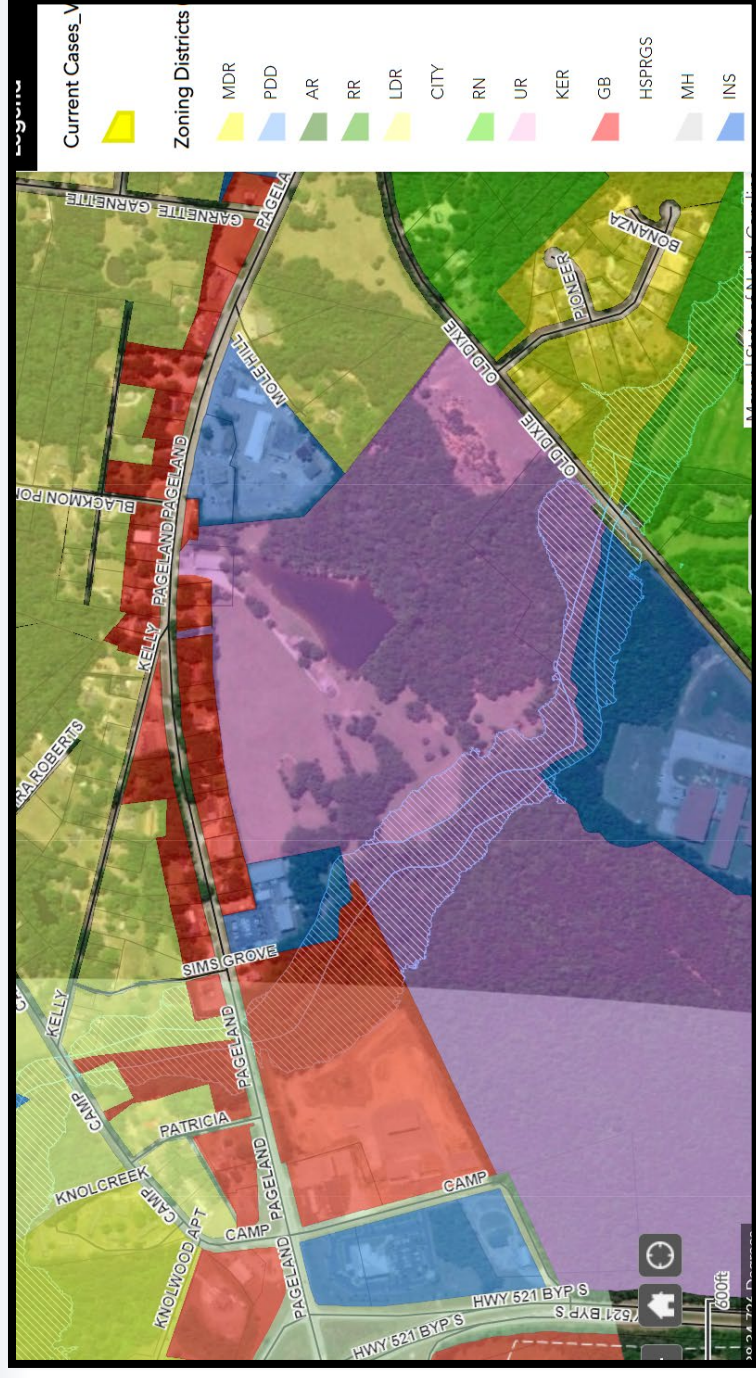
- **Current: Light Industrial (LI) and General Business (GB)**
- **Proposed: Institutional (INS)**

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

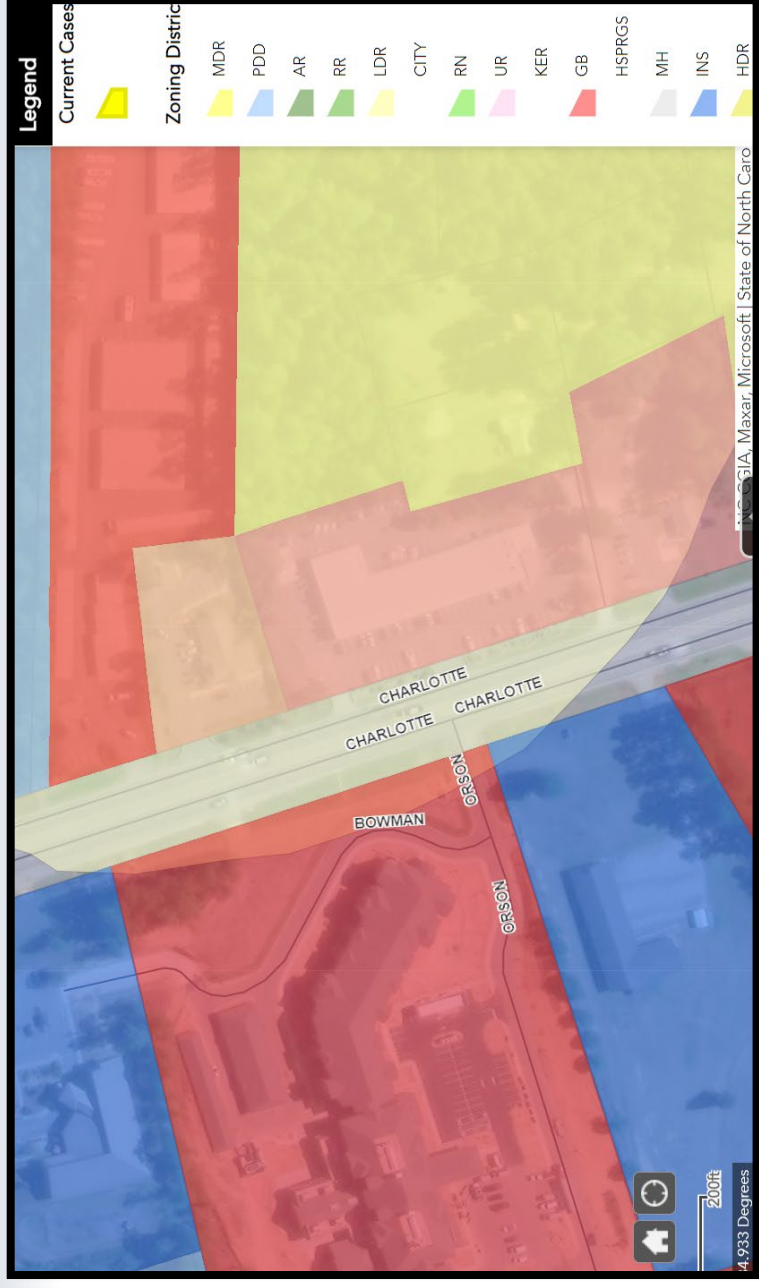
- To expand the uses permitted on the subject property to those permitted in GB District

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



9224 TADLOCK DR. - INDIAN LAND, SC

AVA



TWO CAPITAL PARTNERS

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



Operating Philosophy

TWOC

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

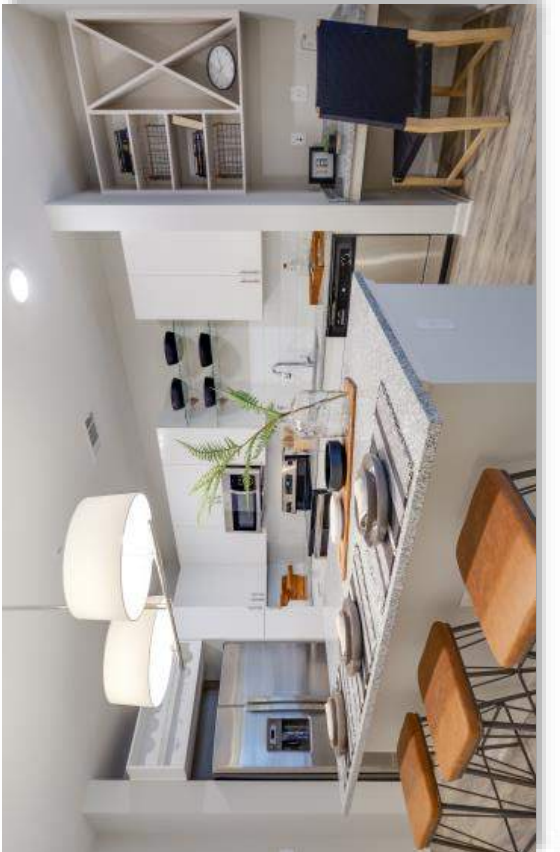
Overview: Focused on investing in attractive residential single-family, townhome, and multifamily communities in high growth southeastern markets

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

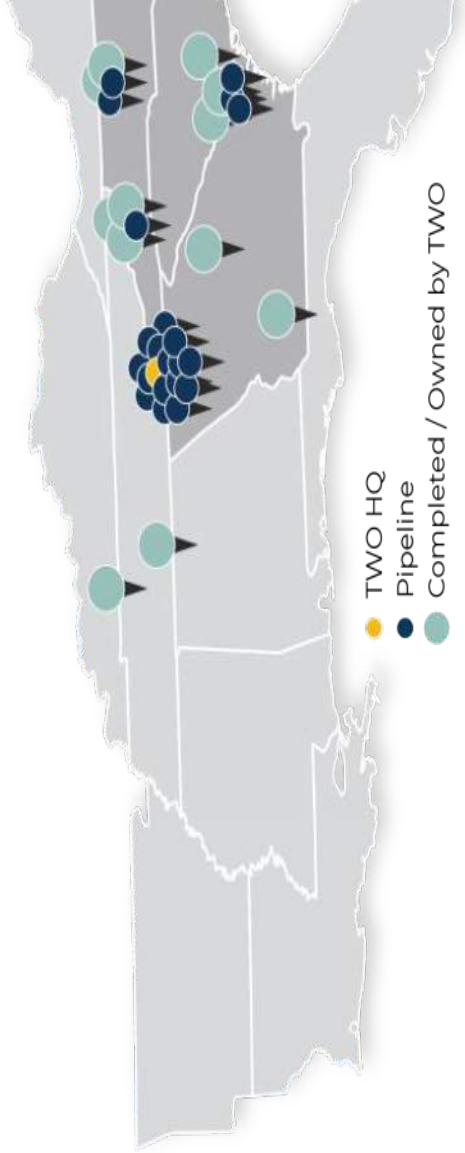


Capital Crest at Godley Station



Geographic Focus

Focused on high growth southeastern markets with strong demand drivers



TWO CAPITAL PARTNERS

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

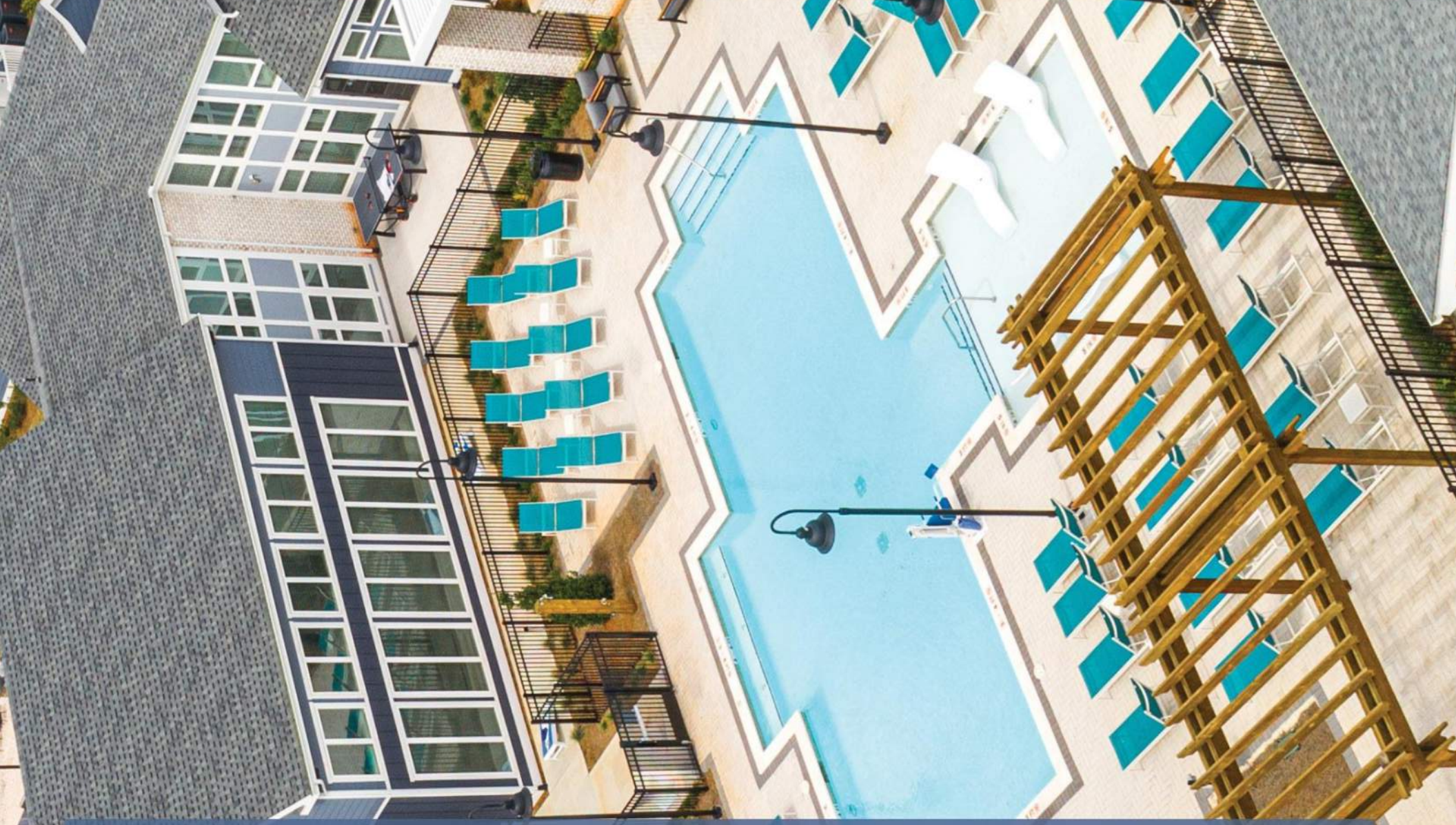
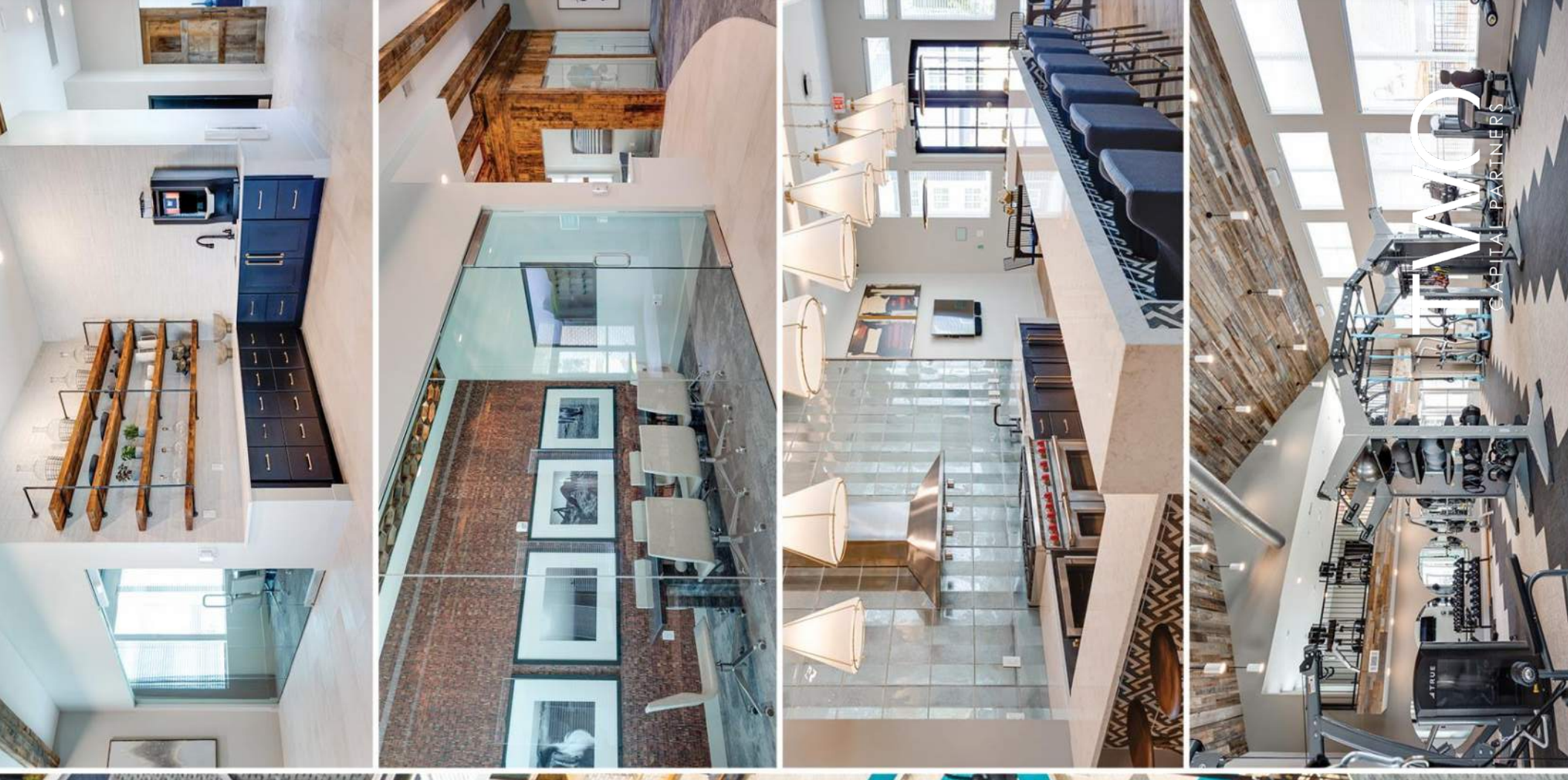
Central to our communities
is a strong commitment to:

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

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.



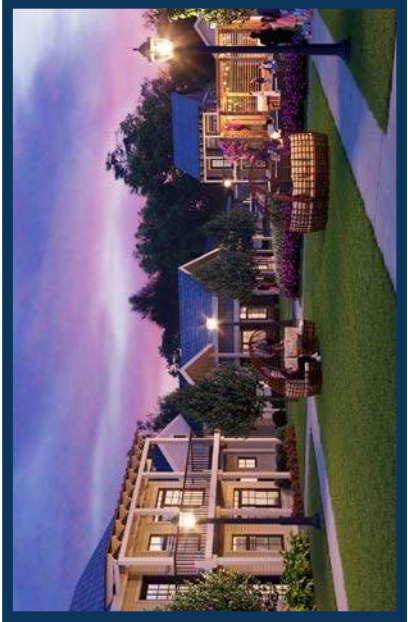
TWCO
CAPITAL PARTNERS

Neighborhood Components

AVA INDIAN LAND SITE PLAN



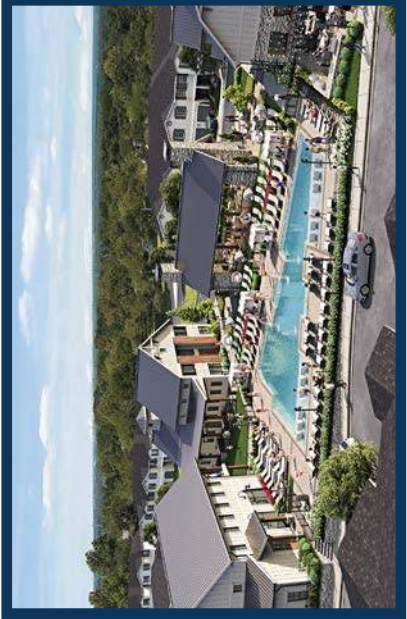
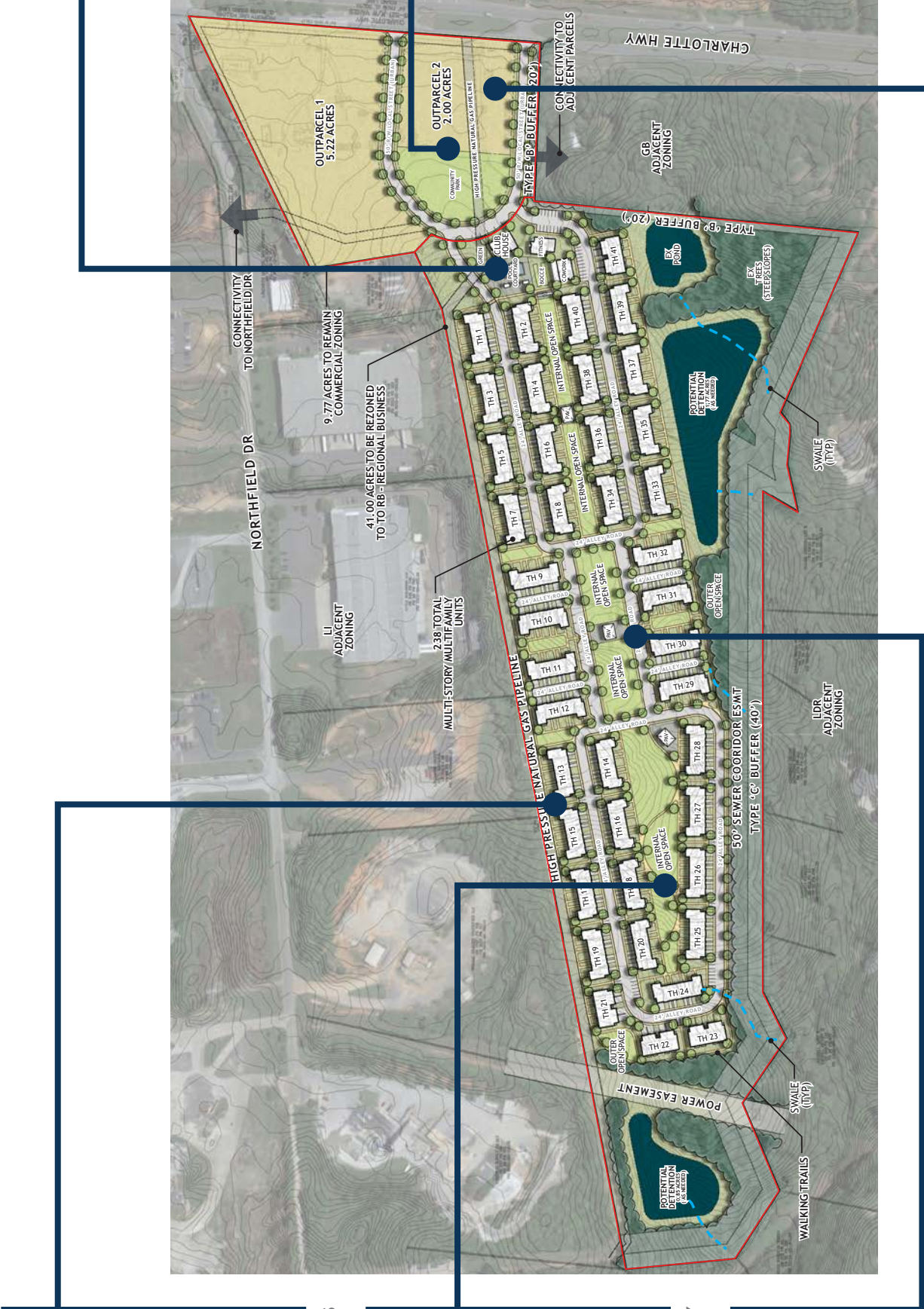
TOWNHOMES



CORE GREENSPACE + OUTDOOR AMENITY



PAVILION



CLUBHOUSE + AMENITIES



ARRIVAL EXPERIENCE



RETAIL

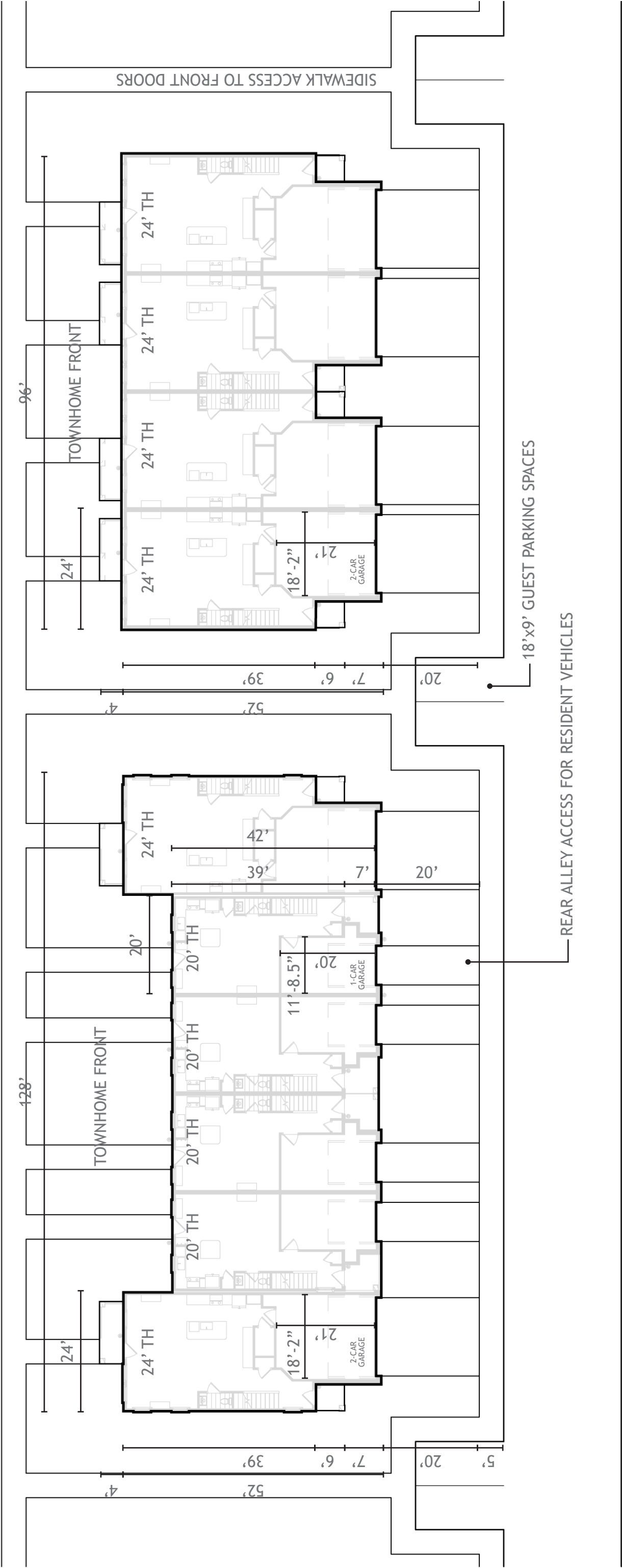
Conceptual Site Plan

9224 Tadlock Dr. - Indian Land, SC



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

Community Amenities

OUTDOOR AMENITY



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



Community Amenities

RESORT-STYLE POOL



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

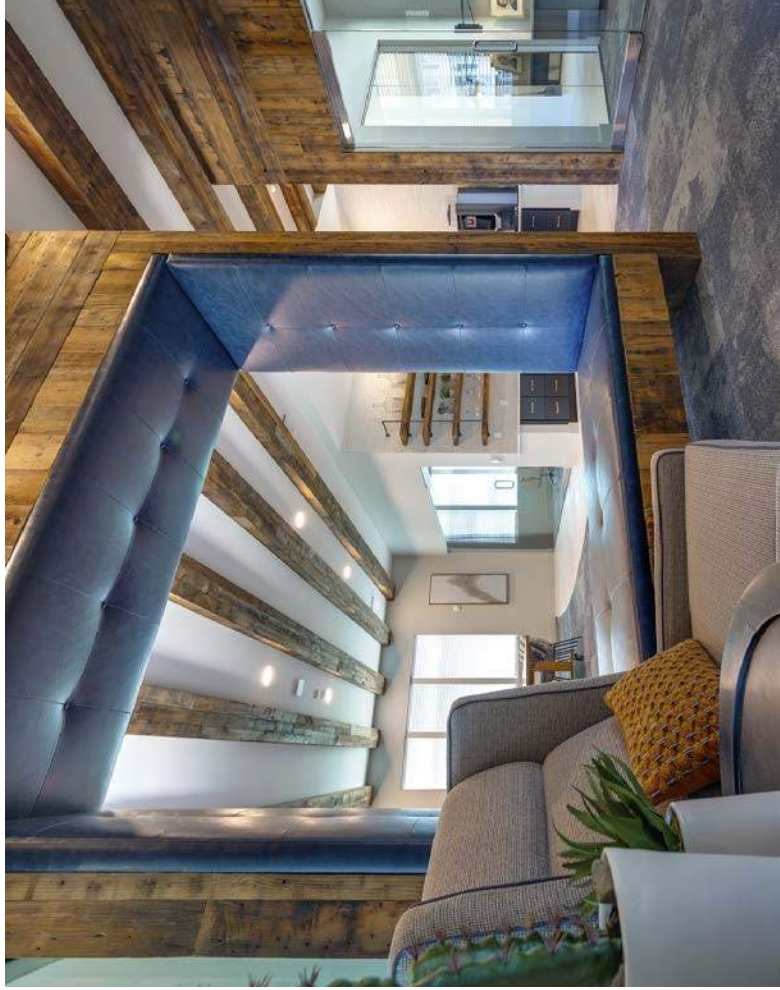


Community Amenities

DOG PARK + GREEN SPACE

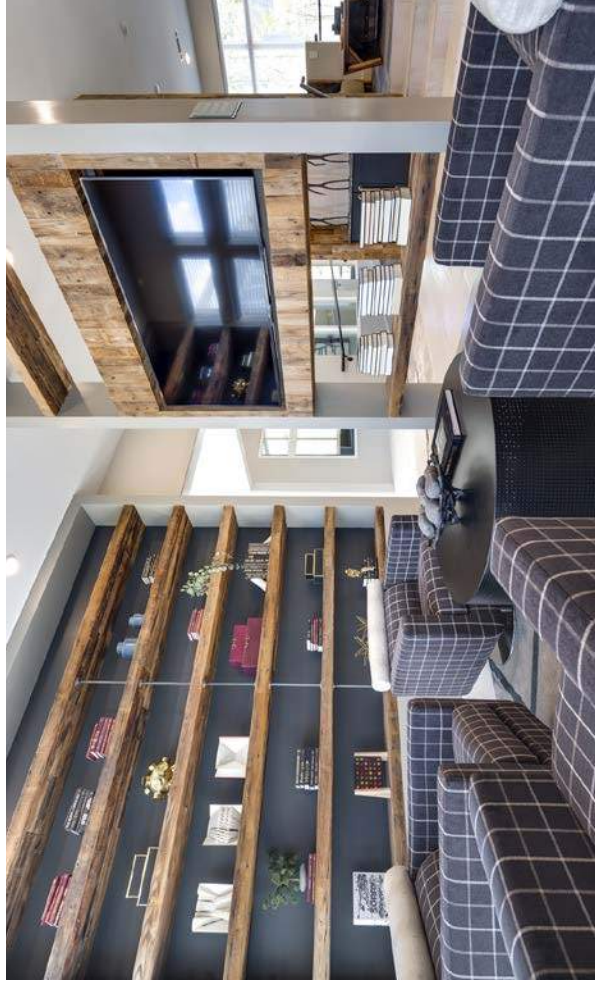
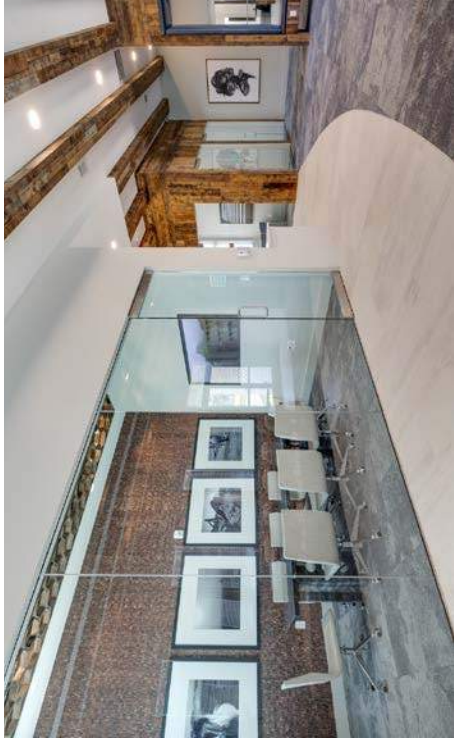
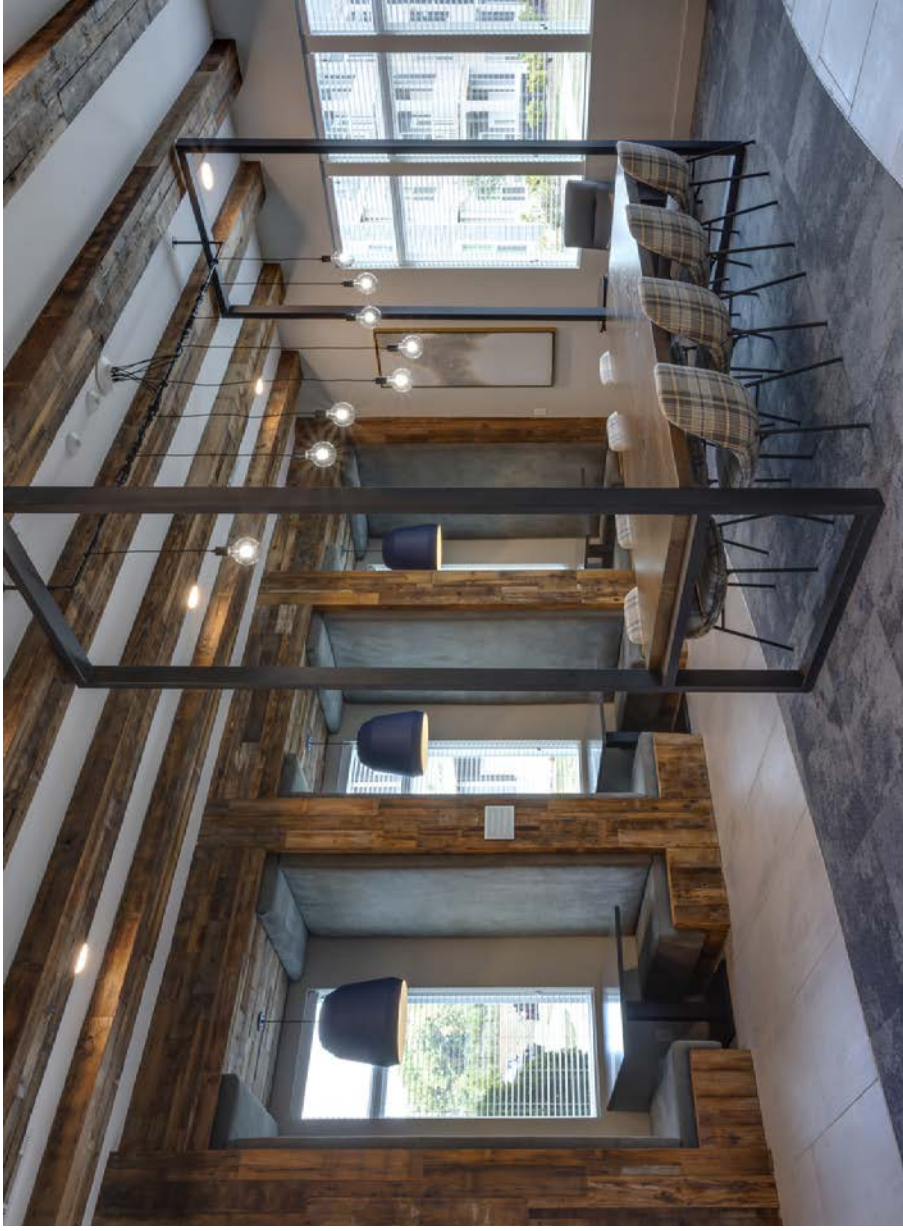


Obstacle Park. Designated Fenced Dog Area. Walking Paths.



Community Amenities

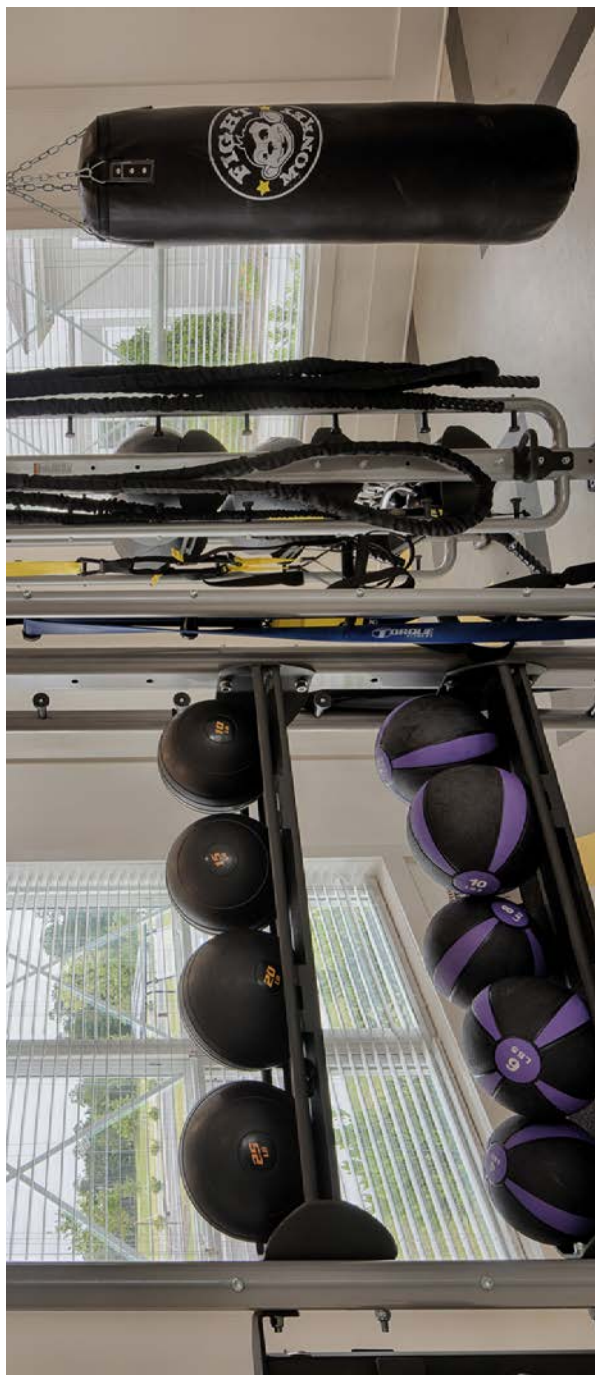
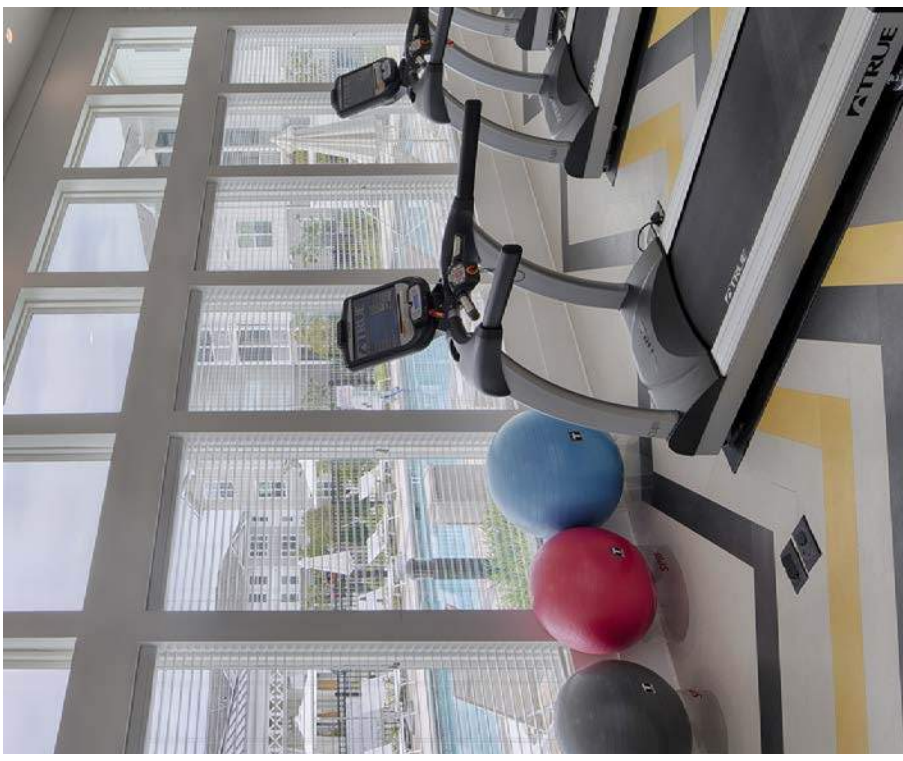
DEMONSTRATION KITCHEN + COWORKING



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

Community Amenities

FITNESS

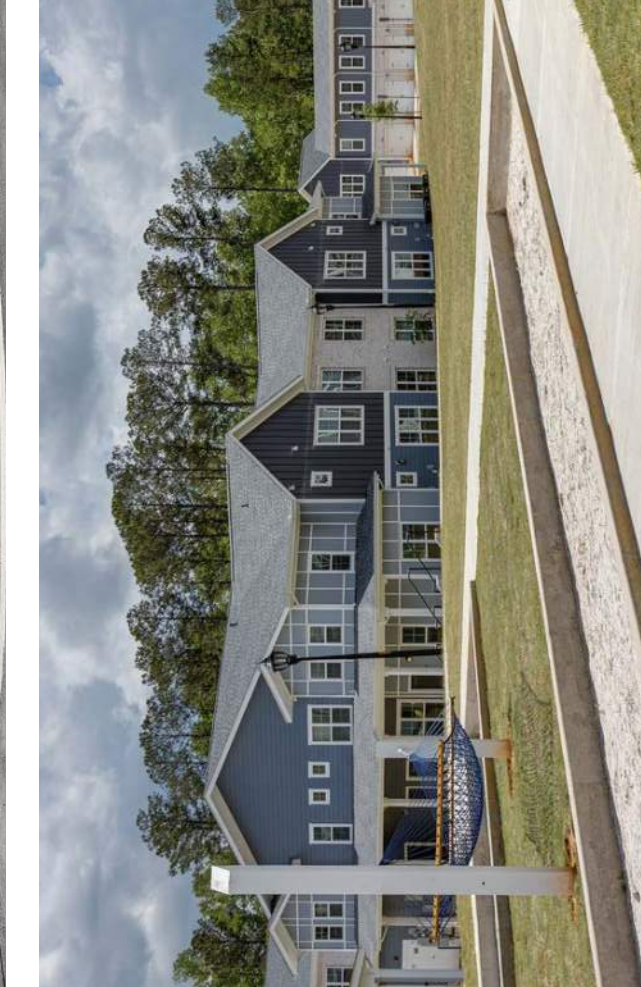


Cardio. Strength Training. Golf Simulator. Indoor / Outdoor Fitness Options.



AVA Manor Homes

PROJECT EXAMPLES



AVA Townhomes

PROJECT EXAMPLES



Townhome Elevation - 24' Unit

AVA Indian Land - Indian Land, SC



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

ALLEY ELEVATION



FRONT ELEVATION

Townhome Elevations- Alternate

AVA Indian Land - Indian Land, SC



FRONT ELEVATION

Townhome Elevations - Alternate

AVA Indian Land - Indian Land, SC



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)



Thank You!

TWO Capital Partners, LLC

3060 Peachtree Road NE, Suite 960 ~ Atlanta, GA 30305

Wes Taubel

wtaubel@twocapitalpartners.com

404.262.2661

Ralph Wilson

rwilson@twocapitalpartners.com

404.262.9751

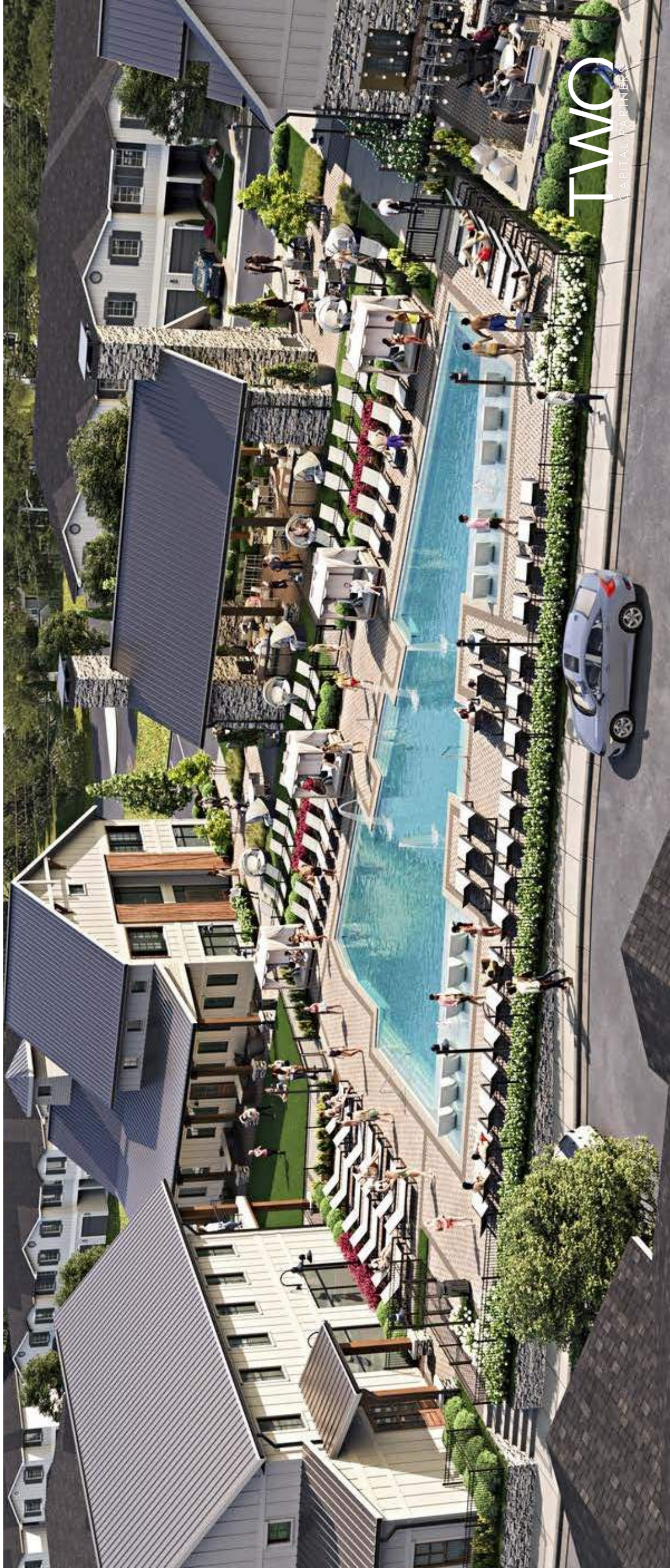
Sean O'Brien

sobrien@twocapitalpartners.com

404.926.1538



ADDENDUM



TWAO
CAPITAL PARTNERS

Unit Interiors

PROJECT EXAMPLES



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

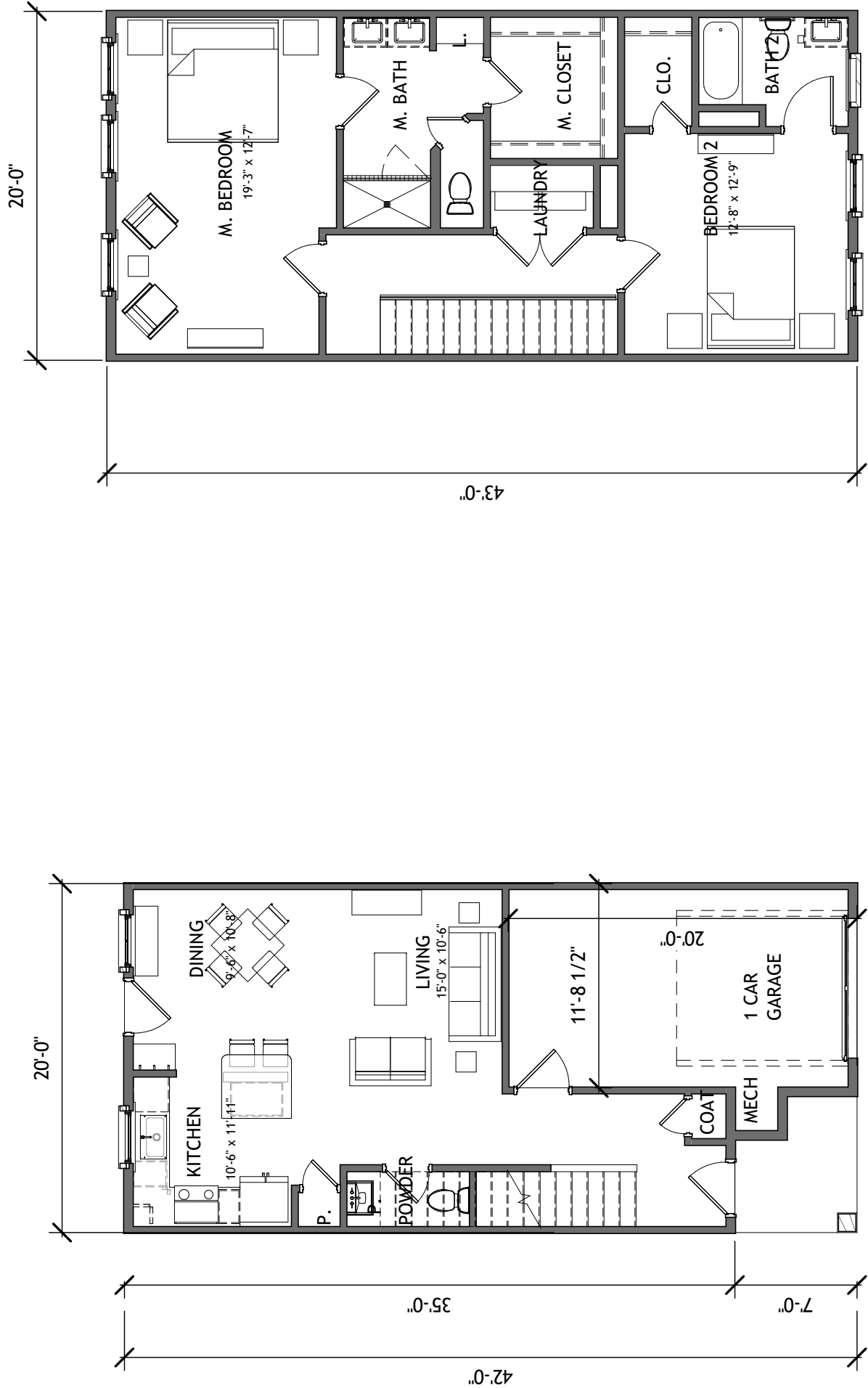
DURABLE MATERIALS

Townhome - 20’ Unit

AVA Indian Land - Indian Land, SC

1360 HSF

2 BR /2.5 BATH



1 20' TH UNIT PLAN LEVEL 1 548 HSF - (INCL. STAIR)

2 20' TH UNIT PLAN LEVEL 2

812 HSF

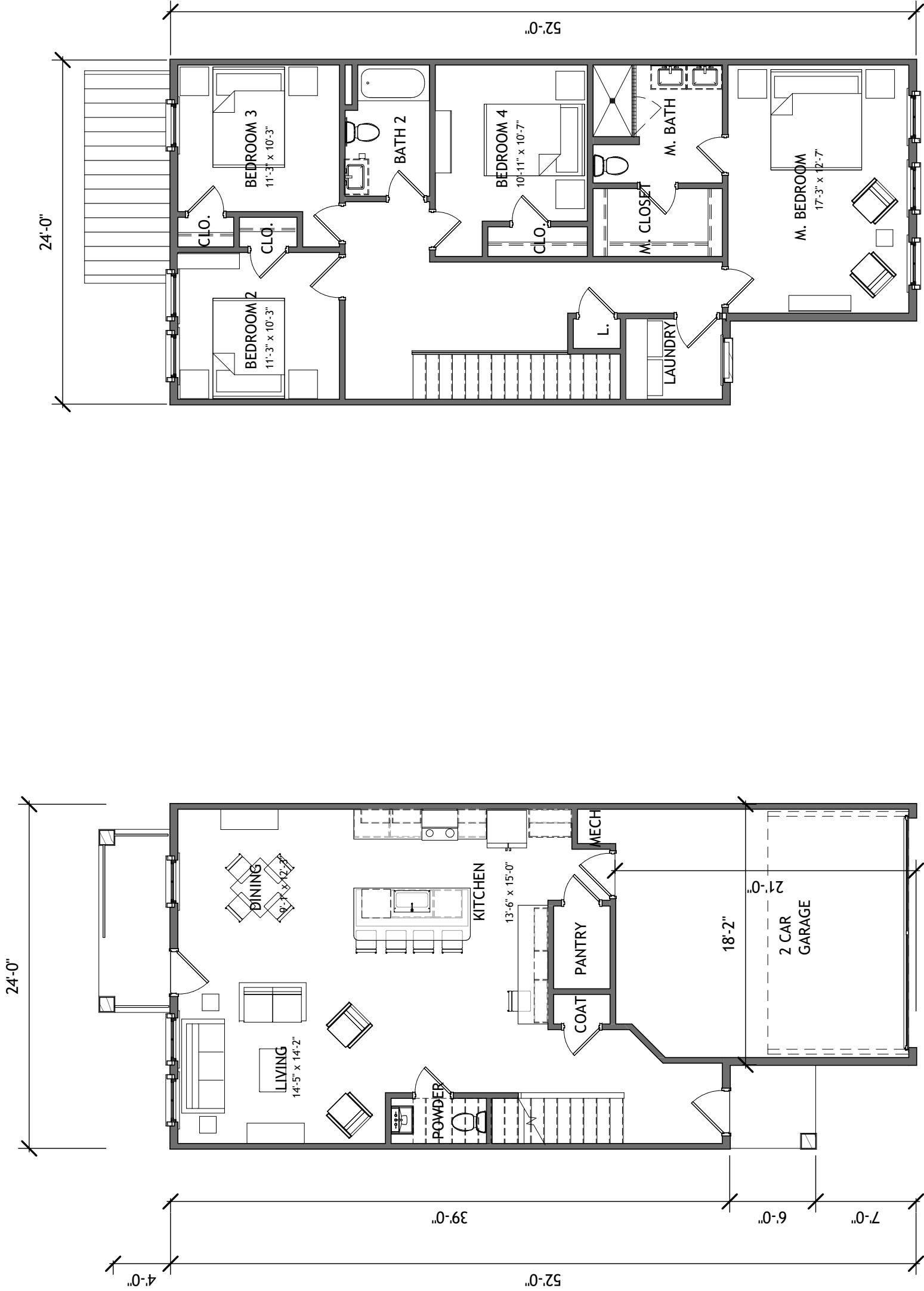
Townhome - 24’ Unit

AVA Indian Land - Indian Land, SC

1913 HSF

4 BR /2.5 BATH

1121 HSF



792 HSF -
(INCL. STAIR)

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

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

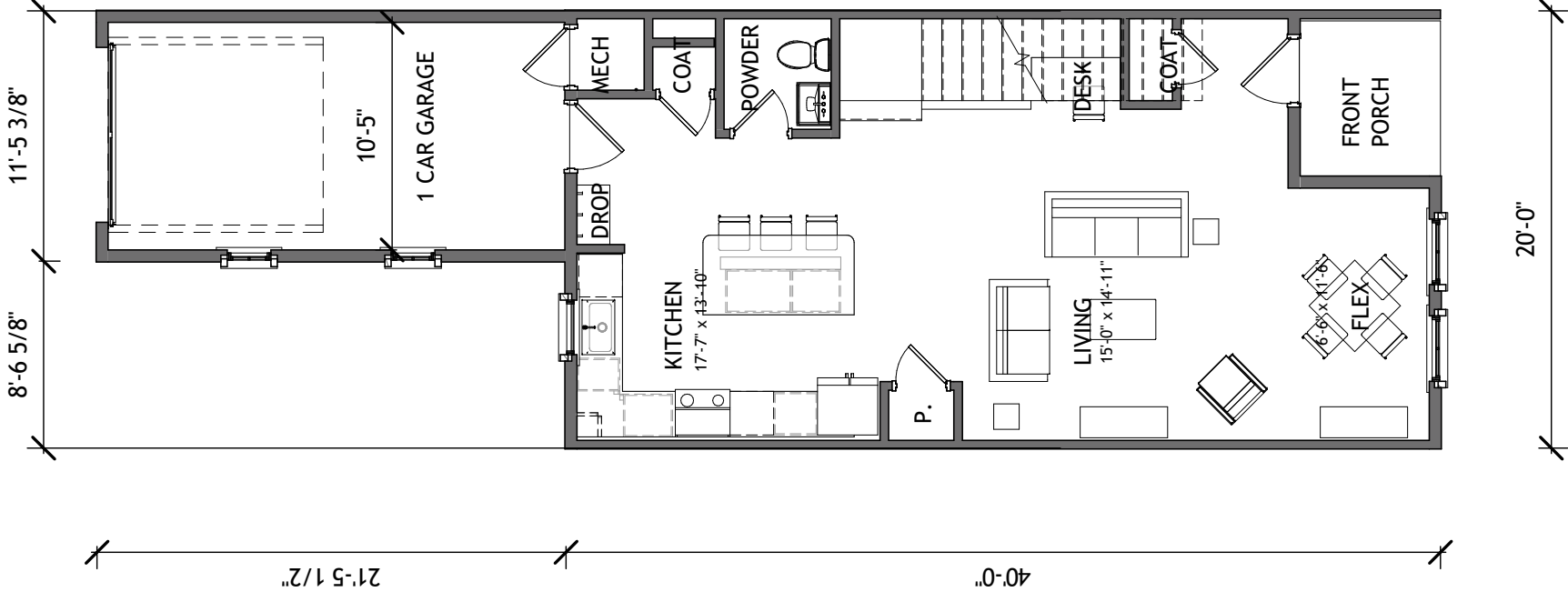
Townhome - Type 2-A

AVA Indian Land - Indian Land, SC

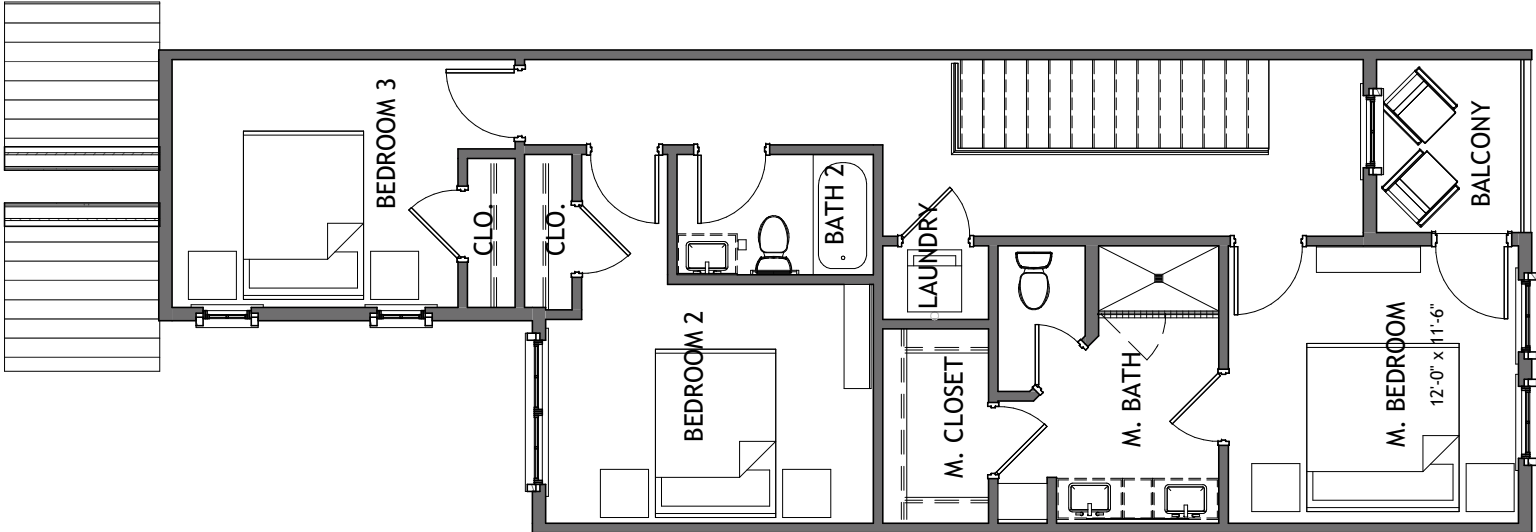
1637 HSF

3 BR - 2.5 BATH

889 HSF



748 HSF -
(INCL. STAIR)



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

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

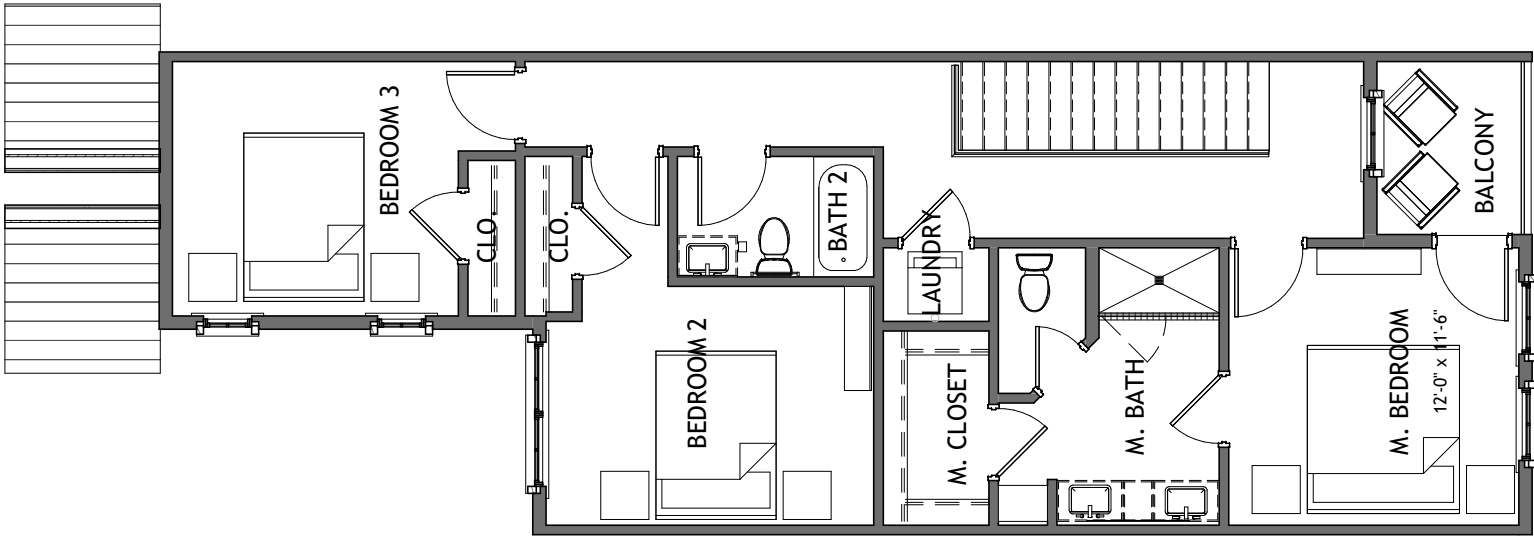
Townhome - Type 2-B

AVA Indian Land - Indian Land, SC

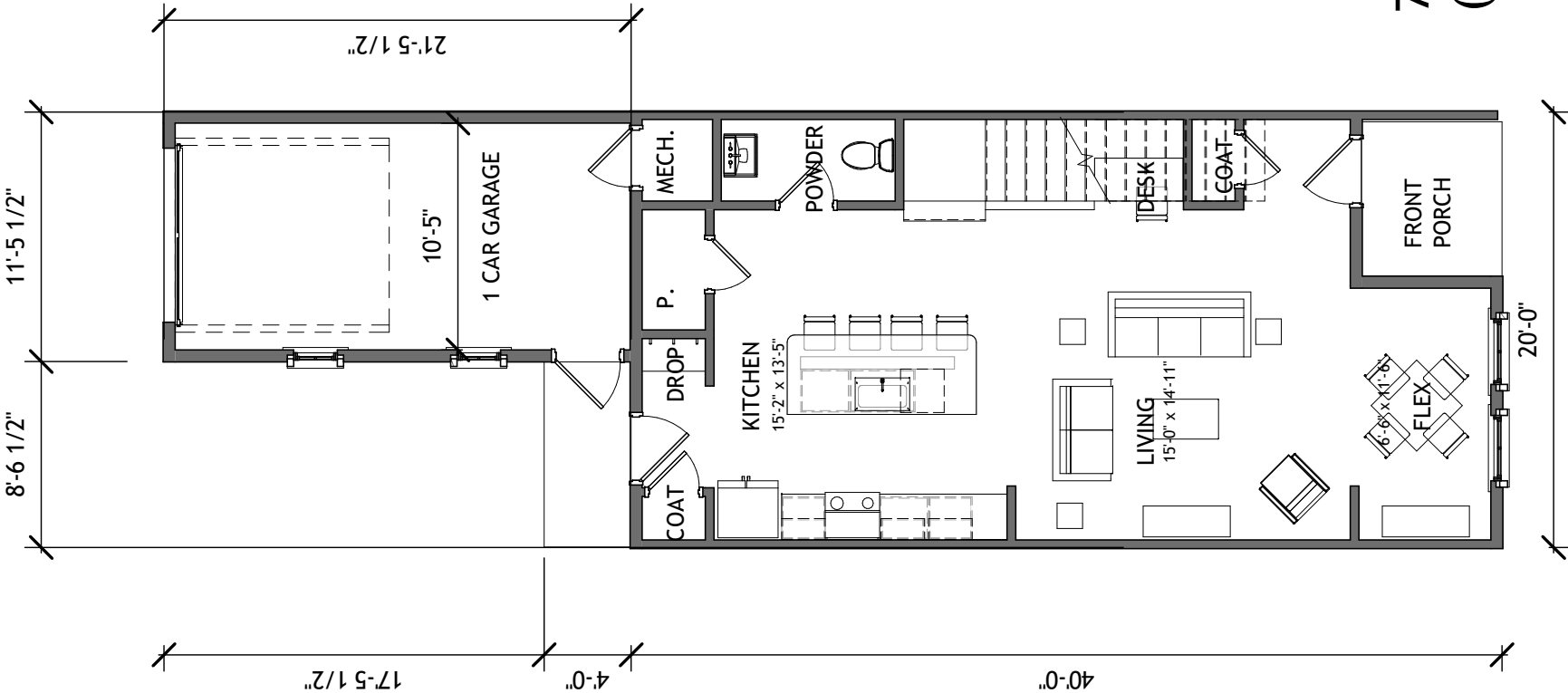
1652 HSF

3 BR - 2.5 BATH

902 HSF



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



750 HSF -
(INCL. STAIR.))

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

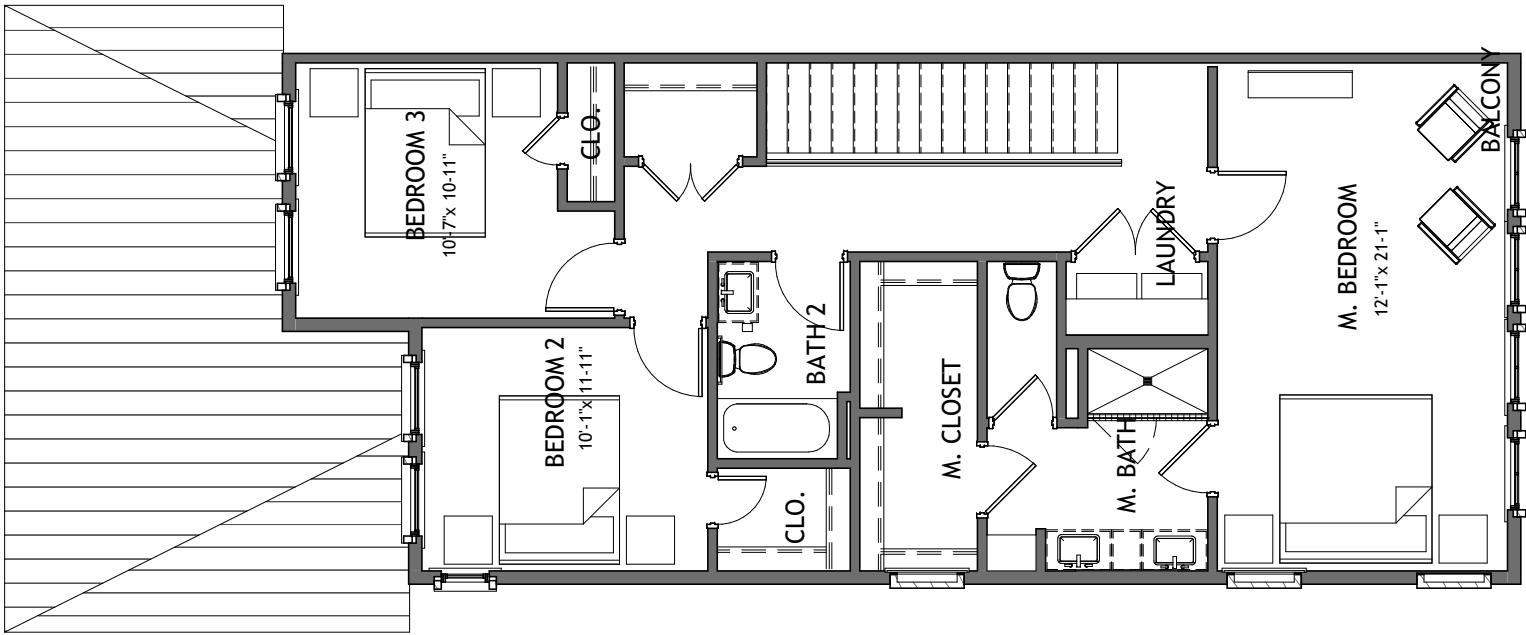
Townhome - Type 3-A

AVA Indian Land - Indian Land, SC

1848 HSF

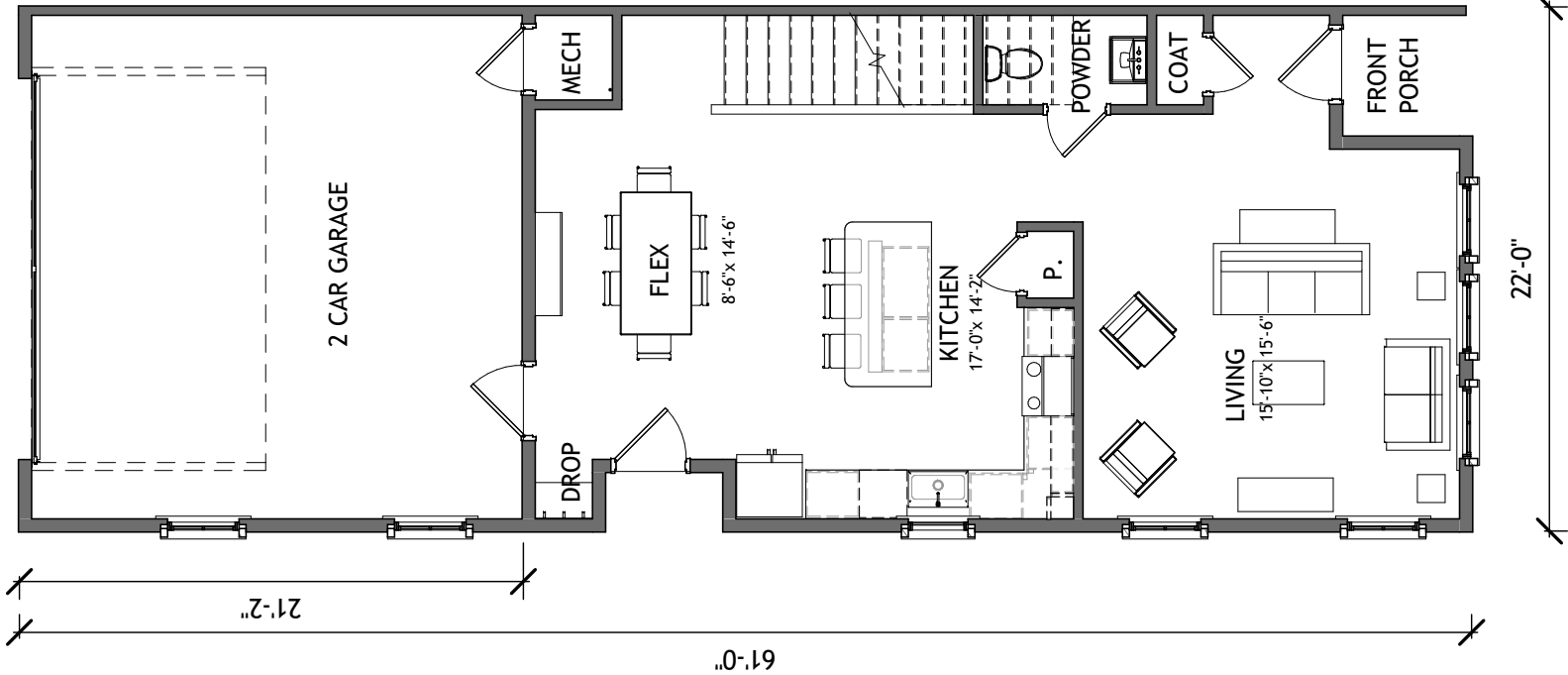
3 BR - 2.5 BATH

1014 HSF



2 TH TYPE 3-A PLAN LEVEL 2
A5-046 1/8" = 1'-0"

834 HSF -
(INCL. STAIR)



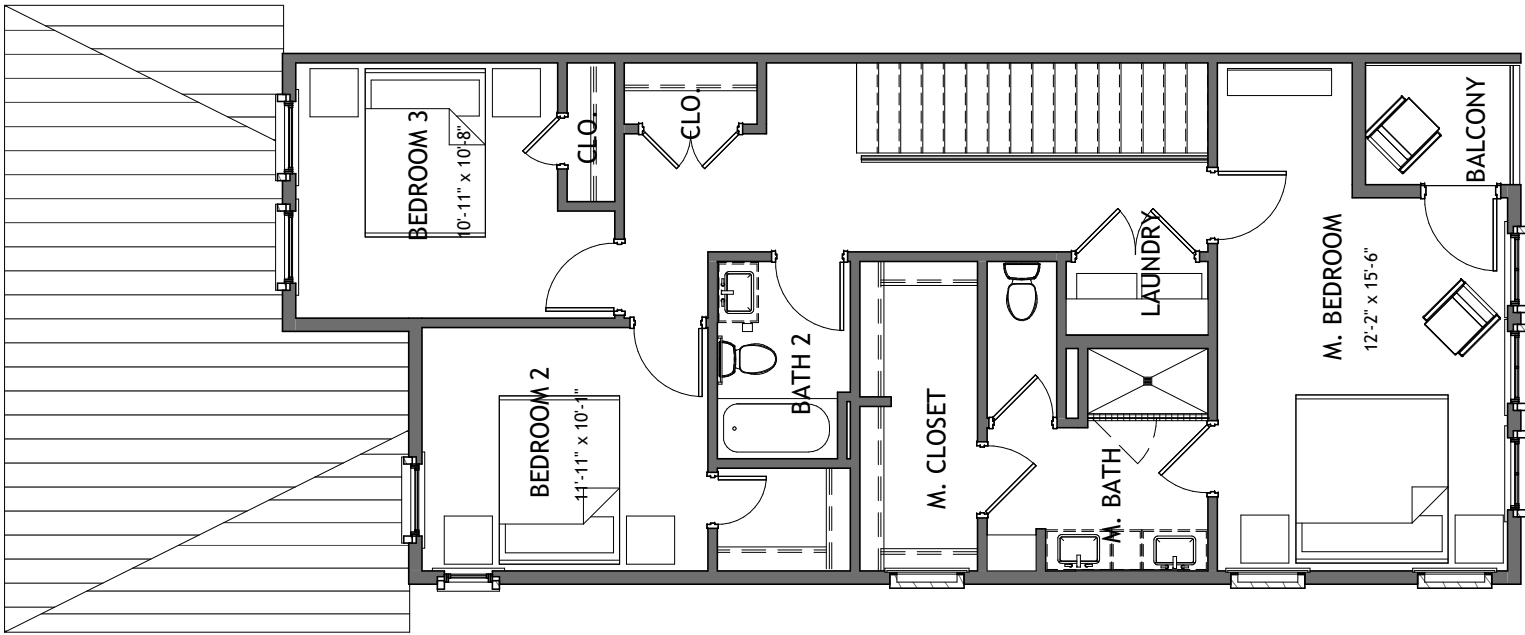
1 TH TYPE 3-A PLAN LEVEL 1
A5-046 1/8" = 1'-0"

Townhome - Type 3-B

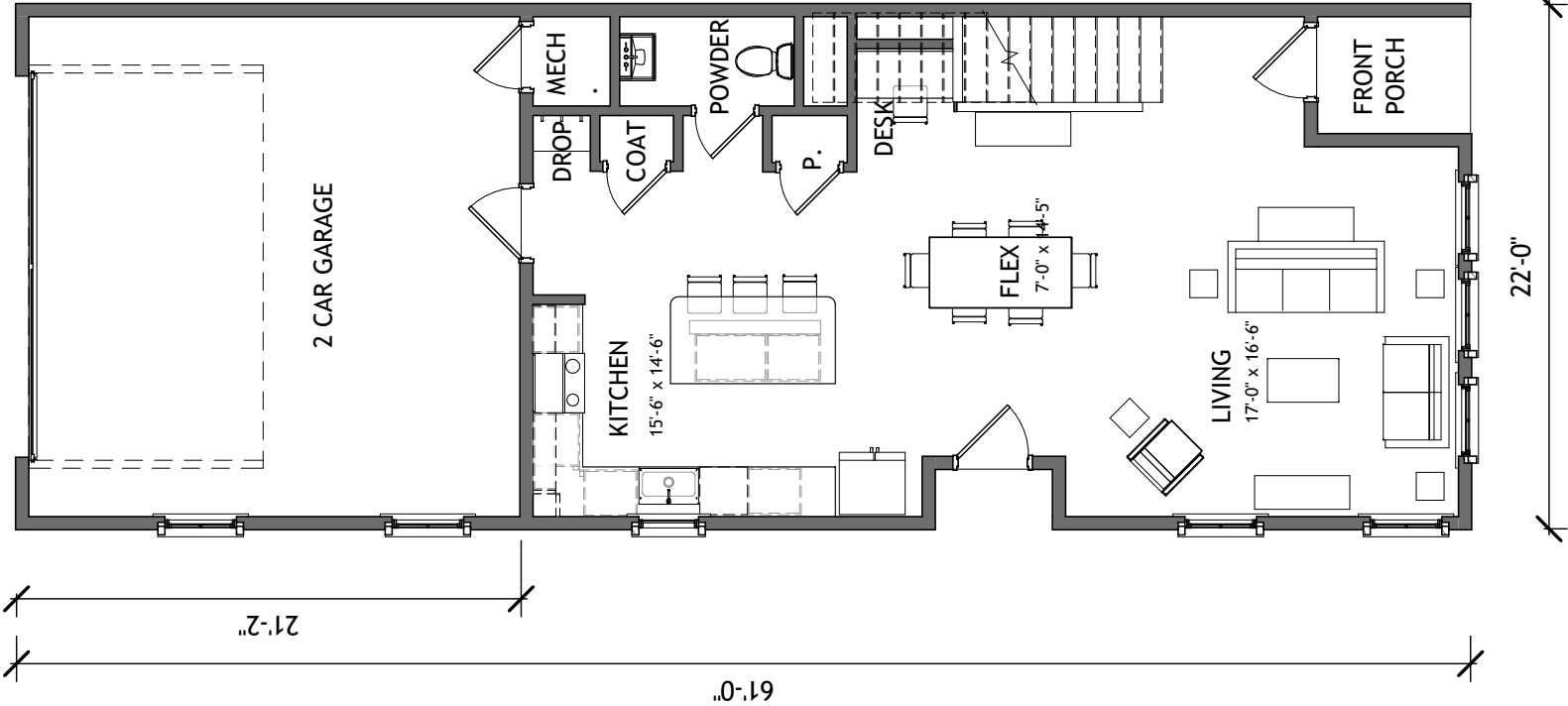
AVA Indian Land - Indian Land, SC

1808 HSF

3 BR - 2.5 BATH



829 HSF -
(INCL. STAIR)



2

TH TYPE 3-B PLAN LEVEL 2

A5-0471/8" = 1'-0"

1

TH TYPE 3-B PLAN LEVEL 1

A5-0471/8" = 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

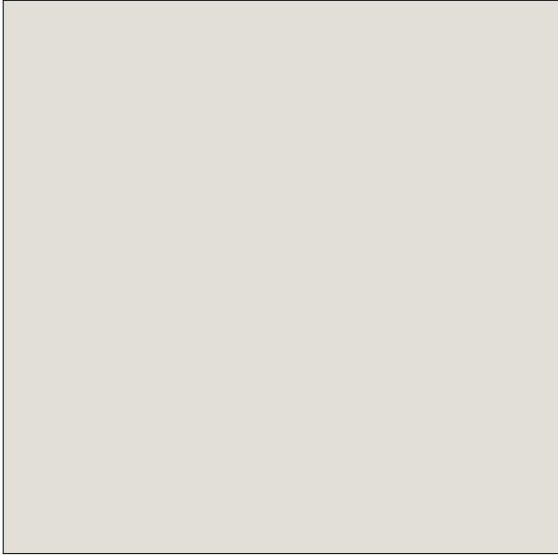


STONE VENEER - THIN ROCK
‘HONEY SUCKLE’

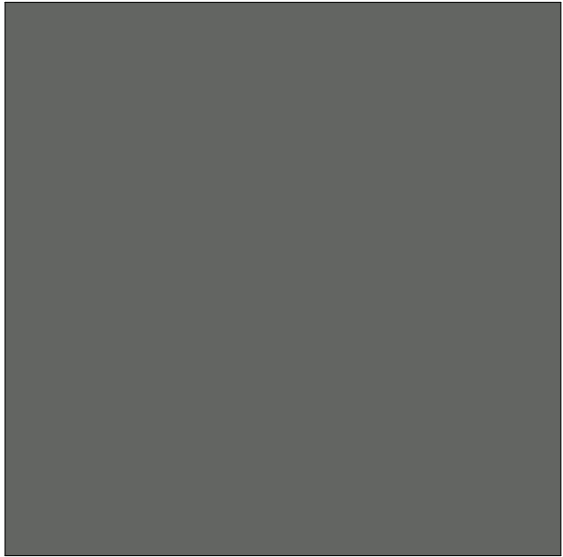


BRICK VENEER -
‘OLD MACON’

BUILDING COLORS



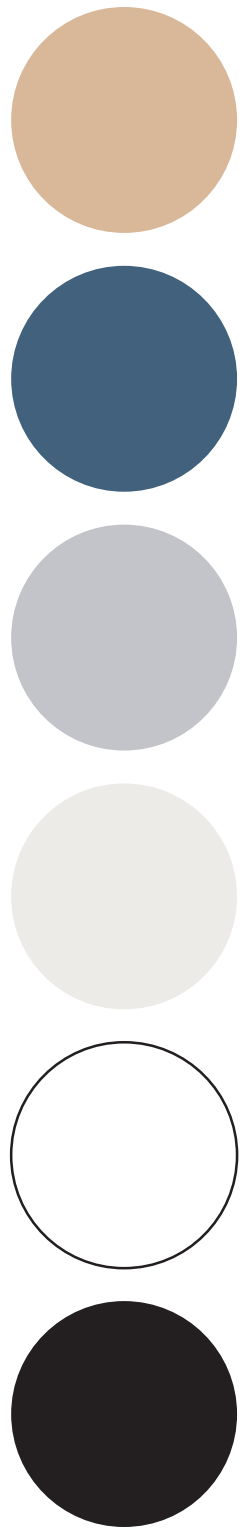
FIBER CEMENT SIDING -
COLOR 1:
SW 7014 EIDER WHITE
RGB: 226-222-216



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

AVA Communities

BRAND GUIDELINES



AVA

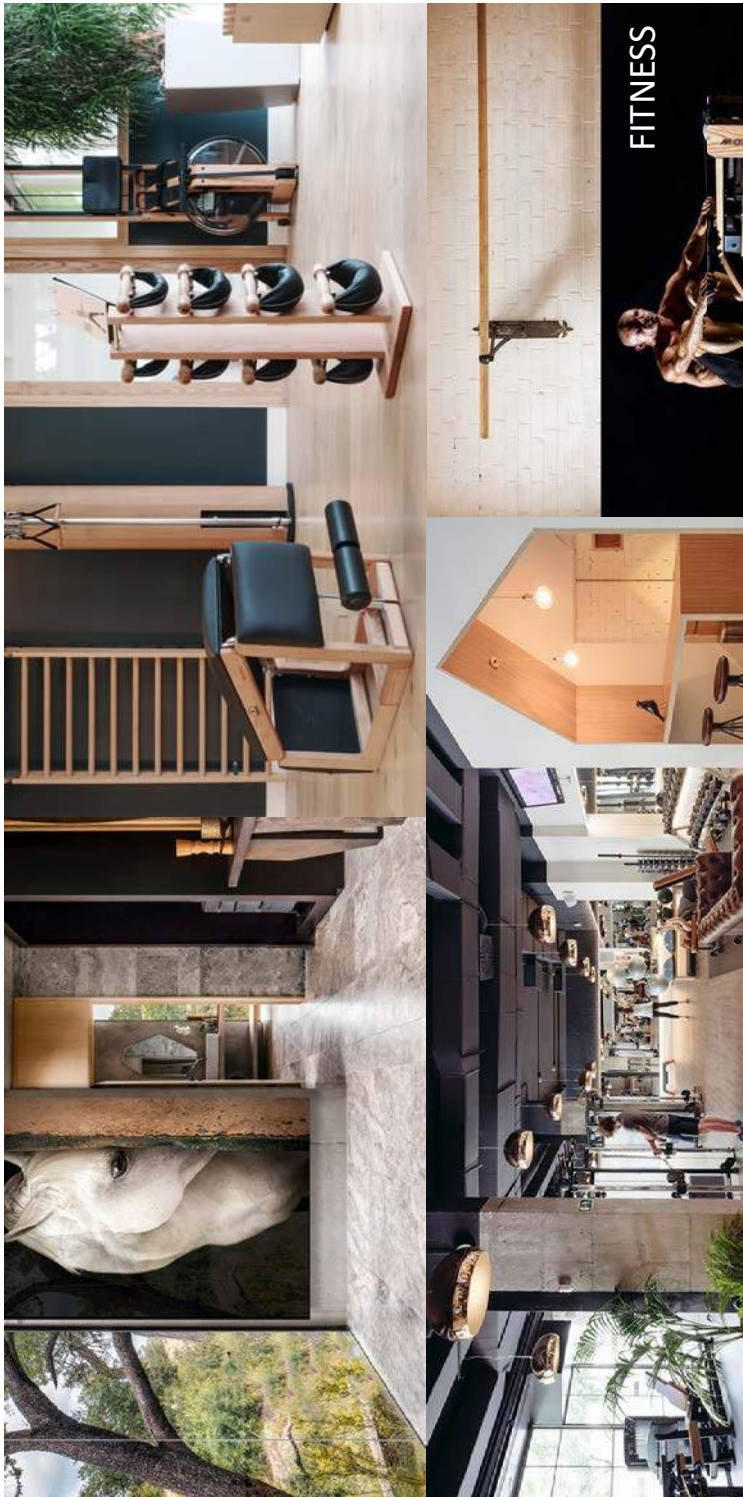
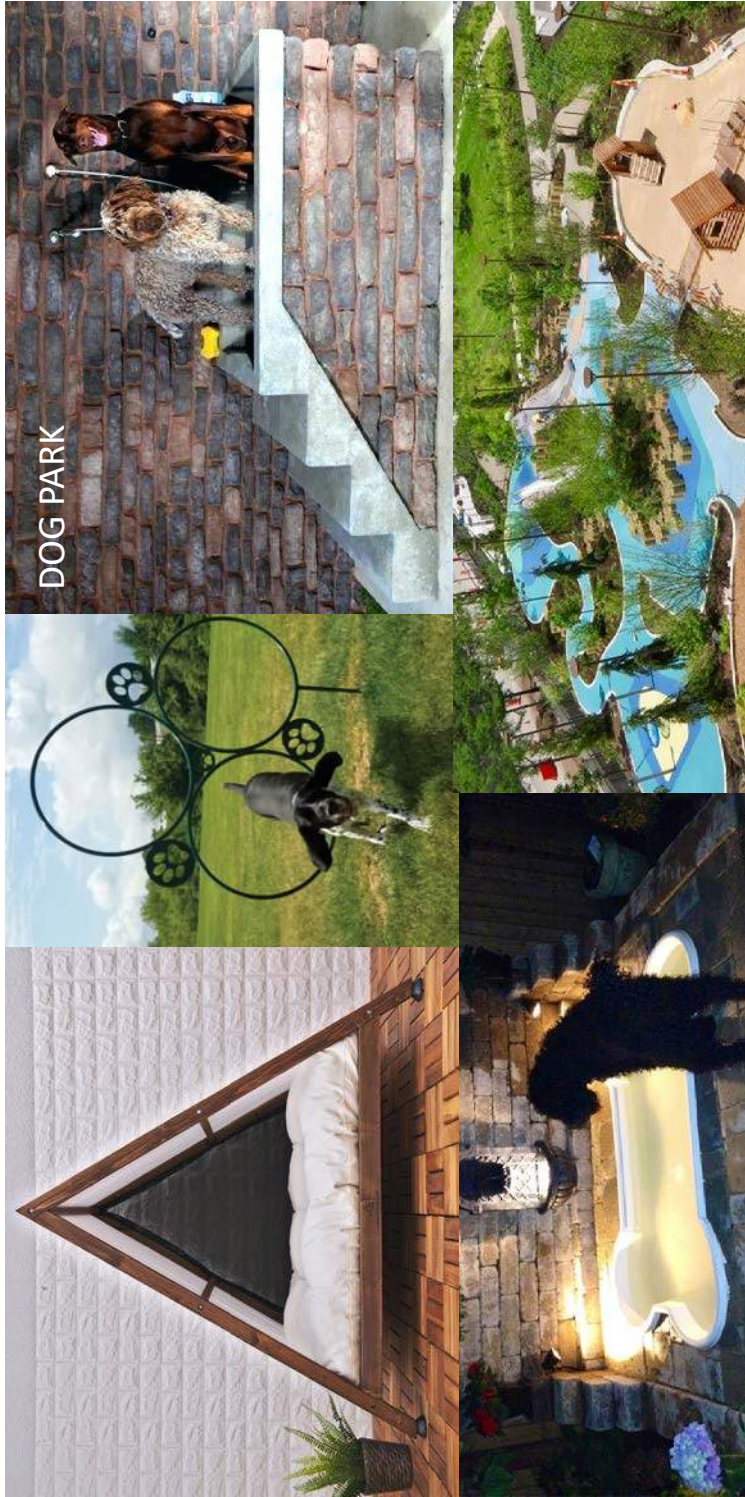
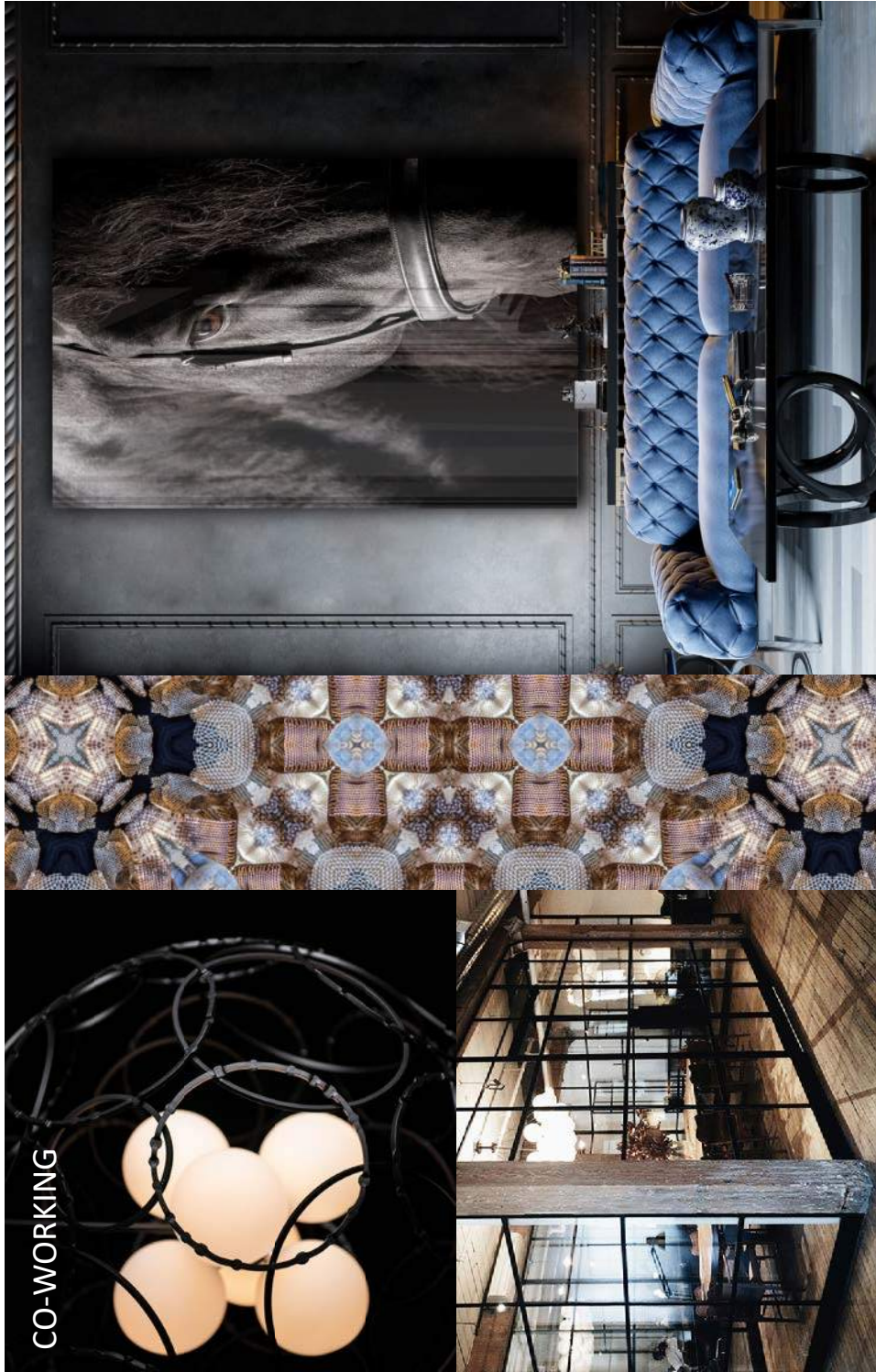


COMMUNITIES



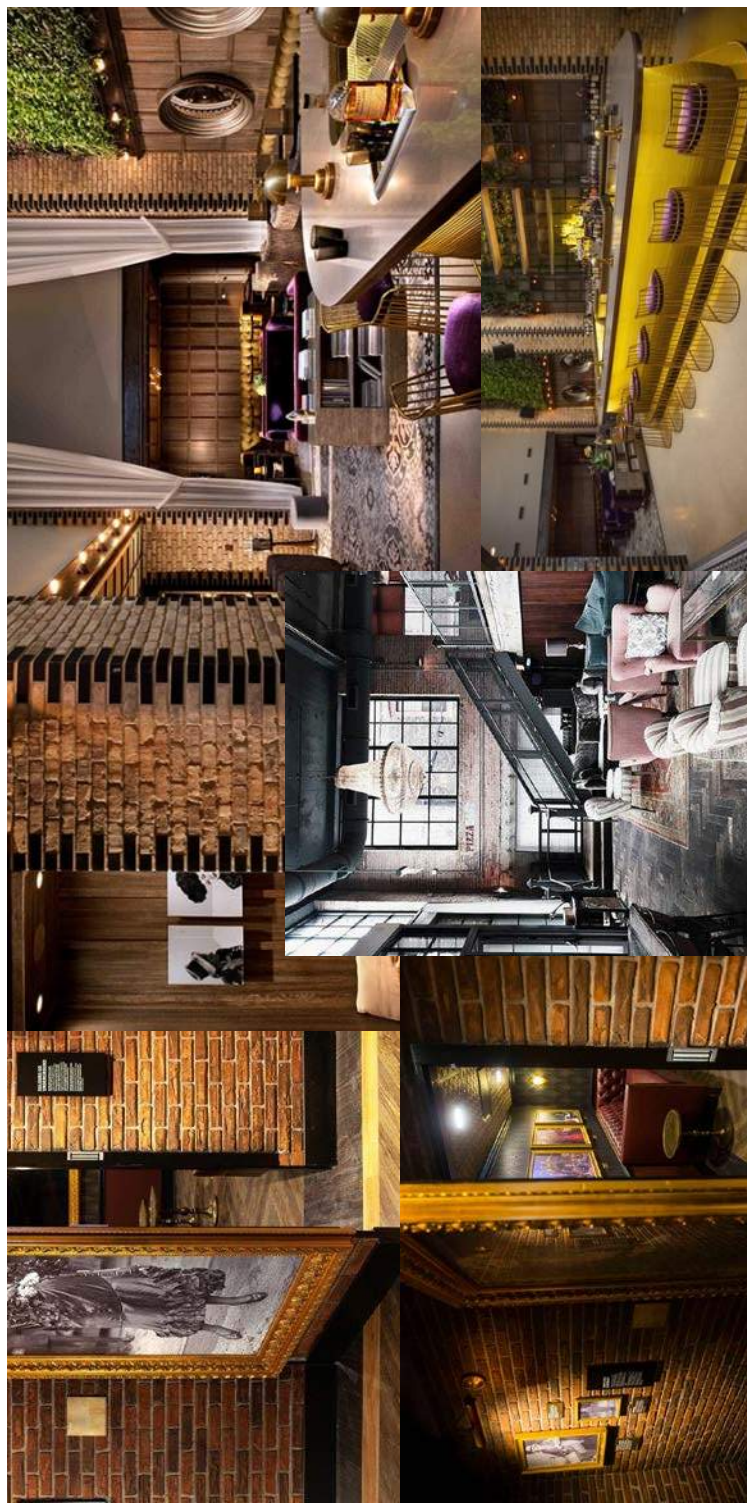
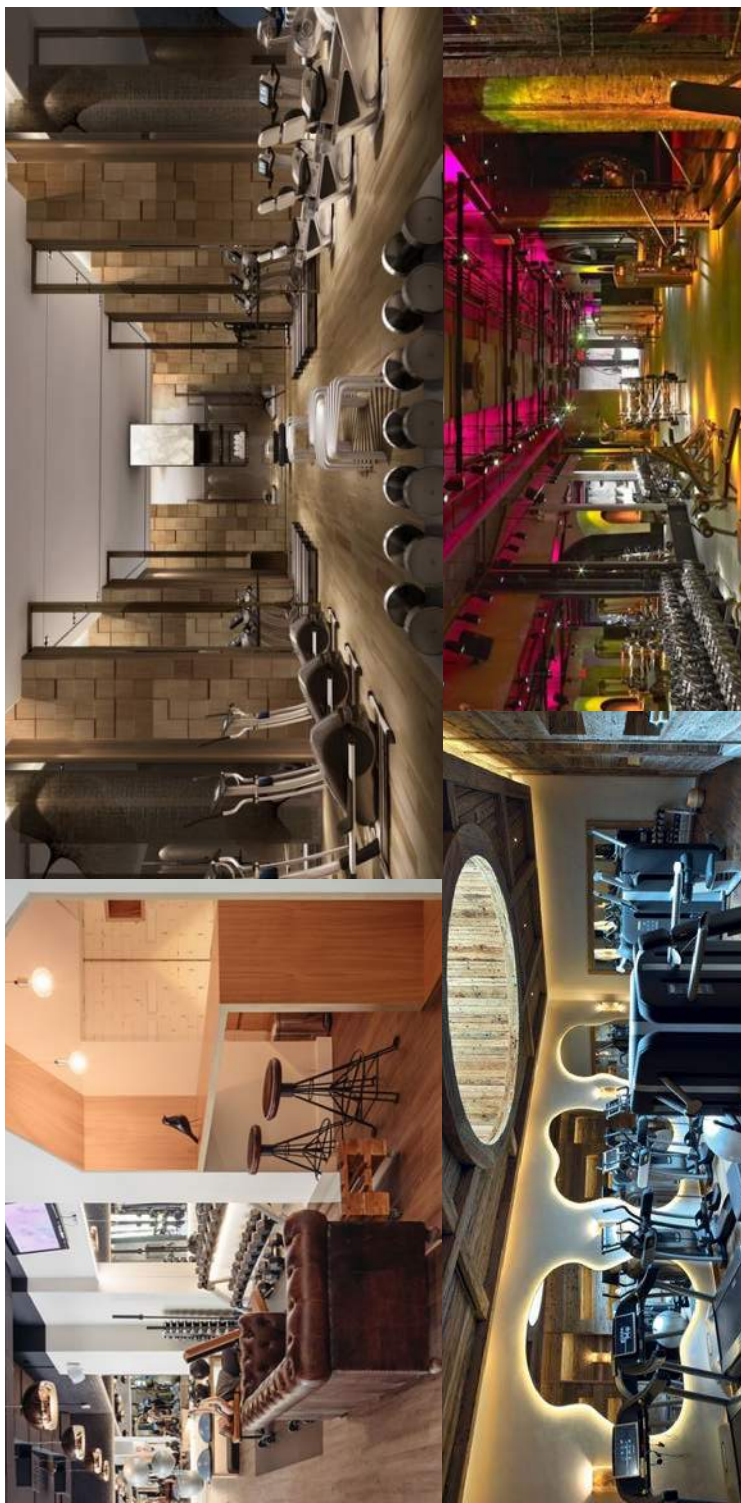
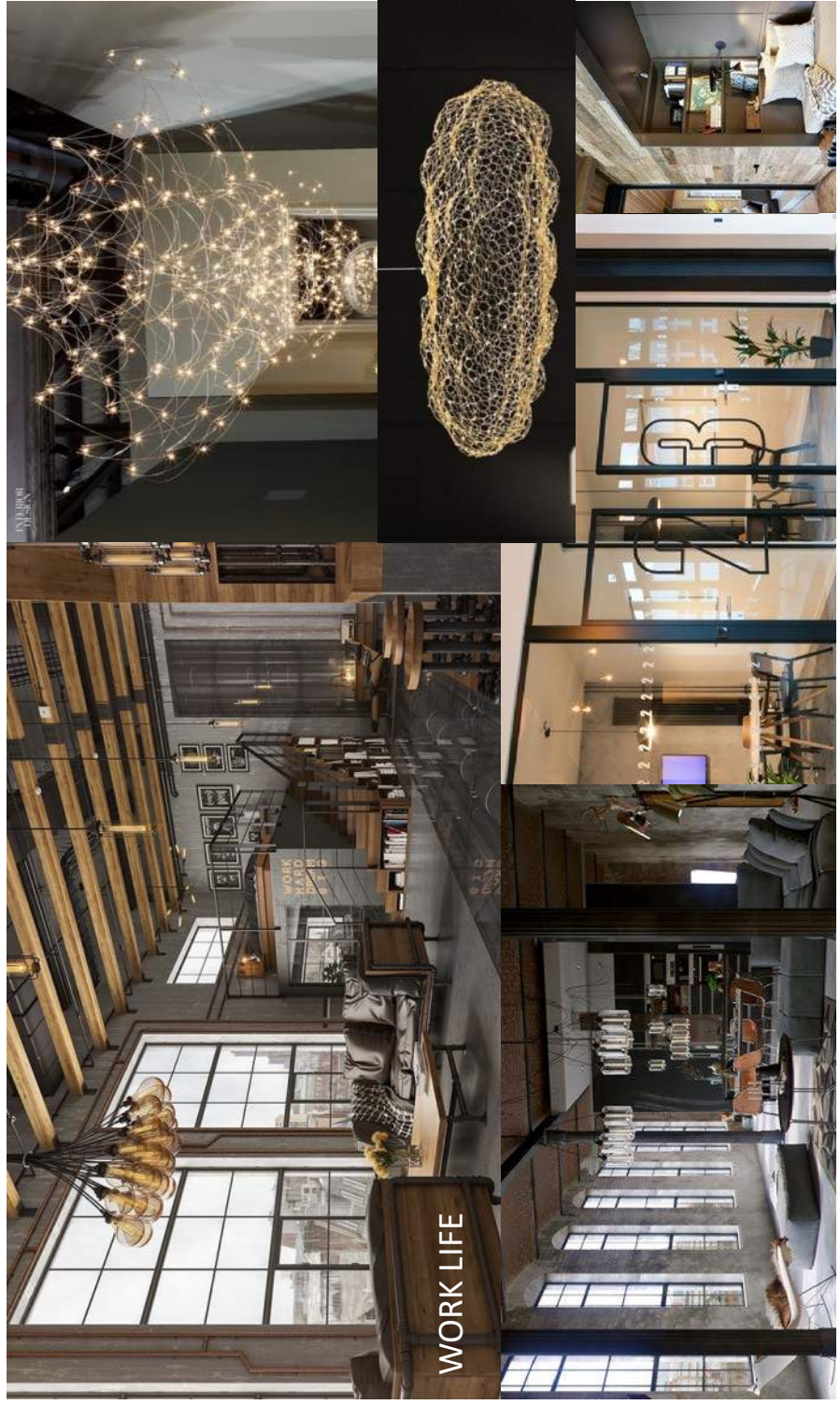
AVA Communities

INSPIRATIONAL IMAGERY



AVA Communities

INSPIRATIONAL IMAGERY



ATTACHMENTS:

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



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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 IALS Total Acres ± 63
Project Description THE COMMERCIAL USE AT 1664 PAGELAND HIGHWAY WILL
BE SUBDIVDED 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 WOOD COMPLIANCE)
Surrounding Property Description MOSTLY INSTITUTIONAL (SHERIFF'S OFFICE,
SCHOOL, AND SCHOOL DISTRICT) WITH SOME G-B 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

- 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.

[illegible]

NOTES

-THESE WERE NO WILLS AND NOABLES OBLIGATED IN THE THIRD

-THERE WAS NO VIOLATION OF ANY PARTIAL MORTUARY OBLIGATION

-THERE WERE NO ENCUMBRANCES OR PROSCRIPTIONS ON THIS PROPERTY AT THIS TIME

-ZONING, EIGHTHEDENTS, LUDGOTT (INDUSTRIAL), HENRI SHOCKER, JR SECONDARY STREET 35, 528 VENTURE 15.

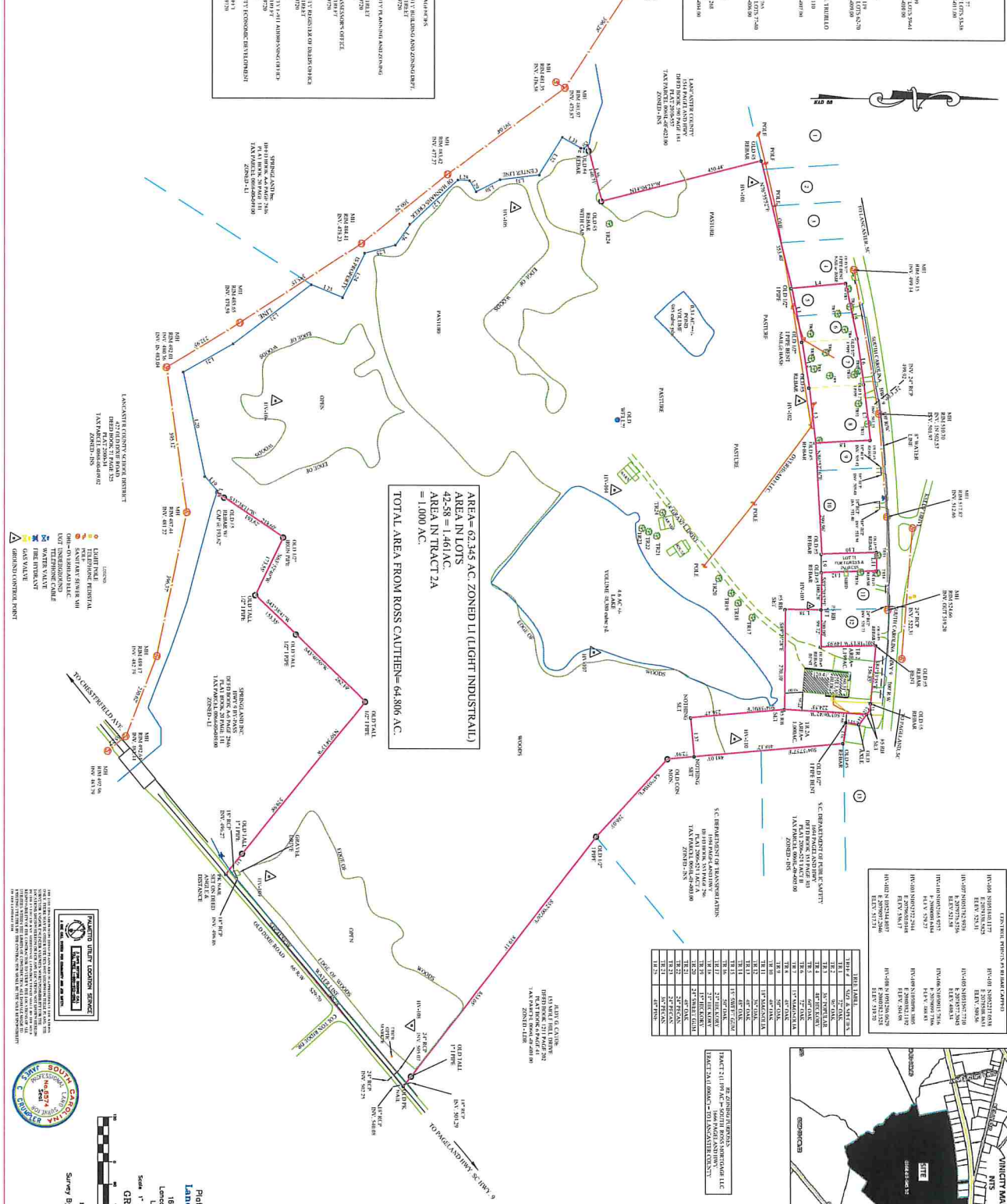
REAR SEATBACK. IN THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO PAVED HIGHWAY, STATE ROAD NUMBER 9, A 100' PUBLIC RIGHT-OF-WAY, STATE ROAD DIXIE ROAD, STATE ROAD NUMBER 52-200, A 66' PUBLIC RIGHT-OF-WAY.

UTILITY SERVICES

[illegible]

NOTE: This list does not list
all of the projects within my designated
food zone and there
are many other projects
or projections either
in progress or
that are shown on this
list. 4505102024
Dated 02/16/2017

DATE: 02/25/2022	JCC/RKB	DATE: 02/25/2022	JCC
TAX PARCEL 0068-00-045.00	JCC	SHEET 1 OF 1	



EXPERIMENTAL PROPERTIES OF 30-BLANK CARPONS	
HY-100	20709.515, 1177
HY-101	20709.515, 4625
HY-102	20709.515, 4625
HY-107	20709.515, 4625
HY-108	20709.515, 4625
HY-109	20709.515, 4625
HY-110	20709.515, 4625
HY-111	20709.515, 4625
HY-112	20709.515, 4625
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HY-206	20709.515, 4625
HY-207	20709.515, 4625

1981-82	
TR 1	52.1
TR 2	72.0
TR 3	56.7
TR 4	48.7
TR 5	72.0
TR 6	13.5
TR 7	48.0
TR 8	48.0
TR 9	48.0
TR 10	48.0
TR 11	11.0
TR 12	48.0
TR 13	48.0
TR 14	48.0
TR 15	14.0
TR 16	21.0
TR 17	21.0
TR 18	18.0
TR 19	21.0
TR 20	21.0
TR 21	21.0
TR 22	21.0
TR 23	21.0
TR 24	21.0
TR 25	21.0



	Units (kWh)	
1.1	147.41	Non-ferrous
1.2	147.41	Non-ferrous
1.3	149.01	Non-ferrous
1.4	149.01	Non-ferrous
1.5	149.01	Non-ferrous
1.6	142.47	Non-ferrous
1.7	142.47	Non-ferrous
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38.8		

**Part Of Property of
Lancaster County**

1866 Poppend Hwy,
Lancaster, South Carolina
Lancaster County

Scale 1" = 100'

Date 07/29/2022

GRAVIMETRIC SCALE

(In Feet)

0 10 20 30 40 50 60 70 80 90 100

1 inch = 100 ft.

Survey By : S. C. Crumpler
SOS Reg. No. 65974
Surveyed On : 07/29/2022
Lancaster, South Carolina
Lancaster County
lncd@surveysystems.com



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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 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 JMARSTALL@LANCASTER.SC.NET
Property Owner Name COUNTY OF LANCASTER
Address PO BOX 1809
City LANCASTER State SC Zip 29721-1809 Phone 416-9300
Fax _____ Email JMARSTALL@LANCASTER.SC.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. Martell, 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

- 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.



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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 1586 PAGELAND HIGHWAY
City LANCASTER State SC Zip 29720 Tax Parcel ID 0068L-OF-015.00
Current Zoning GB Current Use RESIDENTIAL
Proposed Zoning INS Total Acres ± 0.275
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@LANCASTER.SC.NET
Property Owner Name COUNTY OF LANCASTER
Address PO BOX 1809
City LANCASTER State SC Zip 29721-1809 Phone 416-9300
Fax _____ Email DMARSTALL@LANCASTER.SC.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. 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

- 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

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- 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-OF-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@LANCASTER.SC.NET
Property Owner Name COUNTY OF LANCASTER
Address PO BOX 1809
City LANCASTER State SC Zip 29721-1809 Phone 416-9300
Fax _____ Email DMARSTALL@LANCASTER.SC.NET

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Dennis E. Marshall, County Administrator 4/27/20
Applicant Date

Lancaster County
Property Owner(s) Date

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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-OF-01100
Current Zoning GB Current Use RESIDENTIAL
Proposed Zoning INS Total Acres ± 0.578
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 JMARSTALL@LANCASTER.SC.NET
Property Owner Name COUNTY OF LANCASTER
Address PO BOX 1809
City LANCASTER State SC Zip 29721-1809 Phone 416-9300
Fax _____ Email JMARSTALL@LANCASTER.SC.NET

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Dennis S. Marshall, Lancaster County
Applicant Administrator

4/27/22
Date

Lancaster County
Property Owner(s)

4/27/22
Date

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MEMORANDUM

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 infirmity 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