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

County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

June 15, 2021 | **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

AGENDA

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

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. 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.net 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. May 6, 2021 Workshop Minutes

   b. May 18, 2021 Regular Minutes

5. **Public Items**

   a. Lancaster County School District Impact Fee Study

   The Lancaster County School District retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee study.

   b. RZ-2021-0881, Shareena Webb

   Request to rezone a 10.0-acre portion of property from Low Density Residential (LDR) District to Institutional (INS) District.

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

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

Rural Residential (RR) to Rural Business (RUB) District.

d. RZ-2021-0961 and RZ-2021-0962 Hoopaugh

RZ-2021-0961: Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Dr. (TM# 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.
RZ-2021-0962: Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.

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

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

f. CU-2021-1167 Pavilion Development Company

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

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

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

h. RZ-2021-0687 S & KB Properties

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

i. RZ-2021-0942 Fred & Nancy Brackett

Appliation by Fred & Nancy Bracket to rezone four parcels totaling approximately 32.5 acres located at 2400, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) Districts to General Business (GB) District.

j. RZ-2021-0753 Anthony Haltom, Sr

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

6. <u>New Business</u>

a. Overview of next month's Agenda

b. Other

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://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w

Agenda Item Summary

Ordinance # / Resolution #: May 6, 2021 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
May 6, 2021 Workshop Minutes	6/4/2021	Exhibit

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

Lancaster County
South Carolina

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

May 6, 2021 5:00 P.M. MINUTES

1. Roll Call:
Members Present: Jim Barnett, Charles Deese, Sheila Hinson, Ben Levine, Tamecca Neely, Rosa Sansbury
Absent: Matt Jones

Others Present: Rox Burhans, Division Director; Ashley Davis, Planner; Katie See, Senior Planner; Robert Tefft, Senior Planner; Billy Mosteller, County Council.

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com; cgnews@thelancasternews.com.

Chairman Deese called the meeting to order at 5:00 p.m.
Due to time constraints, Chairman Deese called for discussion of **Item 2l: Other Business** before discussion of new business:

Current Case Map Overview
Staff Presentation: Ashley Davis.
Proposed Current Cases map provides information on current cases, floodplains, zoning, and overlay districts.

School Impact Fee Study
Discussion:
- What land does the district already own?
- What benefit if any does the plan show for schools outside the impact area?
- The assumption that other school districts in the county will not see growth seems hard to support. Restrict language solely to IL geographic region.
- What rationale or support might there be for lesser fee than the described "maximum" in the report?

Board Member of the Year
Ben Levine nominated **James Barnett**; Sheila Hinson seconded. Rox Burhans staff would prepare necessary paperwork to assist Commission members.

2. **New Business**

a. **RZ -2020-2973: Pedcor Investments**
Application by Pedcor Investments, LLC to rezone a 33.10-acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX), to develop a 216-unit workforce housing apartment complex.

b. **MX-2020-2973: Pedcor Investments**
Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment complex, currently known as Hawthorn Apartments, located on approximately 33.10 acres at 9425 Charlotte Highway (TM# 0008-00-077.00).

c. **DA-2020-2973: Pedcor Investments**
Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18, for a proposed 216-unit workforce housing apartment complex, located on approximately 33.10 acres at 9425 Charlotte Highway (TM# 0008-00-077.00).
[Items a-c are conjoined.]
Discussion: B. Levine commented and staff agreed that this might not be the most appropriate use for the parcel(s) since it is located across from the proposed hospital.

d. **RZ-2020-3013: Trinity Baptist Church**
Application by Trinity Baptist Church to rezone approximately one acre (TM#0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within Lancaster County. This is a companion case to RZ-2020-301 within the Town of Van Wyck.
Discussion: Proposal crosses jurisdiction lines. Staff has advised applicant to annex to Van Wyck to avoid future conflicting ordinances between town and county which might affect development plans, but applicant has not acted on advice to date.

e. **RZ-2021-0650: Evans Road**
Application by Fred and Suzanne Mangano to rezone a 1.203-acre portion of a parcel located on Evans Road (TM# 0087-00-095.08) from Low Density Residential (LDR) to Manufactured Home (MH).
Discussion: This proposal revisits request made by same applicants in 2019. Chairman Deese requested that the minutes of that meeting be included in agenda attachments for this item. [Meeting of February 19, 2019].

f. **RZ-2021-0747: 1415 LLC**
Application by 1415 LLC to rezone approximately 5.3 acres (TM#0008-00-026.03) located on the north side of Edgewater Corporate Parkway. The request is to rezone from Mixed Use (MX) to Regional Business (RB).
Discussion: Project is bound to original setback of 75', and would need to do a plat amendment or amend the master plan. Ben Levine asked for more information about how different options would affect placement of sidewalks.

g. CU-2021-0538 Jannat Nabiev

Application by Jannat Nabiev for a conditional use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair at 1449 Memorial Park Road (TM#0082N-0B-011.00).

Discussion: Significant upgrades would be required to meet current standards for use, but the pan as presented meets all requirements. Commissioners suggested more input from engineer of record demonstrating how these changes would be made functionally, e.g. berms, landscaping.

h. SD-2020-2054: Provident Bayard LLC

Application by Provident Bayard, LLC for a major preliminary plat consisting of 325 single-family detached lots, as well as an Institutional Zoning District parcel approximately two acres in size (to be dedicated to Lancaster County), located at the intersection of Henry Harris & Shelley Mullis Roads (TM#s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02, and 0013-00-055.05). The project is approximately 169.07 acres in size and is zoned Medium Density Residential (MDR) with the Cluster Subdivision Overlay. The project is referred to as Wilson Creek.

Discussion: CTT not up to standard or intent of designation.

i. SD-2020-1750: Carolina Ventures 1, LLC

Application by Carolina Ventures 1, LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersection of Van Wyck and Griffin Roads (TM#s 0019-00-027.01, 0019-00-027.02, 0019-00-027.00, 0019-00-035.00, and 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

Discussion: Sewage plan still unclear, applicant may request a postponement. Ben Levine concerned about traffic impact generally, and specifically the proximity of the two entrances. The plan will include traffic access for Vantage Apartments nearby.

j. UDO-TA-2021-0704: Restaurant Parking

Application by Lancaster County to amend UDO section 7.2.4 (Off-Street Parking and Loading Requirements) to modify the parking requirements for restaurants.

Discussion: Commissioners concerned about impact of changes on current plans in progress. Recommended reaching out to The Cookout regarding their plans.

k. Overview of next month's agenda

Southern Panhandle Small Area Plan Extension targeted for July meeting
UDO Analysis by consultant targeted for July meeting
8 items on June agenda, including 8 rezonings and 1 preliminary plat amendment

l. **Other**: (see discussion above before New Business)

3. Adjourn

Meeting was adjourned at 7:00 pm.

Agenda Item Summary

Ordinance # / Resolution #: May 18, 2021 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
May 18, 2021 Regular Minutes	6/1/2021	Exhibit
Minutes Attachments	6/1/2021	Exhibit

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

MINUTES
Lancaster County Planning Commission
May 18, 2021 6:00 p.m.

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

Commissioners Present:
Tamecca Neely Ben Levine
Sheila Hinson Charles Keith Deese
Absent: James Barnett Rosa Sansbury

Commissioner Matt Jones resigned as of May 10, 2021; is replacement has yet to be nominated for District 5.

Staff Present:
Rox Burhans Katie See Clerk: Jennifer Bryan
Ashley Davis Robert Tefft

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

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by Sheila Hinson; 2nd by Ben Levine
Called vote: 4-0. **MOTION APPROVED** unanimously.

3. CITIZEN'S COMMENTS [See Attachment: Sign-In Sheet for Item 3]

[This item was addressed before approval of agenda.]
Chairman Deese opened the floor to comments from the public.

1. **Ricky Cope**, Pastor at Trinity Baptist Church:
   In support of agenda item 5e: RZ2020-3013. The applicant plans to use the parcel as a cemetery.
2. **Brock Veal**, Pastor at Trinity Baptist Church:
   In support of agenda item 5e: RZ2020-3013.

Chairman Deese closed the floor to general public comments.

4. APPROVE MINUTES

a. April 1, 2021 Workshop Minutes

Chairman Deese called for a motion to approve April 1, 2021 Workshop Minutes as written. Motion to Approve by B. Levine; 2nd by T. Neely.
Called vote: 4-0**. MOTION APPROVED** unanimously

b. April 20, 2021 Regular Meeting

Chairman Deese called for a motion to approve April 20, 2021 Regular Minutes as written. Motion to Approve by B. Levine; 2nd by S. Hinson.
Called vote: 4-0. **MOTION APPROVED** unanimously.

5. PUBLIC ITEMS

a. Lancaster County School District Impact Fee Study

[Item continued from April 20, 2021 Planning Commission Meeting]
Presentation: **Jennifer White**, LCSD Chief Financial Officer
See attached PowerPoint presentation.
Additional comments by **Melvin Stroble, Sr.**, LCSD Board of Trustees

Questions from Commissioners:

Chairman Deese asked about current inventory of property for new schools.
J. White answered that IL school district has no inventory of undeveloped property for new school sites.
B. Levine stated that the added information in this presentation is helpful, especially knowing that schools are at 125%-150% capacity. **Levine** sked how Fort Mill's recent school impact fee process affected LCSD's strategy. **J. White** answered that they did delay their own process to see the outcome of Fort Mill's fees.
B. Levine asked about offset credits and fees currently assessed, and if homes in areas that are under development agreements and PDDs will be affected. **Counsel J. DuBose** responded that rooftop fees currently assessed will be credited against impact fee if the development falls within Indian Land school area. **B. Levine** stated that his question was to clarify that not all new construction would be subject to impact fees, if they are already subject to previous DAs or PDDs. **J. White** and **M. Stroble** noted that to their knowledge rooftop fees are not currently directed to schools.

Presentation: **Melvin Stroble, Sr.**, LCSD Board of Trustees
See attached slideshow, Impact Fees: Myth vs. Fact.

Questions from Commissioners:

Chairman Deese asked what amount LCSD anticipates will be raised in the first year if impact fees are instituted? **Stroble** responded that LCSD has requested statistics on development from Lancaster County to determine this, but has not received the data.

Chairman Deese expressed concern over rising costs of land and raw materials, and how these would impact small developers with an added burden of impact fees. **Stroble** responded that the school system is subject to the same rising costs, and that without targeted impact fees, all county taxpayers will end up paying for Indian Land schools, which would be inequitable.

Public Hearing : [See Sign-in sheets] no public comments offered

Chairman Deese stated that the Impact Fee proposal required further consideration, particularly in light of not having all commissioners present. Called for a motion to defer vote to the June 15, 2021 Planning Commission meeting.
Motion to defer vote by B. Levine; 2nd S. Hinson.
Called vote: 4-0. **Motion approved** unanimously. Item is deferred to June 15, 2021 for vote.

b. RZ-2020-2973 Pedcor Investments, LLC

Application by Pedcor Investments, LLC to rezone a 33.10-acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.0) from General Business (GB) to Mixed Use (MX) District, to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MX-2020-2973 and the Development Agreement DA-2020-2973.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Denial.

Questions to staff:
T. Neely asked for clarification regarding current zoning and usage. **K. See** responded that the present Future Land Use and Comprehensive Plan is very general, it does not address the changes that have occurred recently in the development of the area, and does not allow any transition to surrounding Low Density Residential areas.

Applicant Presentation: **Mike Byron**, VP of Development
[See attached PowerPoint presentation: Hawthorn Apartments]
Developer also owns and will manage the site once developed.
Section 42 Housing, for people with annual incomes up to $49,000.

Questions from Commissioners:
B. Levine asked for clarification about road layout, lack of through access to Possum Hollow Road. **M. Byron** and **Matt Edwards**, engineer with Kimley-Horn responded that multiple streams on site affected the layout and made through-access difficult.

Chairman Deese commented that future water main access to Possum Hollow Road might be affected. **M. Byron** and **Matt Edwards** responded that they have been in discussions with Lancaster County Water and Sewer regarding future access across the property.

Public Hearing: (See attachment: Sign-in Sheets for Item 5b) No comments offered. Chairman Deese closed Public hearing and called for a motion on **5b: RZ-2020-2973.**

Motion to approve by B. Levine; 2nd by S. Hinson.
Discussion:
B. Levine expressed concern that this rezoning would deplete General Business district in an area experiencing a lot of commercial growth. Does not support.

Called vote:	Neely: For	Hinson: Against
	Levine: Against	Deese: Against

Vote 1-3. **MOTION IS DENIED.**
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

c. MX-2020-2973 Pedcor Investments LLC

Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as **Hawthorn Apartments**, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM# 0008-00-077.0) This application is associated with the companion Rezoning Application RZ-2020-2973 and the Development Agreement DA-2020-2973.

d. DA-2020-2973 Pedcor Investments LLC

Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with the Unified Development Ordinance Section 9.2.18 for a proposed 216-unit workforce housing apartment development, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM# 0008-00-077.0). This application is associated with the companion Zoning Map Amendment Application RZ-2020-2973 and the Master Development Plan MX-2020-2973.

Staff Presentation: Katie See, Senior Planner, presented the conjoined MX and DA applications consistent with the staff report. Offered clarification of discussion about through-access: the plan as presented would require modification to current RFATS, which shows collector road through this property. The plan does not allow for more than one housing type. Although nominally consistent with current comprehensive plan, it does not meet changing needs of development.
Staff Recommendation: Denial.

Questions to staff: no further questions.
Comment from applicant(s): no further comments
Questions from Commissioners: no further questions

Public Hearing: on item 5c. MX-2020-2973
[See attachments: Sign-in Sheets for Items 5c] No public comments.
Chairman Deese closed Public hearing and called for a motion on **5c: MX-2020-2973**

Motion to approve by B. Levine; 2nd by S. Hinson.
Discussion: no further discussion.
Called vote: Neely: For Hinson: Against
Levine: Against Deese: Against
Vote 1-3. **MOTION IS DENIED**

Public Hearing: [See attachments: Sign-in Sheet on item 5d] No public comments.
Chairman Deese closed Public hearing and called for a motion on **5d. DA-2020-2973**

Motion to approve by B. Levine; 2nd by S. Hinson.
Discussion: no further discussion.
Called vote: Neely: For Hinson: Against
Levine: Against Deese: Against
Vote 1-3. **MOTION IS DENIED.**

Chairman Deese stated the items (c & d) will go to County Council for consideration, and applicants will be notified of time and date.

e. RZ-2020-3013 Trinity Baptist Church

Application by Trinity Baptist Church to rezone approximately one acre of property (TM# 0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 119 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within Lancaster County. This is a companion case to RZ-2020-3001 within the Town of Van Wyck

Staff Presentation: Katie See, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Approval.

Questions from Commissioners:
B. Levine asked if there is currently a cemetery on the site. **R. Cope** responded that there is not. **B. Levine** commented that RN district allows cemetery. **Dave Edwards** (Marvin Meadows Road) on behalf of applicants responded that they were told there was a minimum acreage requirement (3 acres unless attached to church parcel) and all needed to be in the same zoning district. Their plan would use 2 acres (subject parcel plus part of existing church parcel.) **K. See** referenced relevant portion of Chapter 5 of the Unified Development Ordinance.

Applicant Presentation: **Dave Edwards**
See attachment: Photo of Lynwood UMC demolition (photo credit: Brian Melton/The Lancaster News). See also Trinity Baptist Church video link: https:/vimeo.com/user2432243/review/548919048/46b83de812

Public Hearing: (See attachment: Sign-in Sheet for Item 5e) No additional comments. Chairman Deese closed Public hearing and called for a motion on **5e: RZ-2020-3013**

Motion to approve by B. Levine; 2nd by S. Hinson.
Discussion: **B. Levine** commented that based on intended use, rezoning is appropriate and necessary. **T. Neely** recommended that the applicants combine their parcels to avoid any future difficulties.
Chairman Deese entered written comments into record [see attachment: emails in support of item 5e: Trinity Baptist Church]

Called vote: Neely: For Hinson: For
Levine: For Deese: Against
Vote 3-1. **MOTION IS APPROVED**.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

f. RZ-2021-0650 Evans Road

Application by Fred and Suzanne Mangano to rezone a 1.203-acre portion of a parcel located on Evans Road (TM# 0087-00-095.08) from Low Density Residential (LDR) to Manufactured Home (MH) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Denial, inconsistent with Medium Density Residential and Land Use category. Questions to Staff: none

Comments from Applicant: **Fred Mangano** (1845 Evans Road)
Clarified location of parcel and structure to be moved. Moving an existing MBH to another lot, not adding one.

Questions from Commissioners: further clarification of location.

Public Hearing: (See attachment: Sign-in Sheet for Item 5f) No further public comments from Mr. Mangano. Chairman Deese closed Public hearing and called for a motion on item **5f: RZ-2021-0650.**

Motion to approve by S. Hinson; 2nd by B. Levine.
Discussion:
B. Levine commented that the rezoning request by same applicants at adjacent location in 2019 raised concerns from neighbors about allowing the mobile home adjacent to an area that prohibited them. At the time, applicants stated it would be a one-time request, in order to care for a family member.

Called vote: Neely: Against Hinson: For
Levine: Against Deese: Against
Vote 3-1. **MOTION IS DENIED**.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

g. RZ-2021-0747: 1415, LLC

Application by 1415 LLC to rezone approximately 5.3 acres of property (TM# 0008-00-026.03) located on the north side of Edgewater Corporate Parkway. The request is to rezone from Mixed Use (MX) to Regional Business (RB) District.

Staff Presentation: Ashley Davis, Planner, presented the applications consistent with the staff report. Noted that amendment to preliminary plat would be required to fix setback incompatibility. Staff Recommendation: Approval.
Questions to Staff: none
Comments from Applicant: not present.

Public Hearing: (See attachment: Sign-in Sheet for Item 5g) no public comments.
Chairman Deese closed Public hearing and called for a motion on item
5g: RZ-2021-0747

Motion to approve by B. Levine; 2nd by S. Hinson.
Discussion: no comments.
Called vote: 4-0. **MOTION IS APPROVED** unanimously.
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

h. CU-2021-0538 Jannat Nabiev

Application by Jannat Nabiev for a conditional use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair, at 1449 Memorial Park Road (TM# 0082N-0B-011.00).

Staff Presentation: Ashley Davis, Planner, presented the applications consistent with the staff report. Engineer has provided a new layout to accommodate buffers. Staff has concerns about feasibility, but plan provided meets requirements.
Staff Recommendation: Approval with conditions: applicant provides proof that plan is feasible before the item goes to County Council; applicant must address all other outstanding TRC comments.
Questions to Staff:
Chairman Deese commented that size of lot raised concerns, and that applicant must demonstrate that the required buffering can be done.

Comments from Applicant:

1. **Liana Nabieva**: (Charlotte) daughter of owner: It is their father's dream to open his own shop. They are aware of the requirements and are working to fulfill them.
2. **Jannat Nabieva** (Charlotte) daughter of owner/applicant. Affirms previous comments, no additional.

Public Hearing: (See attachment: Sign-in Sheet for Item 5h) No additional public comments. Applicant representatives above were the only sign-ins.
Chairman Deese closed Public hearing and called for a motion on item
5h: CU-2021-0538

Rox Burhans added for clarity that Planning Department would ask for sectional drawing from engineer to assure that plan was workable.

Motion to approve with stated conditions by B. Levine (Proof provided to staff that buffering plan is feasible; and that all other TRC comments are answered);
2nd by S. Hinson. Discussion: No further discussion.
Called vote: 4-0. **MOTION IS APPROVED** unanimously.
Chairman Deese stated the item will go to County Council for consideration once conditions are met.

i. **SD-2020-2054 Provident Bayard, LLC**
Application by Provident Bayard, LLC for a major preliminary plat consisting of 325 single-family detached lots, as well as an Institutional zoning district parcel of approximately 2 acres (to be dedicated to Lancaster County), located at the intersection of Henry Harris & Shelley Mullis Roads. (TM#s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02, 0013-00-055.05.) The project area is approximately 169.07 acres in size and is zoned Medium Density Residential (MDR) within the Cluster Subdivision Overlay. The project is referred to as **Wilson Creek**.

Staff Presentation: Katie See, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Approval with conditions.
Questions to Staff:
B. Levine asked for clarification about the 2-acre parcel to be given to the County, whether that acreage was inclusive or exclusive of the area needed for traffic circle at adjacent intersection.
Questions from Commissioners
Commissioners **Deese** and **Levine** voiced concerns that the Carolina Thread Trail connection be routed primarily through natural areas and not development sidewalks.
Comments from Applicant: **Ken Holbrook** (Matthews, NC):
Responded that the precise configuration has not been defined for traffic roundabout but they are committed to a usable 2 acres for the County parcel per DA. Thread Trail configuration is not finalized but again, they are committed to using natural areas or sewer easement per staff recommendations and minimize use of sidewalks.

Public Hearing: (See attachment: Sign-in Sheet for Item 5i) No public comments.
Chairman Deese closed Public hearing and called for a motion on item
5i: SD-2020-2054

Motion to approve subject to conditions defined by staff: by B. Levine; 2nd by T. Neely.
Discussion: No further discussion.
Called vote: Neely: For Hinson: Against
Levine: For Deese: For
Vote 3-1. **MOTION IS APPROVED**.

This item is not subject to referral to County Council.

j. UDO-TA-2021-0704 Restaurant Parking
Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify minimum required parking spaces.

Staff Presentation: Robert Tefft, Senior Planner, presented the applications consistent with the staff report.
Questions to Staff: no questions.
Comments from Applicant: Staff represents County as applicant.

Public Hearing: [See attachment: Sign-in Sheet for Item 5j] No public comments.
Chairman Deese closed Public hearing and called for a motion on item
5j: UDO-TA-2021-0704

Motion to approve by B. Levine; 2nd by S. Hinson.
Discussion: **B. Levine** extended the Commission's thanks to staff for their research.

Called vote: 4-0. **MOTION IS APPROVED** unanimously.
Chairman Deese stated the item will go to County Council for consideration

6. NEW BUSINESS

a. Overview of Next Month's Agenda
   i. SD-2020-1750 Carolina Ventures1 LLC
   Letter requesting postponement to June 15, 2021 meeting.
   ii. Rox Burhans noted that the agenda for the next meeting included eight rezoning applications, one conditional use permit, and one preliminary plat, as well as the School Impact Fees vote.

b. Other
   i. Update on CP-2020-3057 and RZ-2020-2887
   Landsdown Corporation and Primo Holdings LLC have at this time withdrawn their applications in the above matters.
   ii. Chairman Deese noted the resignation of Commissioner Matt Jones. County Council Chairman Harper will nominate a new Commissioner to fill the seat for District 5.

7. ADJOURN

Motion to Adjourn by B. Levine; By acclamation Meeting is adjourned.

Lancaster County
South Carolina

Citizens' Comments Sign In Sheet

Item 3: General comments, or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1. ~~Jannat & Liana Nabieva~~
2. Pastor Ricky D. Cope ✓
3. Pastor Brock VEAP ✓
4.
5.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5a: LCSD School Impact Fee Study

TischlerBise study on proposed School Impact Fee for Indian Land schools

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.	Jennifer valente LCSD ✓
2.	Melvin Strobble LCSD ✓
3.	
4.	
5.	

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5b: RZ-2020-2973 Pedcor Investments

Rezoning a 33.10-acre parcel (TM#0008-00-077.00)as part of MXU-2020-2973 Hawthorne Apartments. (see Items 5c and 5d)

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5c: MX-2020-2973 Pedcor Investments

Master Development Plan application for Hawthorne Apartments, a proposed 216-unit workforce housing apartment development, at 9425 Charlotte Highway (TM#0008-00-077.00). (See Items 5b and 5d)

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5d: DA-2020-2973 Pedcor Investments

Development Agreement for proposed Hawthorne Apartments, a proposed 216-unit workforce housing apartment development, at 9425 Charlotte Highway (TM#0008-00-077.00). (See Items 5b and 5c)

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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



PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5e: RZ-2020-3013 Trinity Baptist Church
Rezoning one-acre parcel (TM# 0025-00-034.13) next to church at 1519 Steel Hill Road.

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.
2.
3.
4.
5.

6.
7.
8.
9.
10.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5f: RZ-2021-0650 Evans Road (Mangano)
Rezone 1.203-acre parcel on Evans Road (TM# 0087-00-095.08)

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1. ~~Fred Mangano~~
2.
3.
4.
5.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5g: RZ-2021-0747 1415 LLC
Rezone 5.3 acres (TM#0008-00-026.03) on north side of Edgewater Corporate Parkway.

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.
2.
3.
4.
5.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5h: CU-2021-0538 Jannat Nabiev
Conditional Use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair at 1449 Memorial Park Road (TM# 0082N-0B-011.00).

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1. Jannat Nabieva on behalf of applicant Liana Nabieva
2.
3.
4.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5i: SD-2020-2054 Provident Bayard, LLC

Application for Major Preliminary Plat, proposed development of 325 single-family detached lots at intersection of Henry Harris & Shelley Mullis Roads. (TM#s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-056.02, 0013-00-055.05) approximately 169.07 acres.

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.
2.
3.
4.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet

Item 5j: UDO-TA-2021-0704 Restaurant Parking

UDO-TA-2021-0704 Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, to modify the parking requirements for restaurants.

Lancaster County Planning Commission

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 18, 2021

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

PLEASE PRINT

1.
2.
3.
4.



Lancaster County School District Impact Fee

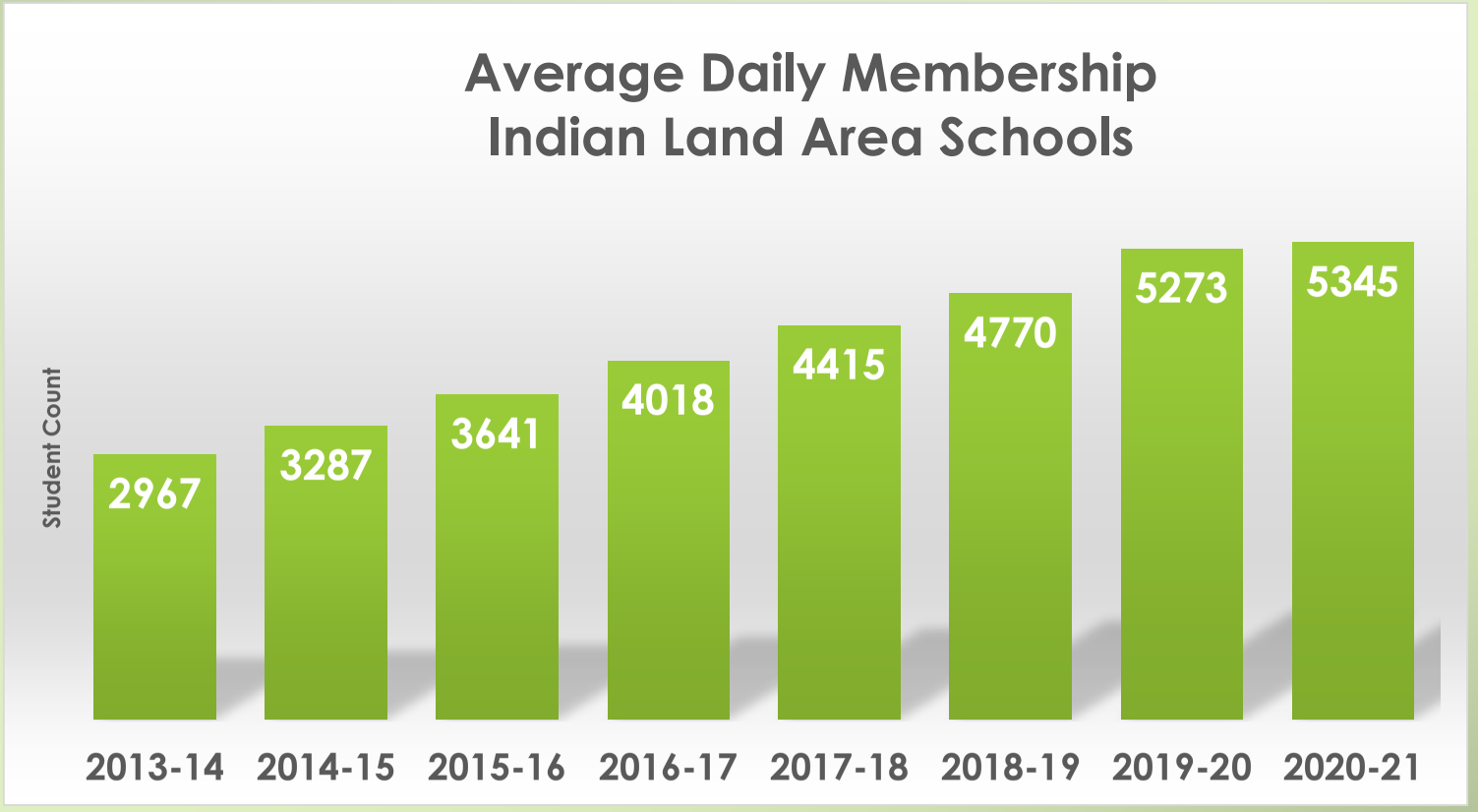
Proposal to Address Indian Land Area Student Needs

Points to Consider:

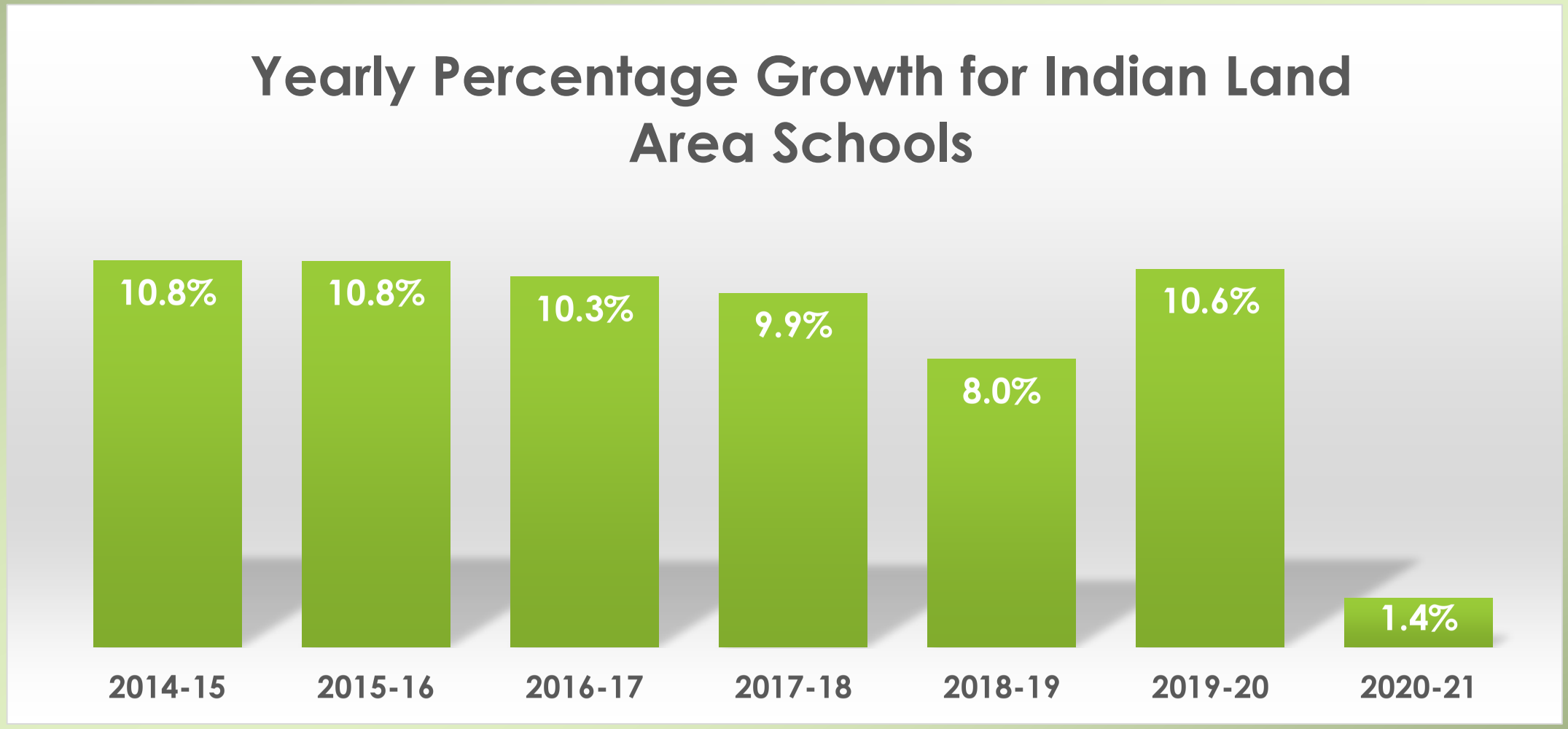
- Why is it needed?
- Who is affected and who will benefit?
- What projects are included?
- What projects were excluded and why?
- Is there an impact on affordable housing?
- How has the impact fee affected construction in nearby areas?
- What happens if impact fees aren't passed?

Why is the impact fee needed?

Growth in the Indian Land area has necessitated the expansion and addition of facilities to provide students' educational needs.

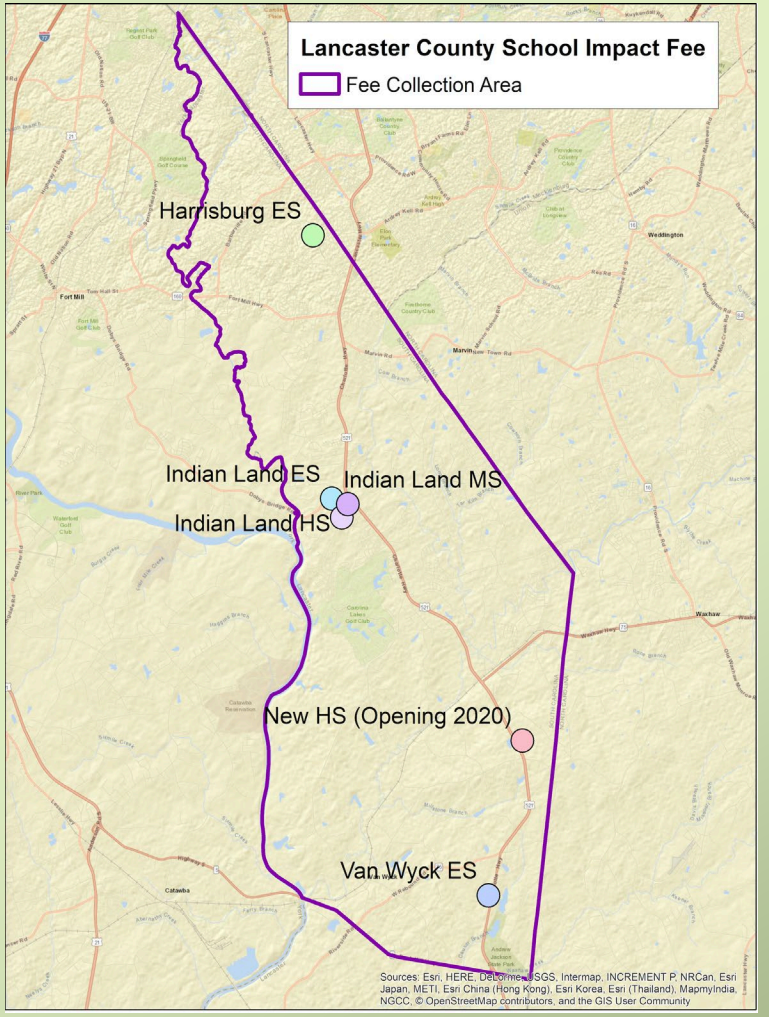


Why is the impact fee needed?



Who is affected and who will benefit?

- Impact fee collections would only affect new construction in the Indian Land area
- Fees can only be used to address school building capacity needs in that attendance zone



Who is affected and who will benefit?

- All Lancaster County residents will benefit since any future referendum bond amounts related to the Indian Land area would be reduced by the amount of the impact fee collections
- Capital project funds would be freed up to be used for facility needs in other areas of the school district, which is critical since many of those facilities are older school buildings



What projects are included?

- Purchase of land for either a middle or elementary school - LCSD currently owns no land in the Indian Land area
- A building addition to increase capacity at Indian Land Middle School (the current Indian Land High School building)
- A building addition to increase capacity at Harrisburg Elementary School
- A building addition to increase capacity at Indian Land Elementary School

What projects were excluded and why?

The following projects were recommended by Tischler Bise. The District chose to exclude these projects in order to reduce the amount of the calculated impact fee:

- Construction costs for the new middle or elementary school
- Land needs for additional high school capacity
- Building costs for additional high school capacity

Is there an impact on affordable housing?

For an average home price of $273,214 with 20% down payment, the monthly and annual principal, tax and interest payments are as follows, using a 30-year mortgage at 3.00% APR:

- Without the impact fee the monthly payment is $1214, for an annual amount of $14,568
- With the recommended impact fee the monthly payment is $1240, for an annual payment of $14,880
- This equates to a monthly cost difference of $26 and an annual cost difference of $312

How has the impact fee affected construction in nearby areas?

- The Clover Town Administrator stated that she didn't see that the school impact fee has had any effect on new residential construction thus far. She also stated that she was not aware of any disproportionate burden on small builders.
- The Fort Mill Planning Director stated that she has not seen a slow down in construction due to the school impact fee. She is also not aware of any disproportionate burden of the impact fee on small builders versus the national companies.

What happens if impact fees aren't passed?

- All Lancaster County taxpayers would end up paying for Indian Land area growth since any future referendum bond would need to include the projects listed earlier. Facility improvements in our older school facilities would be delayed since funds would need to be directed toward addressing student growth in the Indian Land area.
- Lancaster County School District is committed to serving students in all areas equitably and fairly, not just the students in our high-growth area. We believe that "growth should pay for growth."


Any
Questions

LANCASTER COUNTY SCHOOL DISTRICT

Putting our children first

Myth vs Facts

MYTH

The proposed Lancaster County School District (LCSD) impact fee is a tax that impacts all Lancaster County citizens.

FACT

An impact fee is NOT a tax. It is a fee imposed on new construction only in LCSD Indian Land attendance zone at the time of permit. The fee is designed to allow *"Growth to pay for Growth".*

Provided by Ft. Mill School District

LANCASTER COUNTY SCHOOL DISTRICT

Putting our children first

Myth vs Facts

MYTH

The proposed impact fee will raise property taxes.

FACT

While an increase in the impact fee could raise existing home values, current homeowners could possibly see a reduction in taxes paid through Debt Service Millage.

Provided by Ft. Mill School District

LANCASTER COUNTY SCHOOL DISTRICT

Putting our children first

Myth vs Facts

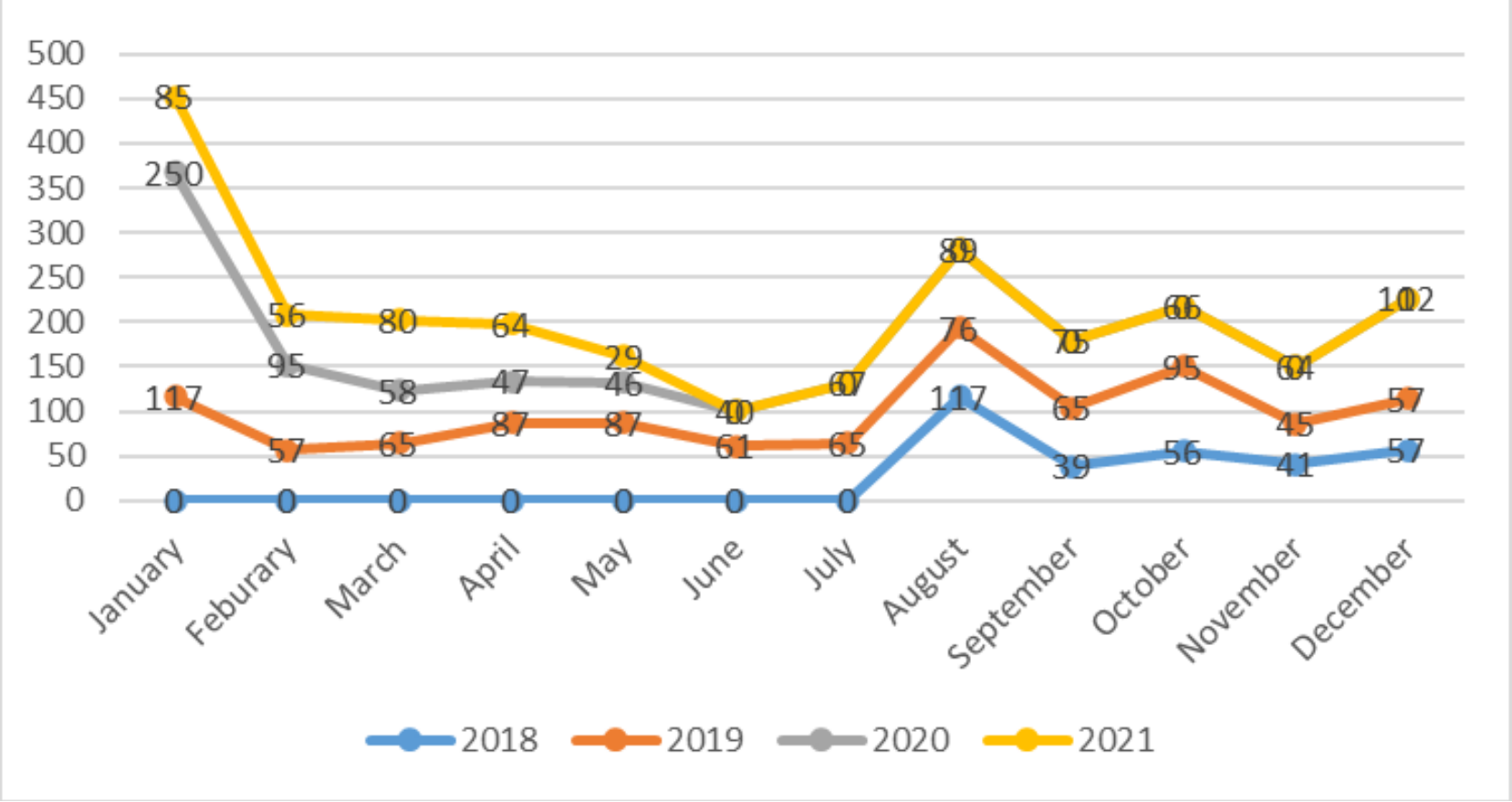
MYTH

An impact fee will limit the affordability of homes.

FACT

The average new construction home price in the Indian Land area ranges from $375,000 to $427,000. Under the requirements of SC Development Impact Fee Act, the study concluded the proposed impact fee would not affect the affordability of housing in the Indian Land area.

Ft. Mill Building Permits Since Implementation of Impact Fees



Yearly Totals

2018 *(Aug – Dec)* = 310

2019 = 877

2020 = 1009

2021 *(Jan – May)* = 314

LANCASTER COUNTY SCHOOL DISTRICT
Putting our children first

Provided by Ft. Mill School District

Hawthorn Hills Apartment Homes

Mike Byron – Vice President of Development, Pedcor



PEDCOR COMPANIES

About Pedcor

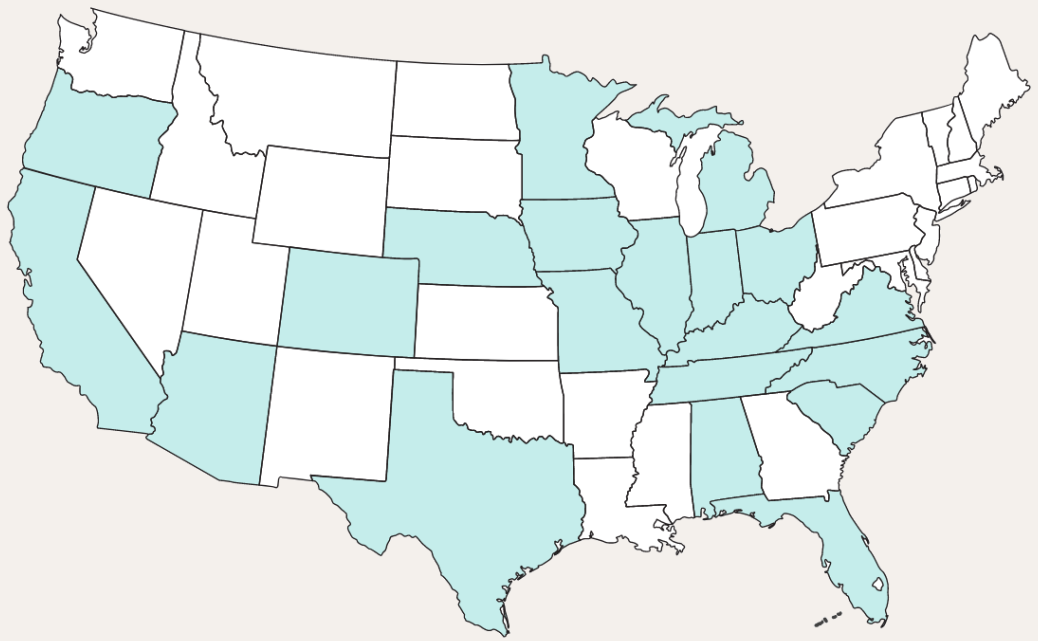


20 STATES

34 YEARS

154 COMMUNITIES

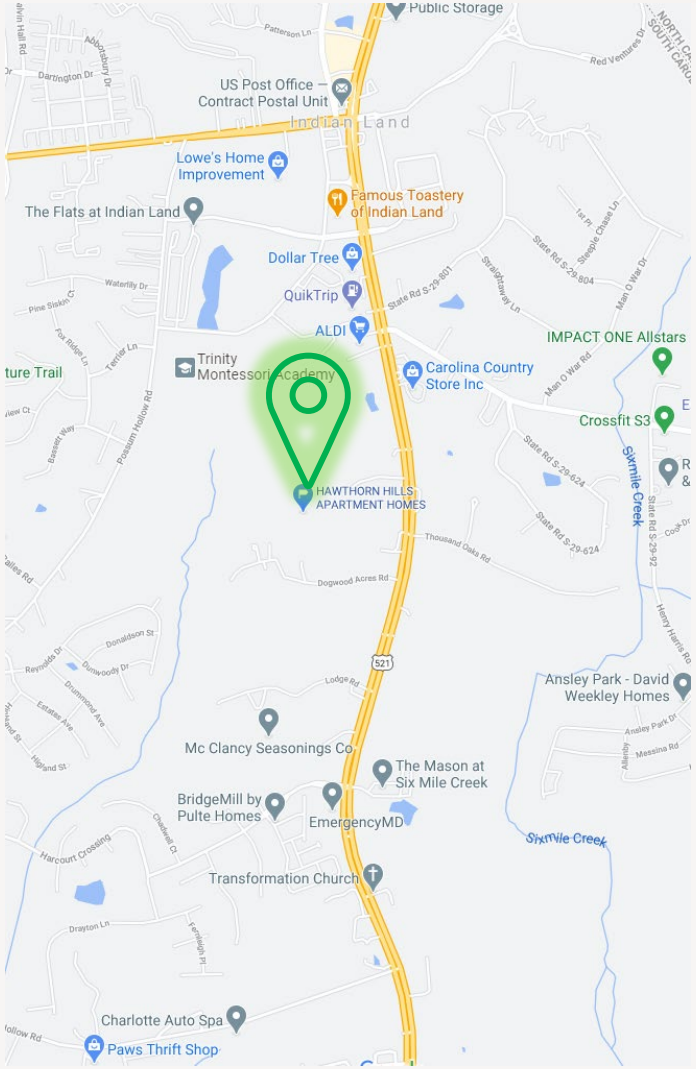
26,989 APARTMENT UNITS



We will be there every step of the way

PEDCOR COMPANIES

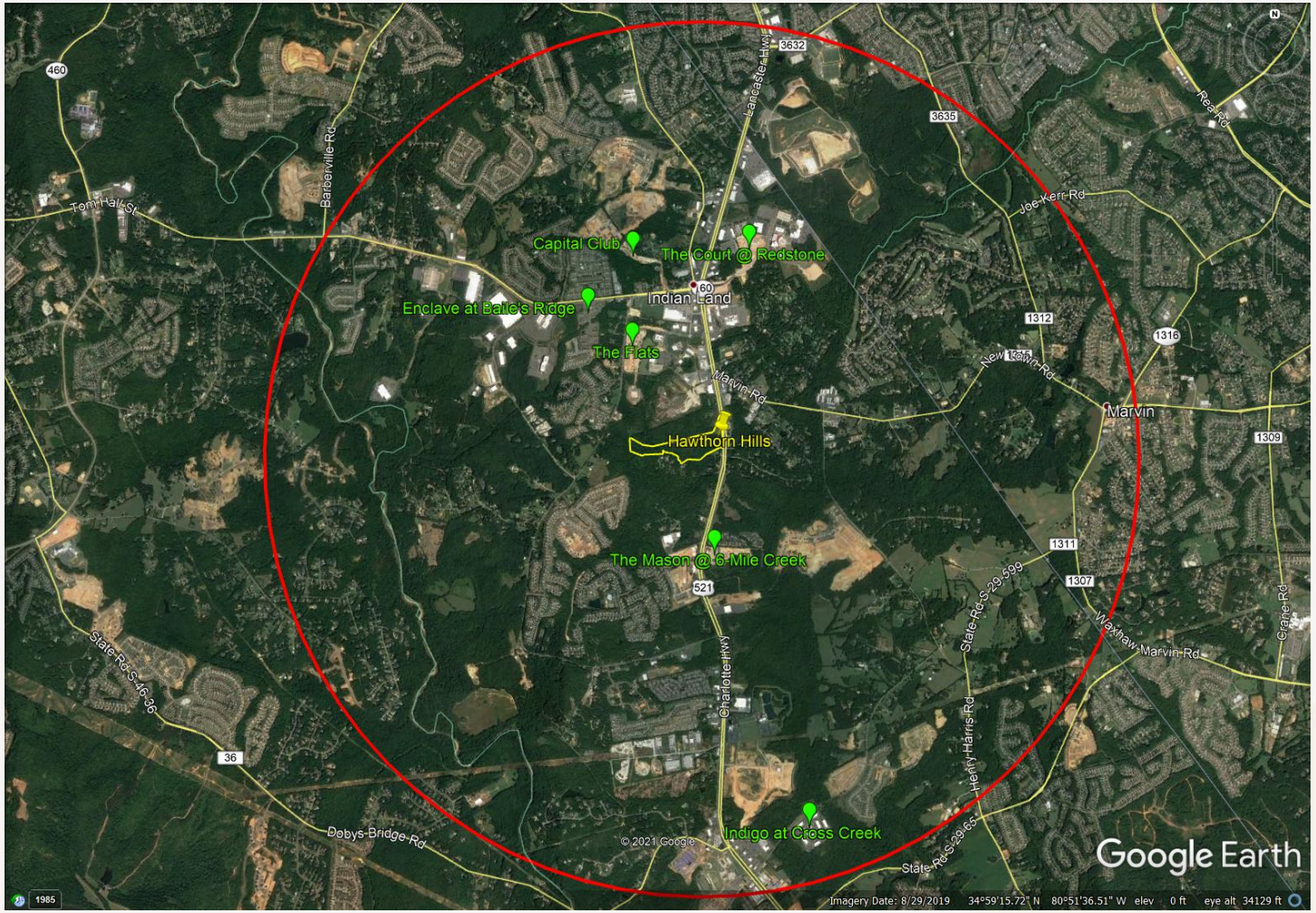
Development Location





PEDCOR COMPANIES

Other Apartments within 2.5 Miles of Hawthorn Hills



- The Court at Redstone;
- Capital Club at Indian Land;
- Enclave at Bailes Ridge;
- The Flats at Indian Land;
- The Mason at 6-Mile Creek;
- Indigo at Cross Creek

Average Rent of the Six (6) Other Apartments in a 2.5-Mile Range of Hawthorn Hills:

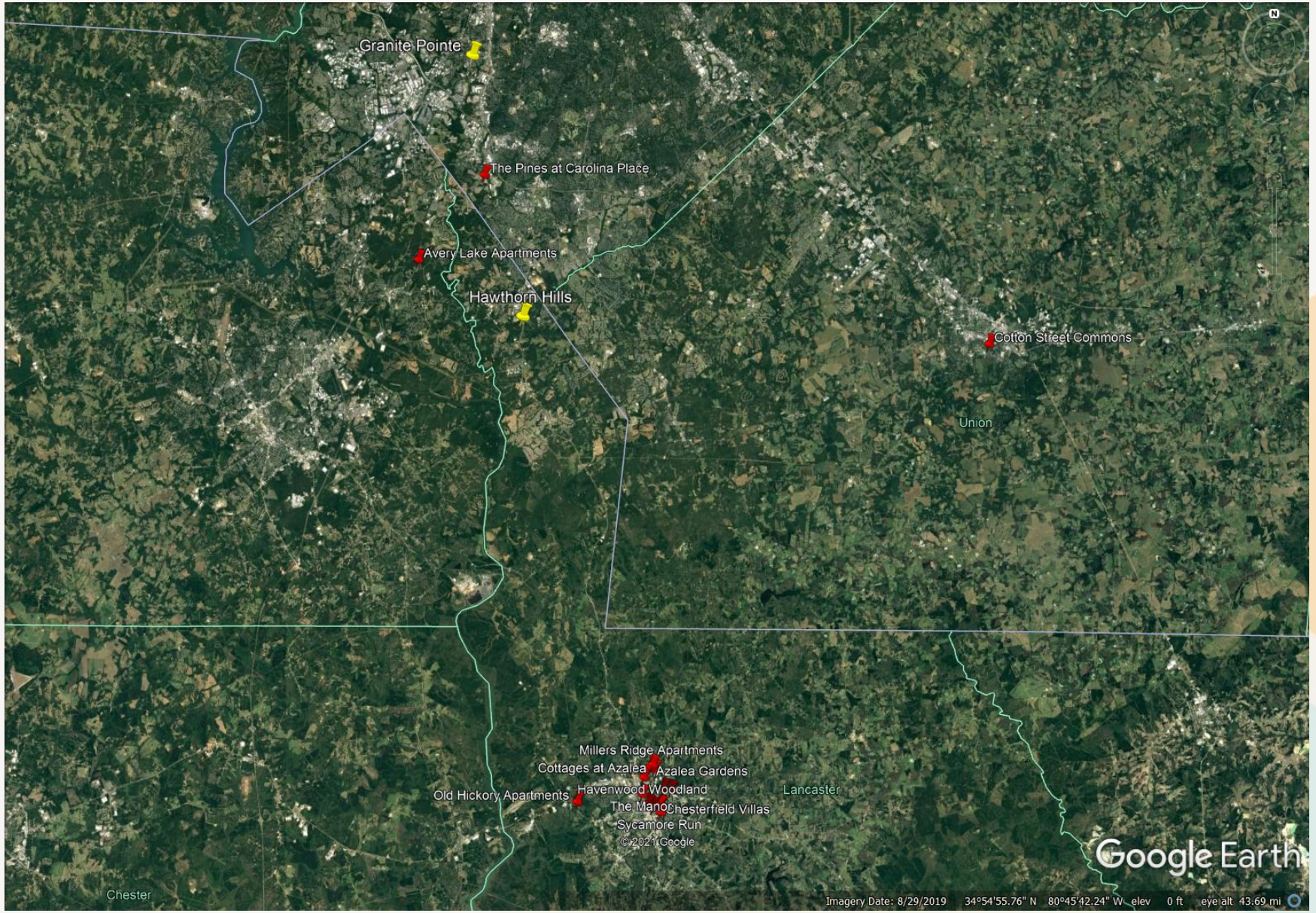
Average 1BR - $1,246;
Hawthorn Hills 1BR - $730

Average 2BR - $1,568;
Hawthorn Hills 2BR - $869

Average 3BR - $1,944;
Hawthorn Hills 3BR - $996

PEDCOR COMPANIES

Tax Credit Apartments Near Hawthorn Hills



PEDCOR COMPANIES

Amenities Within 2.5 Miles of Hawthorn Hills

Grocery Stores
- Aldi
- Lidl
- Walmart Supercenter
- Publix
- Harris Teeter

Pharmacies
- Walmart Pharmacy
- Indian Land Pharmacy
- Publix Pharmacy

Public Schools
- Indian Land Elementary School
- Indian Land Middle School
- Elon Park Elementary School
- Harrisburg Elementary School

Shopping Centers and Big Box Retail Stores
- Lowe's Home Improvement
- Walmart Supercenter
- Redstone Shopping Center
- The Shoppes at Ardrey Kell
- Shoppes at 521
- Commons of Doby's Bridge

Healthcare Centers
- Planned MUSC Hospital
- Ballantyne Medical Associates Walk-In Clinic
- Palmetto Medical Group – PMG Urgent Care
- Carolina Cardiology Associates
- The Surgery Center at Edgewater
- Mackey Family Practice
- The Children's Clinic
- Doctors Care – Urgent Care
- Planned MUSC Hospital

Parks
- Bailes Ridge Nature Trail
- Elon Park and Recreation Center

31 Restaurants and Cafes

14 Churches

11 Gas Stations and Convenient Stores

PEDCOR COMPANIES

The Need for Affordable Housing in Lancaster County, SC

LOCAL NEWS

How Charlotte's affordable housing crisis affects everyone

Charlotte city leaders estimate 55,000 people -- nearly three-quarters of Bank of America Stadium's capacity, don't have an affordable place to live.



Full-time minimum wage workers cannot afford a 2-bedroom rental anywhere in the US

Published Wed, Jun 26 2019·12:07 PM EDT • Updated Wed, Jun 26 2019·12:07 PM EDT

Alicia Adamczyk
@ALICIAADAMCZYK

SHARE

SOUTH CAROLINA

Renters in SC struggle to afford rent, find affordable housing

BY **LOUMAY ALESALI** DECEMBER 3, 2019, 9:00 AM

The average renter in South Carolina can't afford a two-bedroom apartment without experiencing a severe cost burden, making the need for affordable housing substantial.

LOCAL

Lancaster is fastest-growing county in SC

By Rachel Southmayd

rsouthmayd@heraldonline.com

Metro Charlotte's population rises again, these counties lead the surge



LOCAL

In a year, York and Lancaster counties grew like almost nobody else in the country.

BY JOHN MARKS

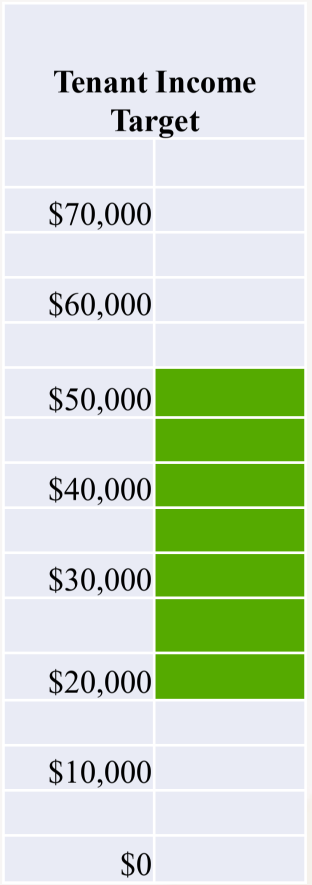
MARCH 31, 2018 02:18 PM, UPDATED APRIL 01, 2018 03:39 PM

PEDCOR COMPANIES

Rent Structure

Unit Size	Rent Plus Utilities Charged to our Tenants (Water & Sewer is included in Rent)
1 Bedroom	$730
2 Bedroom	$869
3 Bedroom	$996





Family Size	2021 Income Limits	
	60% AMI	Full-Time Hourly Equivalent
1	$29,700	$14.28
2	$33,900	$16.30
3	$38,160	$18.35
4	$42,360	$20.37
5	$45,780	$22.01
6	$49,140	$23.63

Lancaster County, SC Employees' Annual Average Salary $40,510 (govsalaries.com)

PEDCOR COMPANIES



HAWTHORN HILLS APARTMENT HOMES

9425 Charlotte Highway, Fort Mill SC
Illustrative Rendering | Prepared February 2021

PEDCOR COMPANIES
Kimley»Horn

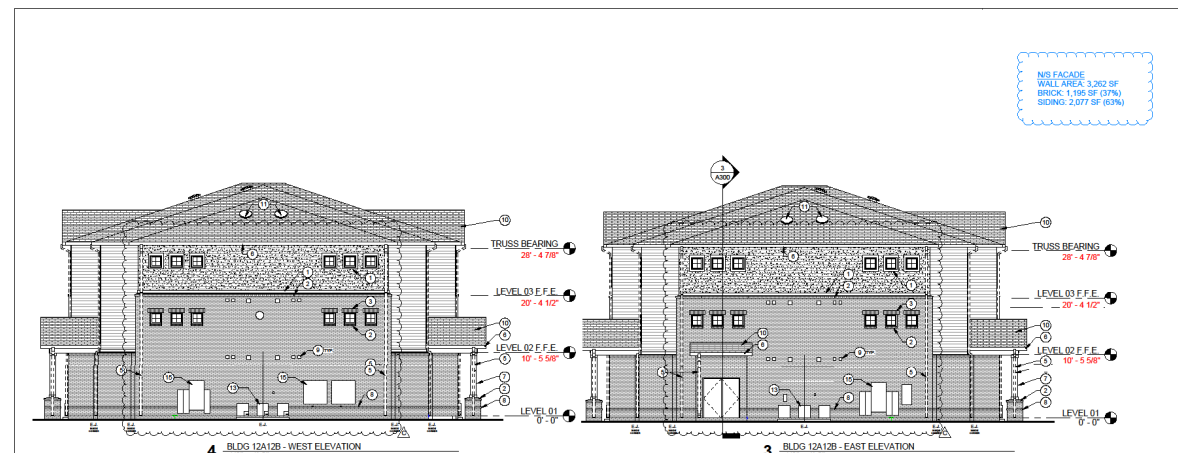
GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Medical Office Building Frontage



Building Elevations



SHEET PRINTED: 9/21/2020 12:16:13 PM

ELEVATION LEGEND

- LAP PLANK SIDING - COLOR 1
- LAP PLANK SIDING - COLOR 2
- BOARD AND BATTEN SIDING
- BRICK
- ARCHITECTURAL SHINGLE

GENERAL TRIM (TR1) NOTE: UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:

- CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
- SIZE TO MEET DETAILING INTENT WHERE TRIM WRAPS OPENINGS OR COLUMNS
- FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
- WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM
- GENERAL TRIM THICKNESS TO BE 5/4" BOARD U.N.O.

*STORY HEIGHTS INCLUDE 10% REDUCTION PER 3.12.1.B.3

GENERAL ENVELOPE NOTES

A. THESE GENERAL NOTES APPLY TO THE ENTIRE PROJECT, AS IT RELATES TO THE BUILDING ENVELOPE (INCLUDING SLAB, FLOORS, FOUNDATIONS, WALLS, ROOFS, DOORS, GLAZING, SKYLIGHTS, ANY PENETRATIONS, AND ANY JOINERY IN ANY MATERIALS)
B. ENSURE FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
C. ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
D. ENSURE WEATHERSEALS INSTALLED ON ALL EXTERIOR DOORS.
E. ENSURE FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.
F. ENSURE FENESTRATION PRODUCTS ARE CERTIFIED AS TO PERFORMANCE LABELS OR CERTIFICATES PROVIDED.
G. ENSURE SLAB EDGE INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
H. ENSURE BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE PROVIDING R-VALUE AND OTHER RELEVANT DATA.
I. ENSURE EAVES ARE BAFFLED TO DEFLECT AIR TO ABOVE THE INSULATION
J. ENSURE INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE.
K. ENSURE RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.
L. ENSURE ATTICS AND MECHANICAL ROOMS HAVE INSULATION PROTECTED WHERE ADJACENT TO ATTIC OR EQUIPMENT ACCESS.
M. WEEP HOLES IN BRICK MUST BE BELOW FINISHED SLAB ELEVATION AND NOT COVERED W/ SOD, MULCH, FINISHED GRADE, OR LANDSCAPING. WEEPS @ 24" O.C. MAX.

GENERAL ELEVATION NOTES

A. PROVIDE TRIM AROUND ALL OPENINGS IN CEMENTITIOUS CLADDING, AT ALL OUTSIDE AND INSIDE CORNERS, BELOW ALL SOFFITS AT ROOF OVERHANGS. SEE DETAILS, DRAWINGS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND/OR REQUIRED LOCATIONS.
B. DOWNSPOUTS SHOWN FOR LOCATION COORDINATION, AND ALSO SHOWN ON ROOF PLANS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR CONFLICTING FIELD CONDITIONS.
C. SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
D. SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
E. PROVIDE TOUCH-UP PAINT AND PRIMER AT ALL CUTS AND TRIM ENDS, AND AS REQUIRED TO ELIMINATE ANY EXPOSURE OF BARE CEMENTITIOUS MATERIAL.
F. REVIEW ALL PENETRATIONS THROUGH SHEARWALL LOCATIONS WITH STRUCTURAL ENGINEER. ANY PENETRATION LARGER OR NOT IN APPROVED ZONES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ STRUCTURAL ENGINEER IMMEDIATELY.
G. SIZE OF TRIM SHALL VARY AS REQUIRED, USING STANDARD TRIM SIZES WHERE POSSIBLE, TO MEED DESIGN INTENT OF ALIGNMENT ON EXTERIOR ELEVATIONS, OR AS OTHERWISE NOTED. ALL FIELD CUTTING AND REQUIRED TOUCH UP PAINT SHALL BE INCLUDED IN BASE BID. ALL TRIM TO BE 5/4" THICK UNLESS OTHERWISE NOTED.
H. PROVIDE FLASHING CUT INTO BRICK WHERE ROOF TERMINATES INTO BRICK WALL. PROVIDE 1 FULL COURSE VERTICAL COVERAGE, MIN.
I. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
J. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
K. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
L. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.
M. "E.J." REFERS TO BRICK EXPANSION JOINT, FULL HEIGHT OF BRICK. CONTRACTOR MAY PROPOSE ALTERNATE LOCATIONS FOR ARCHITECT'S APPROVAL.
N. THE USE OF VINYL SIDING IS PROHIBITED
O. MINIMUM ROOF SLOPE IS 4:12. SEE ROOF PLAN FOR MORE INFORMATION.

ELEVATION KEYNOTES

1 FIBER CEMENT TRIM
2 BRICK - ROW LOCK SILL
3 BRICK - SOLDIER COURSE
4 METAL RAIL, SEE RAILING DETAILS ON A312
5 PRE-FINISHED SHEET METAL DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL AT 48" SPACING, MAX..
6 FASCIA BOARD W/ ALUMINUM WRAP.
7 COLUMN BASE AND CAPITOL TYP. 1X PREFIN. TRIM, MITER CORNERS.
8 BRICK - ROW LOCK ACCENT BAND, PROJECT 1/2"
9 EXHAUST VENT, SEE MECHANICAL DRAWINGS.
10 ASHPALT SHINGLE VENTED ROOFING SYSTEM.
11 ROUND DOME VENT, SEE ROOF PLANS.
12 DECORATIVE LOUVER, 24" X 36", FYPON OR SIMILAR.
13 MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS. SEE LANDSCAPE DRAWINGS FOR PLANTED SCREENING.
15 METER CENTER, SEE ELECTRICAL DRAWINGS.
16 BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS.

DELV DESIGN

Pedcor Investments

ARCHITECT
DELV Design
212 W 10th St, STE F125
Indianapolis, IN 46202
(317) 296-7400

#	DESCRIPTION	DATE
B	HUD 2nd Party Review	4/13/2020

Project Number	2019-052
Date	03/30/2020
Drawn By	CJC
Checked By	JSS

EXTERIOR ELEVATIONS - BLDG 12A12B

A200

PEDCOR COMPANIES

Unit Features









PEDCOR COMPANIES

Clubhouse Amenities







PEDCOR COMPANIES

Development Proposal



PEDCOR COMPANIES

Development Proposal



PEDCOR COMPANIES

Hawthorn Hills: Affordable Apartments!





PEDCOR COMPANIES

Who's Moving In?



Lancaster County Employees



Lancaster County School Teachers

PEDCOR COMPANIES

Who's Moving In?



Grocery Store Employees



Pharmacy Aides

PEDCOR COMPANIES

Who’s Moving In?



Brickmasons and Blockmasons



Carpenters

PEDCOR COMPANIES

Who's Moving In?



Veterinarian Technicians



Hairdressers, Hairstylists, Cosmetologists

PEDCOR COMPANIES

Who's Moving In?



Firefighters



Sheriff Deputies

PEDCOR
COMPANIES

Who's Moving In?



Emergency Medical Technicians and Paramedics



Licensed Practical Nurses

PEDCOR COMPANIES

Pictures of Existing Pedcor Product



PEDCOR COMPANIES



PEDCOR COMPANIES



PEDCOR COMPANIES

PEDCOR
COMPANIES



PEDCOR
COMPANIES

Hawthorn Hills Apartment Homes

Mike Byron
Vice President of Development
Pedcor Companies
mbyron@pedcor.net
317-218-2702
www.pedcorcompanies.com



PEDCOR COMPANIES



Lynwood UMC demolished
Photo: Brian Melton/ The Lancaster News

ITEM 5e

Jennifer Bryan

From: Bobby/ Brenda Little <blittle23@gmail.com>
Sent: Saturday, May 15, 2021 10:04 AM
To: Rox Burhans; Jennifer Bryan; Katie See
Subject: Trinity Baptist church rezoning

Say :
Dear planning commission I am writing you today because our Trinity Baptist church is under fire once again with the planning and zoning. We have a wonderful problem here at Trinity Baptist church and we really need our rezoning to go through. We have grown and we need to be rezoning so we can help people. Can't quit understand why you all always want us to jump through so many hoops. Pastor Cope is always in the know of our needs in vanwyck and the surrounding areas. And to meet our needs for the people is to be granted the rezoning we need.

Jennifer Bryan

From: Christy Rodgers <christyrodgers32@aol.com>
Sent: Saturday, May 15, 2021 10:24 AM
To: Jennifer Bryan
Subject: Trinity Baptist Church Rezoning

The Systemcouldn't recognize this email as this is the first time you received an email from this sender christyrodgers32@aol.com

Dear planning commission I am writing you today because our Trinity Baptist church is under fire once again with the planning and zoning. We have a wonderful problem here at Trinity Baptist church and we really need our rezoning to go through. We have grown and we need to be rezoned so we can help people. Can't quit understand why you all always want us to jump through so many hoops. Pastor Cope is always in the know of our needs in vanwyck and the surrounding areas. To meet our needs for the people is to be granted the rezoning the desperately we need.
Thank you for your time,

Christy Rodgers

Jennifer Bryan

From: Brionna Rodgers <brionnarodgers1@gmail.com>
Sent: Saturday, May 15, 2021 10:16 AM
To: Katie See; Robert Tefft; Ashley Davis; Jennifer Bryan; Rox Burhans
Subject: URGENT



The Systemcouldn't recognize this email as this is the first time you received an email from this sender brionnarodgers1@gmail.com

Dear planning commission,
I am writing you today because our church, Trinity Baptist is under fire once again with the planning and zoning. We have a wonderful problem here at Trinity Baptist church and we really need our rezoning to go through. We have grown and we need to be rezoning so we can help people. Can't quiet understand why yall always want us to jump through so many hoops. Pastor Cope is always knows of our needs in vanwyck and the surrounding areas. And to meet our needs for the people is to be granted the rezoning we need. This rezoning will be life changing!

Agenda Item Summary

Ordinance # / Resolution #: Lancaster County School District Impact Fee Study
Contact Person / Sponsor: LCSD
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1143-R	5/11/2021	Exhibit
Lancaster County School Impact Fee Study	5/11/2021	Exhibit

STATE OF SOUTH CAROLINA	)	
	)	**RESOLUTION NO. 1143-R2021**
COUNTY OF LANCASTER	)	

A RESOLUTION

AUTHORIZING THE LANCASTER COUNTY PLANNING COMMISSION TO CONDUCT STUDIES AND RECOMMEND A CAPITAL IMPROVEMENT PLAN AND IMPACT FEE

Be it resolved by the Council of Lancaster County, South Carolina:

WHEREAS, Lancaster County, a body politic and political subdivision of the State of South Carolina (County), has adopted a comprehensive plan, as provided in Chapter 29 of Title 6, South Carolina Code of Laws; and,

WHEREAS, as a Governmental Entity which has adopted a Comprehensive Plan, Lancaster County by and through its County Council is authorized by the South Carolina Development Impact Fee Act, S.C. Code Ann. Section 6-1-910, et. seq. (Act), to initiate a process whereby Lancaster County Planning Commission (Commission) may conduct studies and recommend an impact fee Ordinance, developed in accordance with the requirements of Title 6, Chapter 1, Article 9 (Development Impact Fees), South Carolina Code of Laws; and,

WHEREAS, the Lancaster County School District has conducted the required study for a proposed Impact Fee for the School District to be imposed in the Indian Land School Attendance Zone; and,

WHEREAS, the Lancaster County School District has adopted a Capital Improvement Plan developed in accordance with the requirements of Title 6, Chapter 1, Article 9 (Development Impact Fees), South Carolina Code of Laws; and

WHEREAS, the County finds that its geographic area, specifically the greater Lancaster County Panhandle area, has experienced and continues to experience rapid population growth and development which will continue or increase in the future; and

WHEREAS, the County continues to experience the effects of direct impacts of this growth to the public facilities throughout the County; and

WHEREAS, the population growth projections made by professional expert consultants indicate a need to accommodate 42,678 new residents and 18,046 housing units through 2030 in the greater Lancaster County Panhandle; and

WHEREAS, the costs associated with the land acquisition, construction, and equipping of public school facilities necessitated by that projected population growth are significant and expensive; and

WHEREAS, the County finds that it is fair and equitable for new residential development resulting from that projected population growth to fund, in whole or in part, as may be permitted by the Act, the cost of new public facilities whose need will result from such new residential development; and

WHEREAS, the County finds that the projected population growth requires consideration for an impact fee related to the public facilities and service areas within the County that may include, but not limited to, school buildings, school offices, school athletic facilities, associated parking areas, and any other facilities considered necessary for the residents of the State of South Carolina including the residents of Lancaster County.

NOW, THEREFORE, BE IT RESOLVED BY THE LANCASTER COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Commission is hereby directed to conduct the required studies and recommend an impact fee ordinance in conformity with the South Carolina Development Impact Fee Act based upon the results of those studies;
2. The Lancaster County School Superintendent or his designee(s) shall act as liaison(s) between the Commission and Lancaster County Council and serve as the facilitator(s) with such School District designated consultants, and County personnel who may be tasked to assist in the performance of the statutory requirement incident to the generation of the Impact Fee including but not limited to, the performance of any required analysis and study; the generation of any required plans and reports; and, the structuring of the ultimate recommended Ordinance;
3. It is the intent of the Council that the Commission complete its assigned task with a recommendation to Council within four (4) months or as soon thereafter as practicable;
4. The County Administrator and all other appropriate officials and employees of the County are hereby authorized to execute, deliver, and receive any other agreements and documents, and perform such tasks, as may be required by the County or Commission in order to carry out, give effect to, and consummate the impact fee ordinance process authorized by this Resolution;
5. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina:
6. This Resolution shall become effective immediately upon approval by the Council;
7. The provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid

or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder; and

8. A copy of this Resolution shall be delivered to the Commission upon adoption.

AND IT IS SO RESOLVED

Dated this 8th day of MARCH, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

Approved as to form:

John DuBose, County Attorney

School Development Impact Fee Study and Capital Improvement Plan

Prepared for:
Lancaster County School District

March 18, 2021

TischlerBise
FISCAL | ECONOMIC | PLANNING

4701 Sangamore Road
Suite S240
Bethesda, MD
(301) 320-6900
www.TischlerBise.com

[PAGE INTENTIONALLY LEFT BLANK]

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
LANCASTER COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW 1
SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT 1
CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION 2
GENERAL METHODOLOGIES 3
Cost Recovery (Past Improvements) 3
Incremental Expansion (Concurrent Improvements) 3
Plan-Based Fee (Future Improvements) 3
Credits 4
SERVICE/BENEFIT AREA 4
PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE 5

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT 7
STUDENT ENROLLMENT PROJECTIONS 7
Districtwide Enrollment Projections 7
Indian Land Attendance Area Enrollment Projections 7
STUDENT GENERATION RATES 8

CAPITAL IMPROVEMENT PLAN 10
OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS 10
SERVICE/BENEFIT AREA 10
BUILDING AND SITE LEVEL-OF-SERVICE STANDARDS 10
K-8 Schools 11
PLANNED CAPACITY PROJECTS 12
FUTURE CAPACITY PROJECTION 12

SCHOOL DEVELOPMENT IMPACT FEE CALCULATION 14
METHODOLOGY 14
CONSTRUCTION COSTS 14
LAND COSTS 14
CREDITS/OFFSETS 15
Credits for Future Principal Payments on Existing School Capacity 15
Credit for Existing and Future Debt Principal 16
Credit for Excess Revenue 17
SCHOOL DEVELOPMENT IMPACT FEE INPUT VARIABLES 18
MAXIMUM ALLOWABLE SCHOOL DEVELOPMENT IMPACT FEES 19

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS 20
South Carolina Development Impact Fee Act 20
Maximum Supportable Development Impact Fee 20
Housing Stock 21
Household Income 21
Cost of Homeownership 22
Existing Lancaster County Impact Fees 23
Cost of Renting 23

Cost Burden Analysis *24*
Conclusion *25*

EXECUTIVE SUMMARY

The Lancaster County School District retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee Study. Development impact fees are one-time payments used to construct system improvements needed to accommodate new development. The District may use the development impact fees as either cash payments to fund future land purchases and K-8 school construction, or contribute toward principal payments for debt used to purchase land and/or construct additional K-8 school construction. A development impact fee represents new growth's proportionate share of capital facility needs. Development impact fees do have limitations, and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve new development. In contrast to general taxes, development impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

LANCASTER COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

The Lancaster County School District has seen significant residential growth in the Indian Land attendance area over the past several years and with it increased enrollment. This growth is expected to continue in the future. The Lancaster County School District school development impact fees are derived using a combination of the incremental expansion approach for schools to serve grades K-8 (a development impact fee for high schools is not recommended at this time). This approach determines current level-of-service standards for school buildings (i.e., elementary and middle schools) and land for school sites. Level-of-service standards are derived using 2020-2021 permanent capacity and are expressed as follows:

1. School buildings: Square feet per student by type of school
2. Land: Acres per student by type of school

A credit is included in the development impact fee to account for outstanding debt on existing and future school facilities. Further detail on the approach, levels of service, costs, and credits is provided in the body of this report.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local development impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct a development impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a

capital improvements plan as well as prepare a development impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for development impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the development impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the development impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the development impact fee account.

The Lancaster County School District is also responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated, and spent during the preceding year. Subsequent to adoption of a development impact fee ordinance, the Planning Commission will again be required to review and update the development impact fee study report, capital improvements plan, housing affordability analysis, and development impact fee ordinance. These updates must occur at least once every five years. Pursuant to State Law, the Lancaster County School District will not be empowered to recommend additional projects eligible for development impact fee funding or charge higher maximum allowable development impact fees until the development impact fee study and capital improvement plan have been updated.

Conceptual Development Impact Fee Calculation

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for schools is population growth, and the increase in population can be estimated from the average number of students per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the school example, a common LOS standard is square footage per student. The third step in the development impact fee formula is the cost

of various infrastructure units. To complete the school example, this part of the formula would establish the cost per square foot for school facility construction.

GENERAL METHODOLOGIES

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used when there is substantial excess student capacity at a particular school level.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development, and is the methodology used for this school development impact fee calculation.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

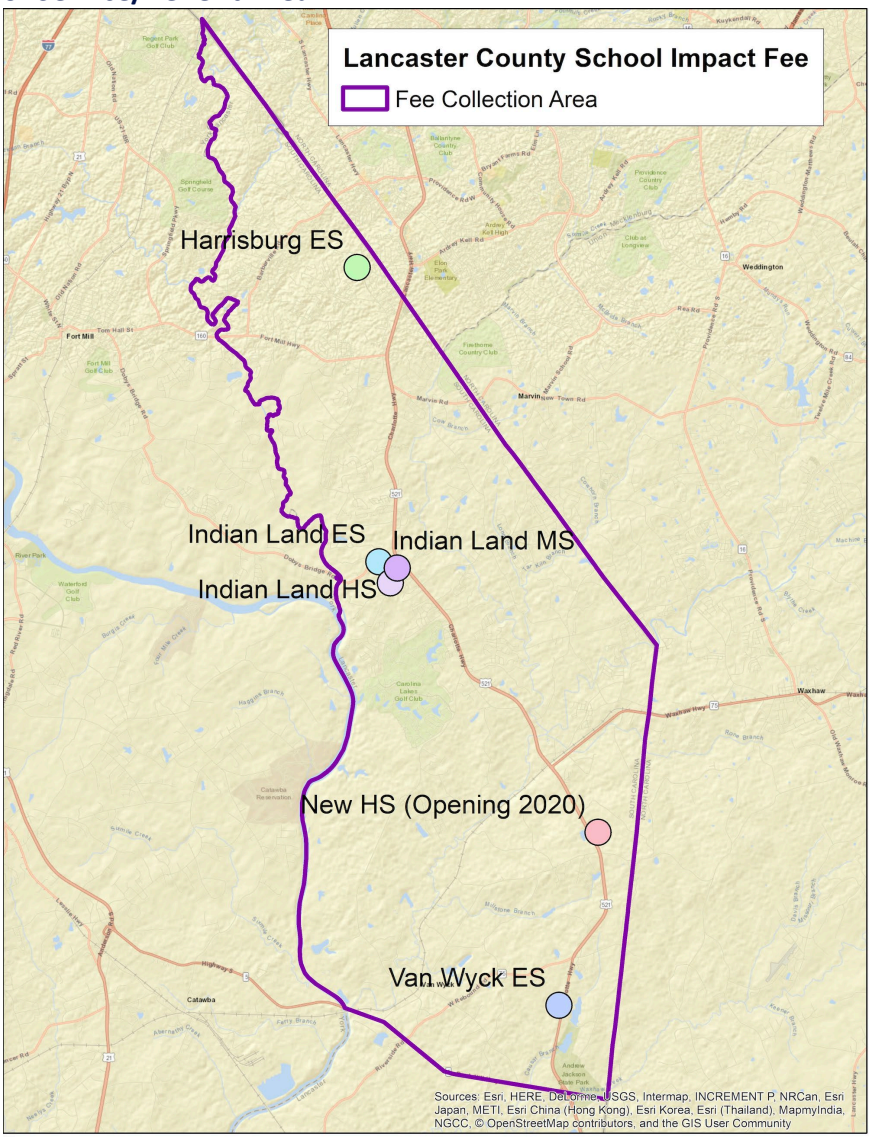
Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible development impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity over the next ten years, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. There are no capacity needs projected in the school attendance areas elsewhere in Lancaster County over the next ten years. By only applying the school development impact fee to new growth in the Indian Land school attendance area, new residents in that attendance area will be certain that they are receiving a benefit from the fee. The service/benefit area is shown in Figure 1.

Figure 1. Map of Service/Benefit Area



PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE

As documented in this report, the Lancaster County School District has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the school development impact fees. Development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

School development impact fees are applied only to residential development and are per housing unit, reflecting the proportionate demand by type of unit. The amounts shown are "maximum allowable"

amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new growth's fair share of the school capital costs detailed in this report. The District, through Lancaster County, can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the School District's level of service.

Figure 2 provides the maximum allowable school development impact fees for the Lancaster County School District. As discussed previously, these fees are to be implemented for the Indian Land attendance area only. For a single family unit, the maximum allowable fee amount is $8,202 per unit. For a multifamily unit, the maximum allowable development impact fee amount is $8,701.

Figure 2. Maximum Allowable School Development Impact Fees

Maximum School Impact Fees: Lancaster County School District	
	K-8 Allowable Fee
Single Family	$8,202
Multifamily	$8,701

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

This section of the Report discusses the student generation rates and enrollment projections used in the development impact fee calculations.

STUDENT ENROLLMENT PROJECTIONS

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

> *"the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria."*

Districtwide Enrollment Projections

Enrollment projections are from the *Lancaster County School District 2018-2019 Membership Forecast Report,* developed by Numerix LLC, a Charleston based consulting firm. As shown in Figure 3, enrollment is 14,102 in the base year this Study was started (School Year 2019-2020). By the 2024-2025 school year, the Lancaster County School District is projected to have a total enrollment of 16,744, an increase of 2,642 students. Because a projection of students beyond 5 years is needed to determine debt service credits (discussed later in this Report), TischlerBise utilized a straight-line projection based on the average annual increase over years 1 through 10. Utilizing this approach, the 10-year increase in students is estimated at 5,283 and the 20-year increase is estimated at 10,573 students.

Figure 3. Lancaster County School District Enrollment Projections

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2029-2030	2034-2035	2039-2040	10-Year Change	20-Year Change
	Base Yr	1	2	3	4	5	10	15	20		
Elementary	6,969	6,740	6,969	7,264	7,440	7,587	8,113	8,733	9,353	1,144	2,384
Middle	3,323	3,032	3,088	3,100	3121	3,237	3,658	3,573	3,488	335	165
High	3,810	4,836	5,121	5,444	5,656	5,920	7,614	9,724	11,834	3,804	8,024
TOTAL	14,102	14,608	15,178	15,808	16,217	16,744	19,385	22,030	24,675	5,283	10,573

*Enrollment projections in years 1-10 based on LCSD Membership Forecast by Area Projections.

Years 11-20 are based on a straight-line projection using the average annual increases from years 1-10

Indian Land Attendance Area Enrollment Projections

As stated previously in the Executive Summary, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. Figure 4 shows the projected enrollment by school for the Indian Land attendance area. Similar to the Districtwide projections, these projections are from the *Lancaster County School District 2018-2019 Membership Forecast Report,* developed by Numerix LLC (Numerix). As shown in Figure 4, the school configurations in the Indian Land attendance area are different than the rest of the District (beginning in school year 2021-2022). For example, elementary schools in the Indian Land attendance area include grades K-4, whereas elementary schools in the other District attendance areas house grades K-5. A similar situation exists at the middle school level, where middle schools house grades 6-8 outside of the Indian Land attendance area, but Indian Land has two different schools, one housing grades 5-6 and the other housing grades 7-8.

Based on the enrollment projections from Numerix, enrollment at the K-4 level is projected to increase by 1,015 students over the next ten years, and 2,142 students over twenty years. At the grades 5-6 level, enrollment is projected to increase by 765 students over the next ten years, and 1,615 students over twenty years. At the grades 7-8 level, enrollment is projected to increase by 1,065 students over the next ten years, and 2,249 students over twenty years. Finally, high school enrollment is projected to increase by 1,870 students over the next ten years, and 3,947 students over twenty years.

Figure 4. Indian Land Attendance Area Enrollment Projections

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2030-2031	2035-2036	2040-2041	10-Year Change	20-Year Change
	1	2	3	4	5	10	15	20		
Harrisburg ES (K-4 in 2021-22)	954	998	1,024	1,050	1,059	1,153	1,264	1,374	199	420
Indian Land ES (K-4 in 2021-22)	1,140	1,264	1,345	1,408	1,430	1,564	1,800	2,035	424	895
Van Wyck ES (K-4 in 2021-22)	758	849	929	986	1,025	1,150	1,367	1,585	392	827
Indian Land MS (5-6 in 2021-22)	1,007	1,106	1,185	1,311	1,488	1,772	2,197	2,622	765	1,615
Indian Land HS (7-8 in 2021-22)	969	1,016	1,108	1,214	1,302	2,034	2,626	3,218	1,065	2,249
New HS (Opening 2021-22)	1,537	1,709	1,864	2,066	2,258	3,407	4,446	5,484	1,870	3,947
TOTAL	**6,365**	**6,942**	**7,455**	**8,035**	**8,562**	**11,080**	**13,699**	**16,319**	**4,715**	**9,954**

*Enrollment projections in years 1-10 based on LCSD Membership Forecast by Area Projections.

Years 11-20 are based on a straight-line projection using the average annual increases from years 1-10

STUDENT GENERATION RATES

Section 6-1-960(3) of the South Carolina Development Impact Fee Act requires:

> *"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."*

Demand for additional school capacity will be generated by new residential development. To determine the level of this demand, student generation rates are used as the "service unit" for the school development impact fees. The term "student generation rate" refers to the number of non-charter, public school students per housing unit within the Lancaster County School District. Public school students are a subset of school-aged children, which includes students in private schools and home-schooled children. Student generation rates are important demographic factors that help account for variations in demand for school facilities by type of housing. Students per housing unit are held constant over the projection period since the development impact fees represent a "snapshot approach" of current levels of service and costs.

TischlerBise derived custom student generation rates for Lancaster County using demographic data from survey responses published by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS) and 2017-2018 school year enrollment data from Lancaster County Schools. TischlerBise uses American Community Survey (ACS) 2013-2017 PUMS data – the most recent year available – to derive the number of students per housing unit by type of unit. PUMS data are only available for areas of roughly 100,000 persons, and Lancaster County is included in South Carolina Public Use Microdata Area (PUMA) 00700. This analysis calculates unadjusted student generation rates based on all public school students and housing units in PUMA 00700 and then adjusts these rates based on local enrollment and housing unit estimates for Lancaster County.

Student generation rates for the Lancaster County School District were developed by TischlerBise, based on data from the Public Use Microdata Sample (PUMS) for South Carolina and U.S. Census Bureau American Community Survey (ACS) data. Shown in Figure 5 below, the housing unit types that will be used in the development impact fee calculations are (1) Single Family, which includes single family attached (townhome) and manufactured (mobile) homes; and (2) Multifamily units.

Figure 5. Lancaster County School District Public School Students by Housing Unit Type

Estimated Public School Students by Housing Unit Type

	Housing Unit Type		Total
	*Single-Family**	*Multi-Family*	
Elementary School	5,528	438	5,966
Middle School	2,862	219	3,081
High School	4,211	287	4,498
		TOTAL	**13,545**

	Housing Unit Type		Total
	Single-Family	*Multi-Family*	
Housing Units	32,902	2,434	**35,336**

Source: TischlerBise estimates for Lancaster County using U.S. Census Bureau, 2017 ACS Public Use Microdata Sample for South Carolina PUMA 700 (calibrated to LCSD enrollment for 2016-2017 and 2013-2017 ACS housing unit estimate.)

*Includes detached and attached (i.e. townhouses), as well as manufactured homes

Next, using the totals above, student generation rates by housing unit type are calculated by dividing the number of students in each type of unit by the total number of housing units in the Lancaster County School District. Figure 4 indicates that a single family unit is estimated to generate a total of .364 students, with .179 in elementary grades, .084 in middle school grades, and .101 in high school grades. A multifamily unit is estimated to generate .372 students per unit.

Figure 6. Public School Students in Lancaster County School District by Housing Unit Type

	Housing Unit Type		Weighted Average
	*Single-Family**	*Multi-Family*	
Elementary School	0.179	0.192	**0.180**
Middle School	0.084	0.087	**0.085**
High School	0.101	0.093	**0.101**
TOTAL	**0.364**	**0.372**	**0.366**

Source: TischlerBise estimates for Lancaster County using U.S. Census Bureau, 2017 ACS Public Use Microdata Sample for South Carolina PUMA 700 (calibrated to LCSD enrollment for 2016-2017 and 2013-2017 ACS housing unit estimate.)

*Includes detached and attached (i.e. townhouses), as well as manufactured homes

CAPITAL IMPROVEMENT PLAN

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

Section 6-1-960(8) of the South Carolina Development Impact Fee Act requires:

> *"identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements."*

The construction of schools is largely the responsibility of each School District. In the case of the Lancaster County School District, the District is responsible for 100 percent of the funding to construct new school capacity. Historically, the District has funded new school construction through the issuance of bonds, backed by property tax revenue. South Carolina's state constitution allows government entities to issue bonds to fund capital projects (construction of new schools and improvements to existing schools). In order to lessen the burden on existing residents and businesses within the District of funding growth-related school capacity needs in the Indian Land attendance area, the Lancaster County School District has decided to examine school development impact fees for the Indian Land attendance area.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity over the next ten years, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. There are no capacity needs projected in the school attendance areas elsewhere in Lancaster County over the next ten years. By only applying the school development impact fee to new growth in the Indian Land school attendance area, new residents in that attendance area will be certain that they are receiving a benefit from the fee.

BUILDING AND SITE LEVEL-OF-SERVICE STANDARDS

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

> *"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."*

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

> *"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards."*

This section provides data on infrastructure standards for school buildings and sites on which the proposed development impact fees are based.

K-8 Schools

As discussed previously, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. Additionally, beginning in School Year 2021-2022, the school configurations for elementary and middle schools in the Indian Land attendance area will be different than elsewhere in the District, with elementary schools housing grades K-4 rather than K-5 and grades 5-6 and 7-8 being housed in separate schools. Therefore, rather than have separate elementary and middle school development impact fees, TischlerBise is recommending that these two school levels be combined for the development impact fee calculation, given the Indian Land attendance area-specific overlap of these grade levels.

The inventory and current levels of service for K-8 schools in the Indian Land attendance area are shown below in Figure 7. As indicated in Figure 7, K-8 school buildings in the Indian Land attendance area in School Year 2021-2022 will have a total of 633,106 square feet of building floor area on 192.62 acres. The projected enrollment in School Year 2021-2022 in these schools is 4,828 and permanent capacity is 5,493.

Levels of service are shown for buildings and land for elementary schools at the bottom of Figure 7. Levels of service are calculated by dividing the amount of infrastructure by total enrollment and capacity. (For example, 633,106 square feet of school building space is divided by a permanent capacity of 5,493 students to arrive at 115.26 square feet per student.) Since K-8 schools in the Indian Land attendance area will be operating under capacity, there are no existing deficiencies. Therefore, *the level-of-service standard on which the development impact fees are based is calculated using existing capacity* (shaded in Figure 7). This ensures new development is not charged for a higher level of service than what is currently provided.

Figure 7. Indian Land Attendance Area K-8 Schools

Facility	Building Sq Ft	Acreage	2021-22 Enrollment*	Permanent Capacity	Utilization
Harrisburg Elementary (K-4)	96,691	28.29	954	970	98%
Indian Land Elementary (K-4)	124,640	50.30	1,140	1,052	108%
Van Wyck Elementary (K-4)	96,685	36.49	758	1,170	65%
Indian Land Intermediate (5-6)	157,545	55.66	1,007	1,174	86%
Indian Land Middle School (7-8)	157,545	21.88	969	1,127	86%
TOTAL	**633,106**	**192.62**	**4,828**	**5,493**	**88%**

K-8 School Levels of Service	*Building SF*	*Land*
LOS per Student (current enrollment)	131.13	0.0399
LOS per Student (current capacity)	115.26	0.0351

Source: Lancaster County School District

**Projected enrollment from Lancaster County School District 2018-2019 Membership Forecast Report, developed by Numerix LLC*

PLANNED CAPACITY PROJECTS

Section 6-1-960(9) of the South Carolina Development Impact Fee Act requires:

> *"a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan."*

Figure 8 lists the capacity-related projects the Lancaster County School District, at a minimum, will pursue over the next ten years. It is anticipated that several additional projects will be identified over the next few years and the Development Impact Fee Study and Capital Improvement Plan will updated at that time.

Figure 8. Lancaster County School District Planned Capacity Projects

Facility	Timeframe
K-8 Land	SY25-26
Addition to Indian Land 7-8 School	SY26-27
Addition to Harrisburg Elementary	SY26-27
Addition to Indian Land Elementary	SY27-28

FUTURE CAPACITY PROJECTION

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

> *"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."*

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

> *"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."*

The Lancaster County School District's permanent K-8 capacity in the Indian Land attendance area is 5,493 student seats. By school type, permanent capacity is as follows: elementary school (K-4) – 3,192; and middle school (grades 5-8) – 2,301. Based on the projected school year 2021-2022 enrollment, permanent capacity utilization will be 89% for elementary schools and 86% for middle schools.

As the School District's student enrollment increases, new development will demand additional school infrastructure. As shown in Figure 9, **without additional student seats, Indian Land attendance area elementary schools will be at 121% of their permanent capacity** at the end of ten years.

Figure 9. Forecasted Elementary School Capacity Utilization

Elementary			
School Year	Projected Enrollment	Total Student Stations	Utilization
2021-2022	2,852	3,192	89%
2022-2023	3,111	3,192	97%
2023-2024	3,298	3,192	103%
2024-2025	3,444	3,192	108%
2025-2026	3,514	3,192	110%
2026-2027	3,548	3,192	111%
2027-2028	3,567	3,192	112%
2028-2029	3,663	3,192	115%
2029-2030	3,754	3,192	118%
2030-2031	3,867	3,192	121%

As shown in Figure 10, without additional student seats, Indian Land attendance area middle schools will be at 165% of their permanent capacity at the end of ten years.

Figure 10. Forecasted Middle School Capacity Utilization

Middle (Grades 5-8)			
School Year	Projected Enrollment	Total Student Stations	Utilization
2021-2022	1,976	2,301	86%
2022-2023	2,122	2,301	92%
2023-2024	2,293	2,301	100%
2024-2025	2,525	2,301	110%
2025-2026	2,790	2,301	121%
2026-2027	3,092	2,301	134%
2027-2028	3,382	2,301	147%
2028-2029	3,538	2,301	154%
2029-2030	3,603	2,301	157%
2030-2031	3,806	2,301	165%

SCHOOL DEVELOPMENT IMPACT FEE CALCULATION

METHODOLOGY

The Lancaster County School District school development impact fee methodology is based on current average public school student generation rates, level-of-service standards, and local costs. The school development impact fees use an incremental expansion approach, which documents the current level of service for public facilities in both quantitative and qualitative measures. The intent is to use development impact fee revenue to expand or provide additional facilities, as needed to accommodate new development, based on the current level of service and cost to provide capital improvements. All school levels are included in the fees. Costs for school buildings (including contents), and land for school sites are included in the fee. Finally, credits for future principal payments on existing and future debt are included.

CONSTRUCTION COSTS

The Lancaster County School District is responsible for 100 percent of new school construction costs in the District. The per square foot cost of $343 utilized in this study is based on an Opinion of Probable Cost (OPC) for new K-8 school construction (dated February 9, 2021) prepared by Mechanical Engineering Consulting Associates, Inc. (MECA) for the Lancaster County School District.

Figure 11. K-8 School Construction Cost Assumptions

Site	*Cost*	*Square Feet*	*Cost/Per Sq. Ft.*
Elementary School #10 (Fort Mill)	$42,278,388	125,000	$338
Elementary School #8 (Clover)	$39,719,403	115,000	$345
Middle School #6 (Fort Mill)	$53,646,800	155,000	$346
Weighted Average Total	**$135,644,591**	**395,000**	**$343**

Source: Based on Opinion of Probable Cost preapred by MECA, Inc.

LAND COSTS

The Lancaster County School District anticipates the need to purchase land for future school sites to accommodate school capital needs brought about by new residential development in the Indian Land attendance area. School District staff provided acreage and sales price data for recent land purchases totaling approximately 165.18 acres at a cost of approximately $7.52 million. As shown in Figure 12, the weighted average cost per acre used in this study is $45,529 per acre. These parcels provide a representative sample reflective of *actual* land purchases by the District. In other words, it is a perfectly reasonable approximation of expected land costs and may actually be on the conservative side since two of the purchases were more than ten years ago. If anticipated land purchases were identified and made public as part of this study, it would likely have the effect of reducing the District's negotiating leverage and result in an even greater cost per acre assumption.

Figure 12. Land Cost Assumptions

Site	Year	Original Cost	Acres	Total Cost Per Acre
Van Wyck Elementary	2006	$912,250	36.49	$25,000
Land for New High School	2017	$5,507,507	100.00	$55,075
Land for New Elementary School	2012	$1,100,662	28.69	$38,364
		$7,520,419	165.18	$45,529

Source: Lancaster County School District

CREDITS/OFFSETS

Section 6-1-990(B)(3) of the South Carolina Development Impact Fee Act requires and analysis of:

"extent to which the new development contributes to the cost of system improvements"

Credits for Future Principal Payments on Existing School Capacity

Because the Lancaster County School District debt-financed recent school capacity expansions, a credit is included for future principal payments on outstanding debt. A credit is necessary since new residential units that will pay the development impact fee will also contribute to future principal payments on this remaining debt through property taxes. A credit is not necessary for interest payments because interest costs are not included in the development impact fee.

School District staff provided outstanding debt for Lancaster County School District. As shown in Figure 13, outstanding debt from school capacity expansion projects totals approximately $193.1 million. Annual principal payments are divided by student enrollment in each year to determine a credit per student. For example, in the 2024-2025 school year, the total principal payment of $6,645,000 is divided by projected enrollment of 16,744 for a payment per student of $397. To account for the time value of money, annual payments per student are discounted using a net present value formula based on an average interest rate of 2.4%. The total net present value of future principal payments per student is $7,749. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 13. Credit for Future Principal Payments on Existing Debt

	School Year	Principal 2017 GO	Principal 2019A GO	TOTAL PRINCIPAL	Projected Enrollment	Total Credit per Student
1	2021-2022	$4,065,000	$100,000	$4,165,000	15,178	$274
2	2022-2023	$1,845,000	$2,335,000	$4,180,000	15,808	$264
3	2023-2024	$2,170,000	$3,935,000	$6,105,000	16,217	$376
4	2024-2025	$2,505,000	$4,140,000	$6,645,000	16,744	$397
5	2025-2026	$2,865,000	$4,125,000	$6,990,000	17,247	$405
6	2026-2027	$8,785,000	$4,130,000	$12,915,000	17,712	$729
7	2027-2028	$9,185,000	$4,345,000	$13,530,000	18,244	$742
8	2028-2029	$9,560,000	$4,570,000	$14,130,000	18,821	$751
9	2029-2030	$9,950,000	$6,910,000	$16,860,000	19,385	$870
10	2030-2031	$10,360,000	$7,190,000	$17,550,000	19,914	$881
11	2031-2032	$10,740,000	$7,485,000	$18,225,000	20,443	$892
12	2032-2033	$11,135,000	$5,800,000	$16,935,000	20,972	$808
13	2033-2034	$11,590,000	$6,040,000	$17,630,000	21,501	$820
14	2034-2035	$12,065,000	$6,250,000	$18,315,000	22,030	$831
15	2035-2036	$12,555,000	$6,445,000	$19,000,000	22,559	$842
	Total	**$119,375,000**	**$73,800,000**	**$193,175,000**		**$9,883**

Discount Rate	**2.7%**
Net Present Value	**$7,749**

Source: Lancaster County School District Cumulative Bond Payment Schedule

Credit for Existing and Future Debt Principal

The Lancaster County School District would need to issue debt through a bond referendum to fund future K-8 school construction. Because this referendum has not been proposed at the time of this Capital Improvement Plan and Development Impact Fee Study, TischlerBise has estimated what the principal payments would be on a bond issued in 2021 in the amount of anticipated school construction. To ensure that new development does not "double pay" through the development impact fee and again through future property tax payments, a credit is included for estimated principal payments on this future debt. A credit is not necessary for interest payments because interest costs are not included in the development impact fee.

As shown in Figure 14, projected future debt from school K-8 capacity expansion projects estimated at approximately $53.6 million. Projected annual principal payments are divided by student enrollment in each year to determine a credit per student. For example, in the 2022-2023 school year, the total projected principal paid by the residential tax base ($2,682,340) is divided by projected enrollment of 15,808 for a payment per student of $170. To account for the time value of money, annual payments per student are discounted using a net present value formula based on the projected interest rate of 2.7%. The total net present value of future principal payments per student is $2,196. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 14. Credit for Principal Payments on Future Debt

School Year	Principal Payments	Projected Enrollment	Total Credit per Student
2020-2021	$2,682,340	14,608	$184
2021-2022	$2,682,340	15,178	$177
2022-2023	$2,682,340	15,808	$170
2023-2024	$2,682,340	16,217	$165
2024-2025	$2,682,340	16,744	$160
2025-2026	$2,682,340	17,247	$156
2026-2027	$2,682,340	17,712	$151
2027-2028	$2,682,340	18,244	$147
2028-2029	$2,682,340	18,821	$143
2029-2030	$2,682,340	19,385	$138
2030-2031	$2,682,340	19,914	$135
2031-2032	$2,682,340	20,443	$131
2032-2033	$2,682,340	20,972	$128
2033-2034	$2,682,340	21,501	$125
2034-2035	$2,682,340	23,617	$114
2035-2036	$2,682,340	22,030	$122
2036-2037	$2,682,340	22,559	$119
2037-2038	$2,682,340	23,088	$116
2038-2039	$2,682,340	23,617	$114
2039-2040	$2,682,340	24,146	$111
Total	**$53,646,800**		**$2,804**
	Discount Rate		**2.7%**
	Net Present Value		**$2,196**

Source: TischlerBise, based on equal annual principal payments on the cost of future schools

Credit for Excess Revenue

In addition to credits for existing and future contributions to debt principal payments, TischlerBise also evaluated the extent to which new development may contribute to school capital facility construction through other revenue sources.

The current school funding structure in South Carolina, under Act 388, separates revenue streams for capital projects and general operations. The Lancaster County School District funds capital projects, such as new school construction, through its debt millage, which is currently set at 65 mills. A credit, intended to offset this annual contribution of debt millage for principal payments on existing and future debt, is discussed above.

General operational budgets are funded by tax on commercial and rental properties, whereas owner-occupied homes are exempt. The majority of homes within the District are owner-occupied and do not pay operating millage to the District. Therefore, a credit for additional revenue that contributes to the cost of system improvements is not required.

School Development Impact Fee Input Variables

Factors used to derive the Lancaster County School District's school development impact fees are summarized in Figure 15. Development impact fees for schools are based on student generation rates (i.e., public school students per housing unit) and are only assessed on residential development. Level-of-service standards are based on current costs per student for school buildings and land, as described in the previous sections and summarized below.

The gross capital cost per student is the sum of the cost per student for each component. The calculation is as follows: *$39,533 [building construction] + $1,597 [land] = $41,130 gross capital cost per student.*

The net local capital cost per student is the sum of the gross capital cost per student and the recommended revenue credits. Continuing from above, the calculation is as follows: *$41,130 [gross capital cost per student] - $7,749 [credit for future payments on existing debt service principal] – $2,196 [credit for future payments on future debt service principal] = $31,185 net local capital cost per student*.

Figure 15. School Development Impact Fee Input Variables

Public School Students per Housing Unit	
	(K-8)
Single Family	0.263
Multifamily	0.279

Current Level of Service Standards	
	K-8
Permanent Building Square Feet per Student	115.26
Cost per Square Foot	$343
Total Building Construction Cost per Student Station	**$39,533**
Acreage per Student	0.04
Land Cost per Acre	$45,529
Land Cost per Student	**$1,597**
Total Gross Capital Cost per Student	**$41,130**
Credit for Future Debt Principal	($2,196)
Credit for Existing Debt Principal	($7,749)
Total Net Local Capital Cost per Student	**$31,185**

MAXIMUM ALLOWABLE SCHOOL DEVELOPMENT IMPACT FEES

Figure 16 shows the schedule of maximum allowable development impact fees for the Indian Land attendance area of the Lancaster County School District. The fees are calculated by multiplying the student generation rate for each housing type by the net capital cost per student for each type of school. Each component is then added together to derive the total school development impact fee.

For a single family unit, the K-8 school development impact fee is calculated by multiplying the student generation rate of 0.263 by the net local capital cost per elementary student of $31,185, which results in a fee of $8,202 per single family unit. This is repeated for the multifamily housing type.

Figure 16. Maximum Allowable School Development Impact Fees

Maximum School Impact Fees: Lancaster County School District	
	K-8 Allowable Fee
Single Family	$8,202
Multifamily	$8,701

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

Section 6-1-930(2) of the South Carolina Development Impact Fee Act requires:

> *"Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity."*

In accordance with South Carolina Development Impact Fee Act, this chapter estimates the effects of imposing the maximum supportable development impact fees on the affordability of housing in the Lancaster County. The analysis will examine the current household income and housing expenses that burden an average household in the County. Next, the maximum supportable development impact fee will be included in the cost burden analysis to identify the effect the proposed development impact fees will have on affordable housing.

A similar analysis was completed in the TischlerBise development impact fee study for Lancaster County and County facilities. **To ensure that the results are comparable, dollars have been inflated to the same date July, 2020.**

South Carolina Development Impact Fee Act

Affordable housing is defined in South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the household's whose income does not exceed 80 percent of the median income. Therefore, the analysis uses the US Housing and Urban Development's (HUD) criteria that housing should be 30 percent or less of a household's income. The cost of housing is "moderately burdensome" if its cost burden is over 30 percent and "severely burdensome" if the ratio is over 50 percent.

Maximum Supportable Development Impact Fee

The development impact fees found in Figure 17 represent the highest amount supportable for housing units by housing type, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the development impact fee on affordable housing in Lancaster County (i.e., the maximum supportable development impact fee amount). If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 17. Maximum Supportable Development Impact Fee

Maximum School Impact Fees: Lancaster County School District	
	K-8 Allowable Fee
Single Family	$8,202
Multifamily	$8,701

Housing Stock

Listed in Figure 18, the majority of housing in the service area is single family units. Additionally, the majority of owner-occupied units are single family, while renter-occupied units are a mix of the three housing types.

Figure 18. Housing Stock Characteristics

Units in Structure	Owner-Occupied		Renter-Occupied		Renter & Owner Combined				
	Persons	Hsehlds	Persons	Hsehlds	Persons	Hsehlds	Hsg Units	PPHH	PPHU
Single family [1]	28,959	11,250	2,142	664	31,101	11,914	12,522	2.61	2.48
2 to 4	38	38	30	30	68	68	68	1.00	1.00
5 or more	40	21	604	266	644	287	329	2.24	1.96
Total	**29,037**	**11,309**	**2,776**	**960**	**31,813**	**12,269**	**12,919**	**2.59**	**2.46**

Vacant HU	650
Occupancy Rate	95%

Summary by Type of Housing	Totals						
	Persons	Hsehlds	Hsg Units	PPHH	PPHU	Hhld Mix	Hsg Mix
Single Family [1]	31,101	11,914	12,522	2.61	2.48	97%	97%
Multifamily [2]	712	355	397	2.01	1.79	3%	3%
Total	**31,813**	**12,269**	**12,919**	**2.59**	**2.46**	**100%**	**100%**

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Household Income

The purchasing power of residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the US Census Bureau American Community Survey, in 2018 the median annual household income for owner-occupied household in the Greater Panhandle Service Area was $82,294. By using the US Bureau of Labor Statistics' CPI Calculator, the current household income is estimated at $84,616. The annual income for a household making 80 percent of the area's median is $67,693, or $5,641 per month. This is done for renter-occupied households as well.

Figure 19. Median Household Income

Tenure	Median Annual Hsehold Income (2018)	Median Annual Hsehold Income (2020)	80% of Median Annual Income	Monthly Income
Owner-occupied	$82,294	$84,616	$67,693	**$5,641**
Renter-occupied	$52,868	$54,360	$43,488	**$3,624**

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; U.S.
Note: American Community Survey data represents information as of June, 2018. CPI calculator calculates median income to July, 2020 dollars.

Cost of Homeownership

The analysis uses nine categories to calculate the baseline cost of homeownership: purchase price; mortgage payment; property tax; existing Lancaster County impact fees; fire district fee; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance.

The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the service area in 2018 was $263,543 (US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates). With the US Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be $270,981. Furthermore, the proposed maximum supportable impact fee for Lancaster County (conducted by TischlerBise and not yet adopted) is included in the home value. This results in a total purchase price of $273,214.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principal and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price ($273,214 x 20% = $54,643). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price ($273,214 - $54,643 = $218,571). As of October 7th, 2020, an interest rate of 3.00 percent is assumed for the home purchase based on a survey of competitive interest rates in Lancaster County (www.nerdwallet.com). The monthly mortgage payment is $922.

Property Tax

To calculate annual property tax, homes in Lancaster County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Depending on their location, residents are subject to a property tax for municipal services, school services, and fire services. The average total millage rate is 338.15. Furthermore, there is a credit for sales tax in Lancaster County which reduces resident's property tax bill. The credit is 0.072 percent of the home value. For an average valued home in Lancaster County, the credit is $198.

As a result, the analysis assumes an annual property tax for the average valued home is $3,498 ($273,214 x 4% x 338.15 / 1,000 = $3,695 [gross property tax bill] - $198 [sales tax credit] = $3,498).

Existing Lancaster County Impact Fees

Although not adopted at the time of this study, TischlerBise is conducting a development impact fee study for Lancaster County for County facilities. Taking a conservative approach to the affordability analysis, the maximum supportable fee amounts in the Lancaster County study are included in the base conditions. The maximum supportable amount for single family units is $2,233 and is included in the property value and property tax calculation. The maximum supportable amount for multifamily units is $1,586 and is assumed to be recovered by the owner over 30 years.

Fire District Fee

In the Pleasant Valley and Indian Land Fire Districts there is an annual fee of $75 that each household pays which helps fund debt service and operations. Although, this fee does not exist throughout the Impact Fee Service Area, a conservative approach is taken, and the fee included in the affordability analysis.

Solid Waste Collection Fee

A weekly pick-up service for trash and recycling was researched online. The service was found to cost an average of $28 per month (Active Waste Solutions).

Water, Sewer, and Electric Utilities

Based on a 2019 survey by South Carolina Rural Infrastructure Authority Office of Local Government, residential customers in Lancaster County Water and Sewer District averaged $43 per month for water and $35.93 per month for sewer.

Additionally, for an average household that uses 1,000 kilowatts of electricity per month, Dominion Energy charges $108.

As a result, there is an estimated monthly bill of $187 per month for these utilities.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Lancaster County. From their website, the three services costs $100 per month.

Homeowner's Insurance

Homeowner's insurance provides protection for the home and is generally required when a home has a mortgage. Conservatively, monthly insurance is estimated to be 10 percent of the monthly mortgage payment or $92.

Monthly Payment

By compiling the month obligations, it is estimated that the monthly cost for homeownership is $1,627. At the end of this chapter the monthly costs are listed in Figure 22.

Cost of Renting

The cost of renting a home in the Greater Panhandle Service area is estimated with data provided by the US Census Bureau. In 2018, the median gross rent (including all utilities and rental insurance) is estimated

to be $1,255. With the US Bureau of Labor Statistics' CPI Calculator, the current cost of renting is estimated to be $1,290. Furthermore, the proposed multifamily maximum supportable impact fee for Lancaster County (conducted by TischlerBise and not yet adopted) is included in the home value. This results in a total cost of renting of $1,294.

Cost Burden Analysis

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. An analysis was conducted for residents that purchase a home and residents that rent a home. A cost burden ratio of 30 percent is used as the threshold to determine housing affordability in the service area.

Scenario 1: Baseline Conditions

Figure 20 summarizes the cost burden analysis for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included. Based on the results, owner-occupied housing costs are below the affordability cost burden for households whose income is 80 percent of the area's median income. Renter-occupied housing costs are above the threshold.

Figure 20. Scenario 1: Cost Burden Analysis without Maximum Supportable Development Impact Fee

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,627	**28.8%**
Renter-Occupied	$3,624	$1,294	**35.7%**

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Indicated in Figure 18, owner-occupied housing units are predominately single family units and renter-occupied housings is mixed between the three categories (single family, 2 to 4 units, and 5 or more). Since the development impact fee is calculated by housing size, the owner-occupied housing unit will be assessed the fee for a single family detached unit ($8,202) and the renter-occupied housing unit will be assessed the fee for an average sized multifamily unit ($8,701).

The analysis takes a conservative approach and assumes the purchase price of the median home is raised by the development impact fee. This ultimately increases the household's mortgage payment and property tax, see Figure 22. For renter-occupied housing units, the analysis assumes that the development impact fee will be recouped by the landlord through an increase in monthly rent and will be recouped over 30 years.

Listed in Figure 21, the monthly costs for owners and renters only marginally increases with the maximum supportable development impact fee. The cost burden for owner-occupied housing only increases by 0.5 percentage points while the increase in costs for renter-occupied housing increases by 0.7 percentage points.

Figure 21. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,653	**29.3%**
Renter-Occupied	$3,624	$1,318	**36.4%**

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To calculate the effect, a household that earns 80 percent of the median income should have a cost burden ratio of 30 percent or less for housing. Currently, home ownership is below the affordability threshold, but renting is above the threshold. **This analysis has concluded that the maximum supportable development impact fee results in a marginal increase to the monthly cost for residents and that the increase is low enough that the existing cost burdens are unaffected.** As noted, this analysis takes a conservative approach and assumes that the development impact fees are absorbed entirely by the home occupants. If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 22. Cost of Homeownership

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	**Scenario 2 Baseline Condition + Impact Fee**
Purchase Price	$273,214	$279,183
Down Payment	$54,643	$55,837
Loan Amount	$218,571	$223,346
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	3.00%	3.00%
Monthly Interest Rate	0.25%	0.25%
Monthly Payment	$922	$942
Property Tax (per month)	$292	$298
Fire District Residential Fee	$6	$6
Stormwater Fee	$28	$28
Water, Sewer & Electric Utilities	$187	$187
Telephone, Cable & Internet Utilities	$100	$100
Homeowners Insurance	$92	$92
Monthly Cost	**$1,627**	**$1,653**

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0881, Shareena Webb
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:
See Staff Report.

Points to Consider:
See Staff Report.

Recommendation:
See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/2/2021	Planning Staff Report
Ex 1: Application	6/2/2021	Exhibit
Ex 2: Location / Zoning Map	6/2/2021	Exhibit
Ex 3: List of Permissible Uses in INS District	6/2/2021	Exhibit

PROPOSAL: Request to rezone a 10.0-acre portion of property from Low Density Residential (LDR) District to Institutional (INS) District.

PROPERTY LOCATION: 2417 Lynwood Drive (TM# 0102-00-017.03)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

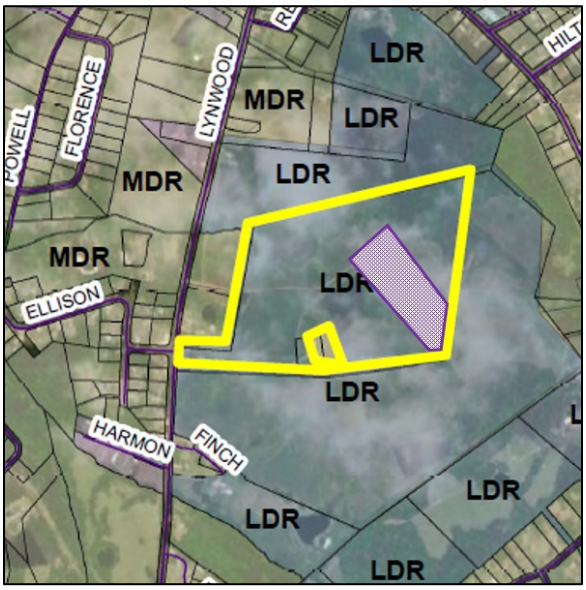
PROPOSED ZONING DISTRICT: Institutional (INS) District

APPLICANT: Shareena Webb

PROPERTY OWNER: Kenneth Goulet

COUNCIL DISTRICT: District 5, Steve Harper

OVERVIEW:



Proposal

The applicant is requesting to rezone a 10.0-acre portion of the 48.9-acre parcel of land located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District. The applicant has indicated their intent with the rezoning is to propose an event venue with a maximum square footage of approximately 12,000 square feet. The current LDR District allows event venues; however the maximum square footage is limited to 6,000 square feet.

Site Information

The proposed 10.0-acre parcel is to be located toward the rear of the overall property and accessed via a 22-fot wide gravel driveway from Lynwood Drive. The proposed parcel is currently vacant; however the balance of the property consists of a single-family dwelling and accessory agricultural buildings.

Summary of Adjacent Zoning and Uses

The areas immediately adjacent the subject parcel (following subdivision) are zoned LDR. Beyond this are properties zoned either LDR or Medium Density Residential (MDR) District.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family Detached, Agricultural
South	Lancaster County	LDR	Agricultural
East	Lancaster County	LDR	Agricultural
West	Lancaster County	LDR	Single-Family Detached, Agricultural

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the LDR District was *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*.

Pursuant to UDO Section 2.3, the proposed 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. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like*.

Compatibility with Surrounding Area

As noted previously, the proposed parcel is surrounded by other property zoned LDR District with further LDR zoning and MDR zoning beyond. This area is generally characterized by single-family homes on lots of varying sizes, agricultural land, and vacant/wooded parcels. The inclusion of the INS District in this area in not necessarily incompatible with the surrounding area; however there are concerns with this rezoning given the intended use and potential future uses of the property.

Use Regulations

Pursuant to UDO Section 5.6.2, the Event Venue/Banquet Hall use is permissible in both the current LDR District and the proposed INS District. However, pursuant to UDO Section 5.6.2.B, in the LDR and MDR Districts, the maximum square footage of the use shall not exceed 6,000 square feet – there is no such limitation in the INS District. The applicants request to rezone the property is founded in a desire to have a larger building than would otherwise be allowable under the current zoning; however, a rezoning to INS may not be the most appropriate route for this to be accomplished (a text amendment may be more appropriate) as there are numerous other uses that would may be permissible in the INS District that may not be appropriate on the property given the surrounding conditions. A list of the various use that may be permitted in the INS District is attached as Exhibit 3 to this staff report.

RELATIONSHIP TO PUBLIC PLANS:

Lancaster County Comprehensive Plan

The Future Land Use Category of the subject parcel is Transitional, which corresponds to the Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center Community Types, which are described in the adopted Comprehensive Plan as follows:

- <u>Suburban Single-Family Neighborhood</u> - *Suburban single-family neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are*

oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.

- *Suburban Multi-Family Neighborhood - Suburban multifamily neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments. Suburban multifamily neighborhoods are found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.*
- *Suburban Commercial Center - Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in these three Community Types which are depicted in the table below.

Suburban SF, MF & Commercial: Land Use Considerations		
Community Center / Pool and Recreational Amenities	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Mobile / Modular Homes	Natural Area	Small Supermarket
Convenience Store	Large Supermarket	Drug Store
Bank	Restaurant	Big Box Commercial
Hotel	Professional Office	Call Center
Medical Office	Fire Station	

The above uses are consistent with those uses found in the INS District; however the INS District includes numerous additional uses that may not be appropriate on the property given the surrounding conditions. Accordingly, staff finds the proposed INS District to be inconsistent with the adopted Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS:

Transportation

There are no issues with traffic generated from this request that would pertain strictly to the rezoning. However, the future plans for this parcel would likely create more than 50 peak hour trips to or from this location and therefore require that a Traffic Impact Analysis (TIA) be provided as part of a future site plan submittal.

Public Utilities
Per the LCWSD, public water and sewer is available in close proximity to the subject parcel.

Public Schools
The proposed rezoning would not have an impact on public schools.

PHOTOS OF PROJECT AREAS:



Looking at subject parcel from Lynwood Drive



Looking north along Lynwood Drive



Looking south along Lynwood Drive



Looking west across Lynwood Drive

STAFF RECOMMENDATION:

Staff recommends **disapproval** of RZ-2021-0881, a request to rezone a 10.0-acre portion of property from Low Density Residential (LDR) District to Institutional (INS) District, subject to the following findings of fact:

1. That the subject application concerns the property identified as TM# 0102-00-017.03;
2. That the subject property has a Future Land Use Category of Transitional and Community Types of Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center;
3. That the subject property is currently zoned Low Density Residential (LDR) District;

4. That a 10.0-acre portion toward the rear of the property is proposed to be rezoned to Institutional (INS) District;
5. That the proposed INS District is generally consistent with the Transitional Future Land Use Category and Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center Community Types;
6. That the INS District includes numerous uses in addition to those typically found in the Transitional Future Land Use Category that may not be appropriate on the property given the surrounding conditions;
7. That, pursuant to UDO Section 5.6.2.B, the existing LDR District limits the maximum square footage of an event venue to 6,000 square feet;
8. That the applicant, as stated in their application, intends to develop an event venue on the subject parcel with a building estimated to be 12,000 square feet in size; and
9. That a rezoning to INS District may not be the most appropriate route for the intended development of the property to be accomplished, and that a text amendment may be more appropriate.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. List of Permissible Uses in INS District

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

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 2417 Lynwood Drive

City Lancaster State SC Zip 29720 Tax Parcel ID 102-00-017.03

Current Zoning LDR Current Use Low Density Residential & Farm Land.

Proposed Zoning INS Total Acres ten (10.0)

Project Description Current zoning district limits our proposed event venue space to 6,000 square feet. The INS district will permit a more suitable for the building estimated to be about 12,000 square feet indoor capacity.

Surrounding Property Description Low Density Residential (LDR)and Farm Use.

CONTACT INFORMATION

Applicant Name Shareena Webb

Address 1113 Real Quiet Lane

City Waxhaw State NC Zip 28173 Phone (704) 208-8692

Fax (980) 422-0107 Email shareenawebb@gmail.com

Property Owner Name Kenneth Goulet

Address 1113 Real Quiet Lane

City Waxhaw State NC Zip 28173 Phone (704) 258-7966

Fax (980) 422-0107 Email kengoulet@carolina.rr.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.

Sharena Webb — 03/31/2021

Applicant — Date

[signature] — 03/31/2021

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

Kenneth R. Goulet
2417 Lynwood Drive
Lancaster, SC, 2972

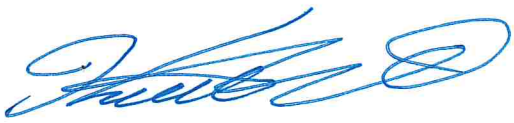
NOTARIZED WRITTEN AUTHORIZATION

I'm writing to confirm that I support the Zoning Map Amendment Application being submitted to the Lancaster County planning department by Shareena Webb.

We appreciate your consideration of our application! If you have any questions regarding this, please give me a call at 704-258-7966.

Thank You!

Ken Goulet
kengoulet@carolina.rr.com

Signature 

Date 03/31/2021

State of North Carolina
County of Mecklenburg
Sworn to and Subscribed before me
on March 31, 2021
by Kenneth R. Goulet
Kala Patel
Notary Public - Comm. Exp.
MY COMMISSION EXPIRES APRIL 11, 2021





GRAPHIC SCALE – FEET (1"= 100')

0 100 200 300 400 500

PLAT OF PROPOSED SUBDIVISION PLAN AND INFRASTRUCTURE FOR

KENNETH GOULET

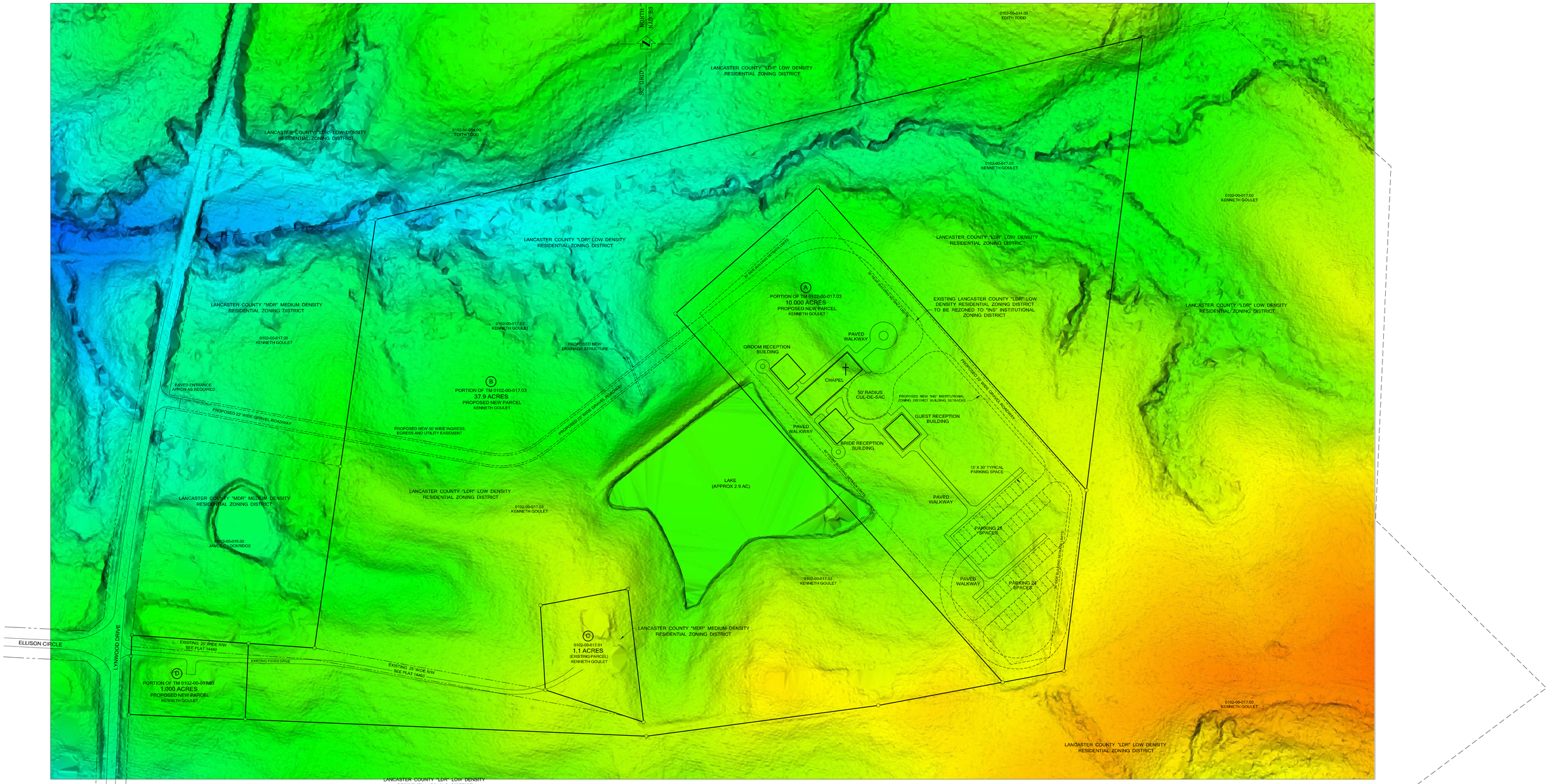
LANCASTER COUNTY *SOUTH CAROLINA*

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NO. 11056 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH: EBE	PARTY:	COMPUTER: EBE	CARTOGRAPHER: EBE	DISK: C:_PROJECTS_2021
FILE: GBCDAADA.DWG	BOOK:	TAX MAP: 0102-00-017.03	DATE: MARCH 05 2021	SCALE RATIO: 1: 1200 (1"= 100')



GRAPHIC SCALE – FEET (1"= 100')

0 100 200 300 400 500

PLAT OF PROPOSED SUBDIVISION PLAN AND INFRASTRUCTURE FOR

KENNETH GOULET

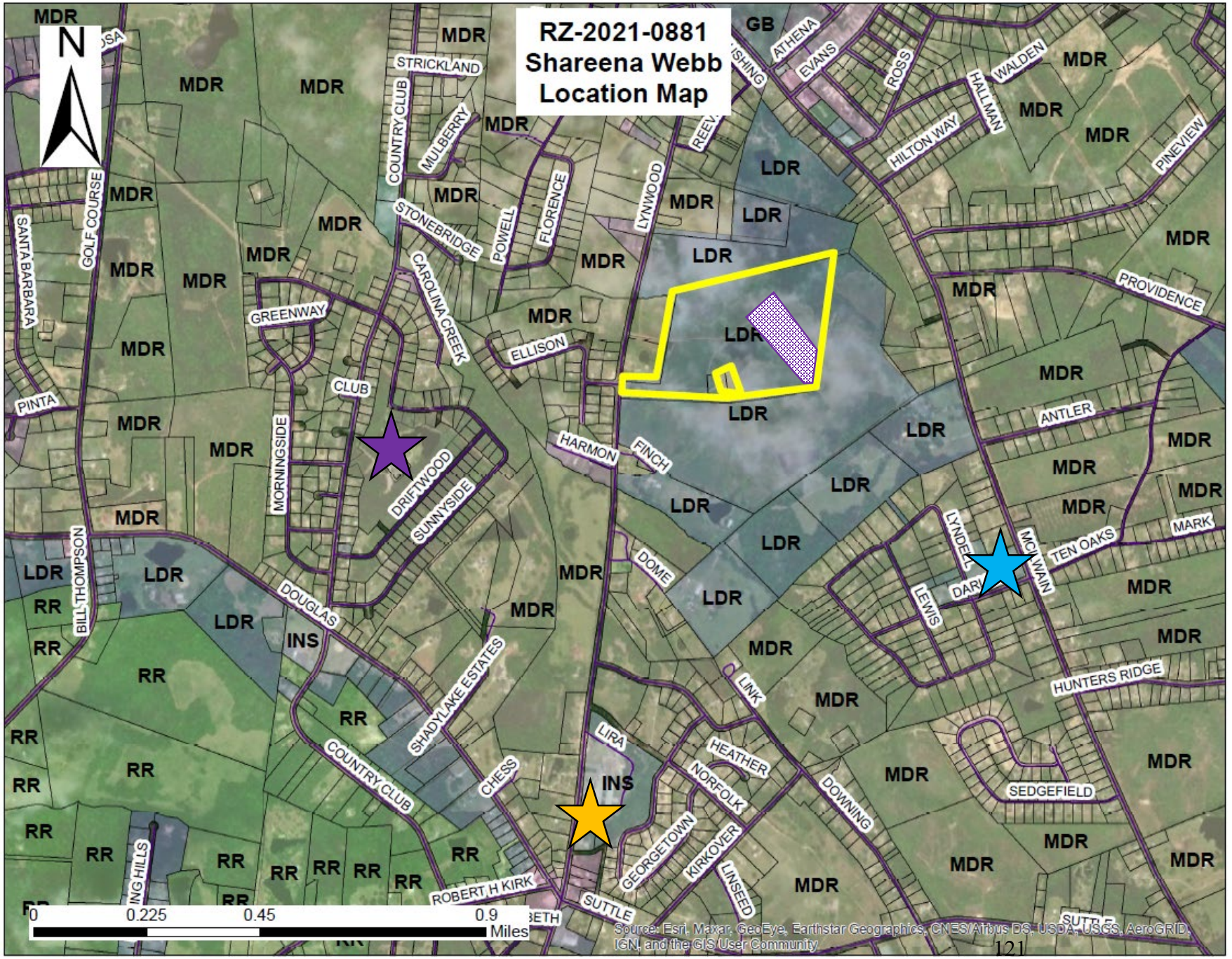
LANCASTER COUNTY — SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NO. 11056 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER

RESEARCH: EBE	PARTY:	COMPUTER: EBE	CARTOGRAPHER: EBE	DISK: C:\PROJECTS_2021
FILE: GBCDAADA.DWG	BOOK:	TAX MAP: 0102-00-017.03	DATE: MARCH 05 2021	SCALE RATIO: 1: 1200 (1"= 100')



Lancaster County
South Carolina

Proposal:

Rezone a 10-acre portion of the property from LDR to INS for an Event Venue.

Legend:

- Subject Property
- Parcel to be Rezoned
- McDonald Green Elementary School
- Sherwood Baptist Church
- Rosewood on Country Club

Use Type	INS
Agriculture and Crop Production/Harvesting	P
Airstrip/Airport	PR
Apiculture (Bee Keeping)	P
ATM	P
Backyard Pens/Coops	PR
Banks, Credit Unions, Financial Services	P
Bed and Breakfast Homes (up to 8 rooms)	PR
Bed and Breakfast Inn (up to 12 rooms)	PR
Boarding or Rooming House	PR
Business Support Services	P
Cemetery	PR
Child/Adult Day Care Home (5 or fewer persons)	PR
Child/Adult Day Care Home (6 or more persons)	PR
College/University	P
Community Support Facility	PR
Conference/Convention Center	P
Correctional Institution	CU
Cultural or Community Facility	P
Day Treatment Center	PR
Dormitory	P
Electric Vehicle Charging Stations	PR
Event Venue/Banquet Hall	PR
Farmer's Markets and Roadside Stands	PR
Food Truck	PR
Forestry	P
Fraternity/Sorority House	P
Gardens (Community and Private)	P
Geothermal Energy Systems	PR
Halfway Homes	SE
Hospital	P
Hotel/Motel	P
Kennels, Indoor	PR
Kennels, Outdoor	CU
Mining - Minor Surface Resource Extraction	PR
Operations, Maint., and Fleet Service Facility	PR
Outside Sales	PR
Outside Sales, Sidewalk Sales	PR
Parking Lot/Structure – Principal Use	PR
Personal Services	P
Places of Assembly	PR

Use Type	INS
Post Office	P
Private Recreation Facilities	PR
Private Recycling Collection Stations	PR
Professional Services	P
Public Recreation Facilities	PR
Public Recycling and Waste Collection Facilities	PR
Public Safety Station	P
Residential Care Facilities (6 or more residents)	PR
Restaurant	PR
Schools – Elementary and Secondary	PR
Schools – Vocational/Technical	P
Solar Energy Systems	PR
Sports Arena/Stadium (4,000 or more seats)	CU
Studio – Art, dance, martial arts, music	P
Theater, Indoor Movie or Live Performance	P
Theater, Outdoor (Amphitheater)	PR
Utilities – Class 1	P
Utilities – Class 2	P
Utilities – Class 3	PR
Wireless Communication Facility (60.01'to 199.99')	PR
Wireless Communication Facility (Concealed)	PR
Wireless Communication Facility (Up to 60.00')	PR

P = Permitted

PR = Permitted with Review

CU = Conditional Use

SE = Special Exception

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0959
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:
The applicant has submitted a request to rezone their property located near the intersection of Pageland Hwy. and Rocky River Road. The request is being made to allow an undisclosed 10,000 sq. ft. retail facility.

Points to Consider:
Lot Reconfiguration and Nonconformance Review
Both TM# 0058-00-116.00 and TM# 0058-00-126.00 are owned by Millstar LLC. TM#0058-00-0126 (the parcel which is already zoned RUB) is currently considered a legally non-conforming parcel as it currently houses two vacant commercial structures (allowed in RUB) and an occupied residential home (not permitted in RUB). The loss of any lot area would further extend the non-conformity as the parcel is currently 1.8 acres in size and both RUB and RR require a minimum lot size of one acre. In order to ensure there is no increase in the level of nonconformance, the owner will offset the land which is being combined into the newly proposed parcel through a land swap which will be tied to this rezoning. The 10,084 square feet already zoned RUB to be combined into the new parcel will be offset by 10,084 square feet currently zoned RR but included in this rezoning request.

Recommendation:
Staff recommends **Approval** of the request to rezone,

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	6/1/2021	Planning Staff Report
Exhibit 1: Application	6/1/2021	Exhibit
Exhibit 2: Zoning Map	6/1/2021	Exhibit
Exhibit 3: Proposed Plat	6/1/2021	Exhibit

PROPOSAL: Request to rezone approximately 1.91 acres of property (A portion of TM# 0058-00-116.00).

PROPERTY LOCATION: Near the intersection of Pageland Highway and Rocky River Road. (A portion of TM# 0058-00-116.00)

CURRENT ZONING DISTRICT: Rural Residential (RR) District

PROPOSED ZONING DISTRICT: Rural Business (RUB) District

APPLICANT: WTC of Lancaster, LLC

COUNCIL DISTRICT: District 3, Billy Mosteller

OVERVIEW:

Proposal
The applicant has submitted a request to rezone their property located near the intersection of Pageland Hwy. and Rocky River Road. The request is being made to allow an undisclosed 10,000 sq. ft. retail facility.

Site Information
The property is currently vacant farm land.

Summary of Adjacent Zoning and Uses
The property is surrounded predominantly by RUB and RR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RUB	Vacant
South	Lancaster County	RR	SC Battleground trust
East	Lancaster County	RUB	Vacant Commercial Properties
West	Lancaster County	RR	Farm Land

ANALYSIS & FINDINGS:

Zoning Districts
As previously noted, the subject property is currently zoned RR District. Pursuant to UDO Chapter 2.3, the RR District *is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.*

The requested 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.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the RR and RUB Districts. Currently, this area can be characterized by small commercial structures and vacant farm land. Given the close proximity to property zoned RUB and this size of this parcel staff believes that RUB zoning would be compatible in this area.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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

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

The requested RUB District is consistent with the Rural Living Future Land Use category.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation

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

No additional utilities are required for this request at this time.

Public Schools

This request will not result in additional students.

Lot Reconfiguration and Nonconformance Review

Both TM# 0058-00-116.00 and TM# 0058-00-126.00 are owned by Millstar LLC. TM#0058-00-0126 (the parcel which is already zoned RUB) is currently considered a legally non-conforming parcel as it currently houses two vacant commercial structures (allowed in RUB) and an occupied residential home (not permitted in RUB). The loss of any lot area would further extend the non-conformity as the parcel is currently 1.8 acres in size and both RUB and RR require a minimum lot size of one acre. In order to ensure there is no increase in the level of nonconformance, the owner will offset the land which is being combined into the newly proposed parcel through a land swap which will be tied to this rezoning. The 10,084 square feet already zoned RUB to be combined into the new parcel will be offset by 10,084 square feet currently zoned RR but included in this rezoning request.

Figure 1 depicts the area which is to be included in the proposed rezoning. **Figure 2** demonstrates how the newly proposed parcel (Tract "A") and a portion of TM# 0058-00-126.00 will appear following the proposed rezoning and land swap.

Figure 1

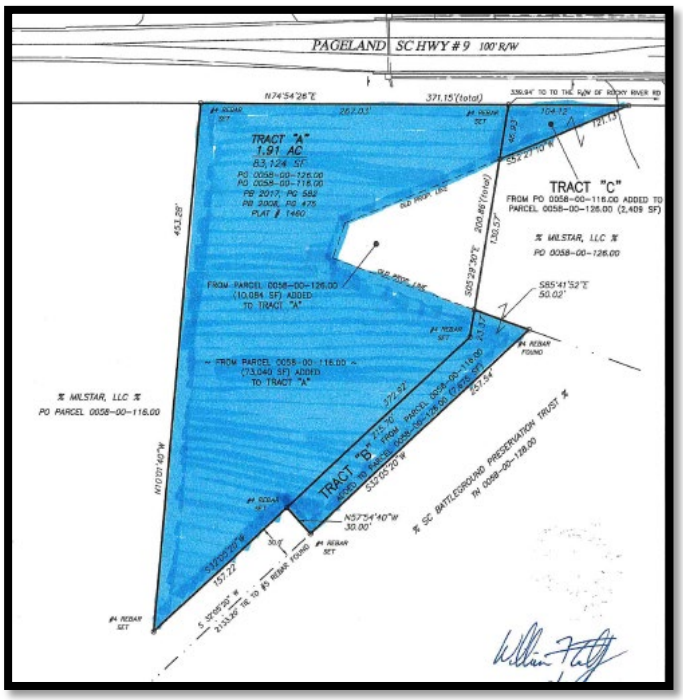
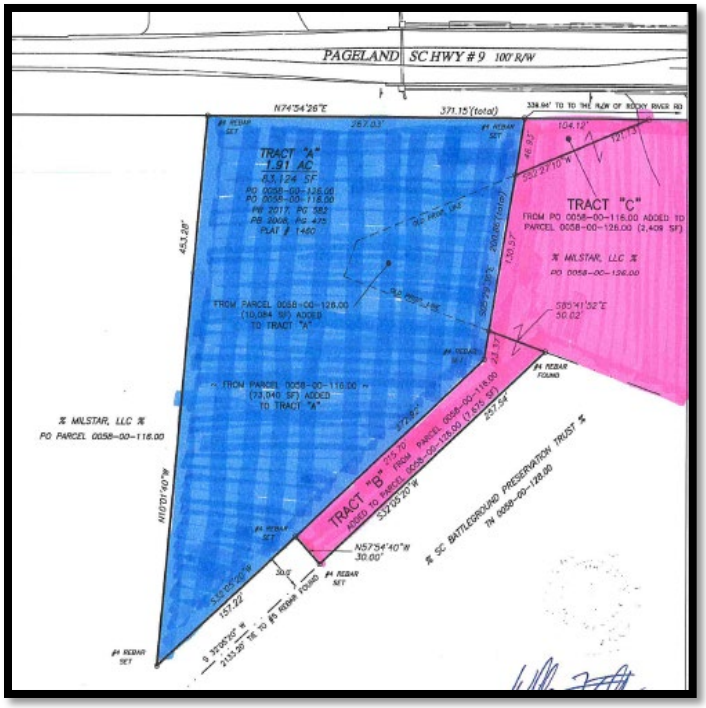


Figure 2



PHOTOS OF PROJECT AREA:



Looking directly at the subject property.



Looking directly across from the subject property.



Looking west along Pageland Hwy.



Looking east along Pageland Hwy.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone, pursuant to the following findings of fact for RZ-2021-0959:

1. That the subject project consists of a portion of TM# 0058-00-116.00;
2. That the subject property is currently zoned RR and proposed to be rezoned RUB;
3. That the subject property has a Future Land Use designation of Rural Living; and
4. That the proposed RUB District is generally consistent with the surrounding area which is comprised of the RUB and RR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Proposed Plat

STAFF CONTACT:

Ashley Davis, 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: Approximately 1.8 acres of parcel: 0058-00-116.00 off of Pageland Hwy

City: Lancaster State: SC Zip: 29720 Tax Parcel ID: 1.8 acres of 0058-00-116.00

Current Zoning: RR Current Use: Vacant Land

Proposed Zoning: RUB Total Acres: Approximately 1.8 Acres

Project Description: WTC of Lancaster, LLC is asking to rezone the approximate 1.8 acres from to RUB zoning in order to build an approximately 10,500 sf General Retail store.

Surrounding Property Description: To the North (across Pageland Hwy), the property is zoned RUB and is currently being used as a gas station, vacant land, and car wash. To the West, the property is zoned RUB and is currently a vacant used car lot and rental. To the South, the property is zoned RR and is currently vacant land. To the East, the property is zoned RR and is vacant land.

CONTACT INFORMATION

Applicant Name: Thomas "Chip" Goforth WTC of Lancaster, LLC

Address: P.O. Box 249, 2240 Sage Valley Drive

City: Graniteville State: SC Zip: 29829 Phone: (803) 634-1305

Fax: Email: chip@wwtwinvestments.com or chad@wwtwinvestments.com

Property Owner Name: Milstar LLc (Pete Milhorn)

Address: 2690 Jerry Funderburk Rd

City: Lancaster State: SC Zip: 29720 Phone: (803) 320-0395

Fax: Email: milstarllc01@gmail.com

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

Applicant _____ Date 4-22-2021

Property Owner(s) Pete Miles McStar LLC Date 4-22-2021

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

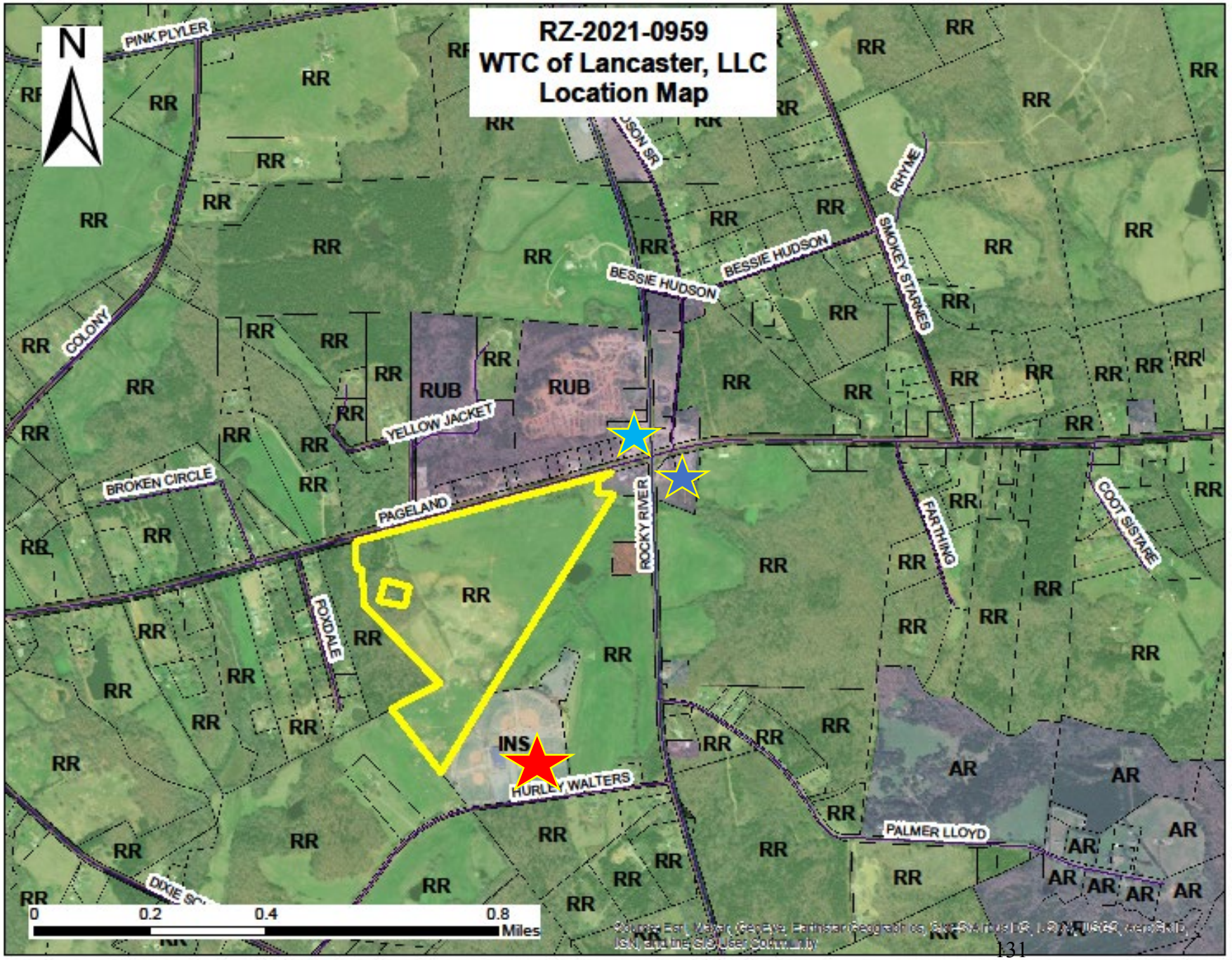
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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:
Rezone a portion of property from RR to RUB

Legend:

- Subject Property
- Dollar General
- Buford Recreation Center
- Exxon station

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

SOUTH CAROLINA
SOUTHERN PARTNERS ENGINEERING & LAND SURVEYING COMPANY, INC.
C00529
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
LAND SURVEYOR
12844
WILLIAM F. TODD, JR.

0 60 120 180

N
SC GRID NORTH

PAGELAND SC HWY # 9 100' R/W

N74°54'26"E 371.15'(total)

339.94' TO TO THE R/W OF ROCKY RIVER RD

#4 REBAR SET

267.03'

#4 REBAR SET

104.12'

121.13'

46.93'

S52°27'10"W

TRACT "A"
1.91 AC
83,124 SF
PO 0058-00-126.00
PO 0058-00-116.00
PB 2017, PG 582
PB 2008, PG 475
PLAT # 1460

TRACT "C"
FROM PO 0058-00-116.00 ADDED TO PARCEL 0058-00-126.00 (2,409 SF)

% MILSTAR, LLC %
PO 0058-00-126.00

453.28'

OLD PROP. LINE

200.86'(total)

130.57'

S05°29'30"E

OLD PROP. LINE

FROM PARCEL 0058-00-126.00
(10,084 SF) ADDED
TO TRACT "A"

S85°41'52"E
50.02'

#4 REBAR SET

23.37'

#4 REBAR FOUND

~ FROM PARCEL 0058-00-116.00 ~
(73,040 SF) ADDED
TO TRACT "A"

372.92'

257.54'

% MILSTAR, LLC %
PO PARCEL 0058-00-116.00

TRACT "B"
215.70'
FROM PARCEL 0058-00-116.00
ADDED TO PARCEL 0058-00-126.00 (7,675 SF)

S32°05'20"W

% SC BATTLEGROUND PRESERVATION TRUST %
TN 0058-00-128.00

#4 REBAR SET

N57°54'40"W
30.00'

30.0'

#4 REBAR FOUND

#4 REBAR SET

S32°05'20"W
157.22'

S 32°05'20" W
2133.20' TIE TO #5 REBAR

N10°01'40"W

#4 REBAR SET

William Todd
5/26/2021

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS RIGHTS-OF-WAY OR REGULATIONS NOT SHOWN ON THIS PLAT BUT, WHICH MAY BE ON RECORD IN COUNTY R.M.C. OFFICE. NO TITLE REPORT WAS PROVIDED FOR REVIEW.

NOTE: TRACTS B & C ARE NOT TO BE CONSIDERED A SEPARATE TRACT BUT, WILL BECOME A PART OF PARCEL 0058-00-0126.00(MILLSTAR, LLC)

ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR LANCASTER COUNTY, SC MAP NUMBER 45057C0257E DATED 5-16-17 THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE.

PLAT	PREPARED FOR: WTC ENTERPRISES, LLC PO BOX 249 – GRANITEVILLE, SOUTH CAROLINA 29829	SCALE: 1" = 60'
		DATE: 04-08-2021
DESCRIPTION:	PROPERTY LOCATED IN BUFORD COMMUNITY 9 MILES EAST OF LANCASTER LANCASTER COUNTY, SOUTH CAROLINA	REV. DATE: 05-26-2021
		REV. DATE:

Southern Partners, Inc.
ENGINEERS – SURVEYORS – PLANNERS
1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-6000

SP No. 29003-21
29003/SURVEY/29003-LP.5.26.21.DWG

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0961 and RZ-2021-0962
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:
The applicant has requested to rezone two parcels (a total of 1.8 acres) from NB and MDR District to GB District. The intent is to sell the properties to be utilized for its highest and best use.

Points to Consider:
Looking Forward
Given the recent rezonings to commercial districts (primarily GB) in this area, the Planning Department has started to take a deeper look at what the future of this area may look like. At this time, the Department believes that commercial rezonings should be limited to the west side of Kohut Drive and south of the intersection of Kohut and Woodville Court.
Non-Conformance Status
RZ-2021-0962: The use of the property is currently residential in nature. If the rezoning to GB were to be approved, the home on the property would become legal non-conforming if it remains on the site as a residence. This legal non-conforming status means that no major changes can occur to the residence or parcel which would further expand its non-conformance. Also, any new business moving on to the property would be required to improve the site and building to meet current UDO and Building Code standards.

Recommendation:
Staff recommends **approval** of the request to rezone both properties for a total of 1.8 acres (TM # 0006N-0B-005.01 and 0006N-0B-008.00).

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	6/1/2021	Planning Staff Report
Exhibit 1: Applications	6/1/2021	Exhibit
Exhibit 2: Zoning Map	6/1/2021	Exhibit

PROPOSAL: Request to rezone a total of 1.8 acres (RZ-2021-0961: 0.8 acres, RZ-2021-0962: 1 Acre)

PROPERTY LOCATIONS: RZ-2021-0961: Fort Mill Hwy and Kohut Dr (TM # 0006N-0B-005.01)
RZ-2021-0962: 9839 Kohut Drive (TM # 0006N-0B-008.00)

CURRENT ZONING DISTRICT: RZ-2021-0961: Neighborhood Business (NB)
RZ-2021-0962: Medium Density Residential (MDR)

PROPOSED ZONING DISTRICT: General Business (GB) District

APPLICANT: Melinda Hoopaugh

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Proposal
The applicant has requested to rezone two parcels (a total of 1.8 acres) from NB and MDR District to GB District. The intent is to sell the properties to be utilized for its highest and best use.

Site Information
RZ-2021-0961: Subject Parcel is vacant.

RZ-2021-0962: Subject parcel is currently residential and there is a mobile home on the property.

Summary of Adjacent Zoning and Uses
The properties are surrounded predominantly by NB, MDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	NB, GB	Gas Station and Landscaping Material Supplier
South	Lancaster County	MDR	Single-Family Residential
East	Lancaster County	NB, MDR	Used Car Sales, Manufactured Housing
West	Lancaster County	GB, Proposed Rezoning	Gas Station, Joyce Brooks Rezoning

---

ANALYSIS & FINDINGS:

Zoning Districts
RZ-2021-0961: The subject property is currently in the NB District. Pursuant to UDO Chapter 2.3, the NB District *is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods.*

RZ-2021-0962: The subject property is currently in the MDR District. Pursuant to UDO Chapter 2.3, the MDR District *is 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 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.

Requested GB

UDO Chapter 2.3 describes the requested GB District *as is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the NB, MDR, and GB Districts. The surrounding uses are primarily commercial in nature (used car sales, gas station, and landscaping material sales).

At the time of publishing for this report the Joyce Brooks rezoning (TM# 0006N-0B-010.00) had received unanimous approval through two of the three required readings at County Council to rezone from MDR to GB. For reference, if the Joyce Brooks rezoning and the subject rezonings were to be approved, the zoning map would appear as shown on the right with the shades of red representing commercially zoned districts and yellow representing residential districts.



Looking Forward

Given the recent rezonings to commercial districts (primarily GB) in this area, the Planning Department has started to take a deeper look at what the future of this area may look like. At this time, the Department believes that commercial rezonings should be limited to the west side of Kohut Drive and south of the intersection of Kohut and Woodville Court (see bottom right).



Non-Conformance Status

RZ-2021-0962: The use of the property is currently residential in nature. If the rezoning to GB were to be approved, the home on the property would become legal non-conforming if it remains on the site as a residence. This legal non-conforming status means that no major changes can occur to the residence or parcel which would further expand its non-conformance. Also, any new business moving

on to the property would be required to improve the site and building to meet current UDO and Building Code standards.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category guiding 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 GB 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 or uses were to move on to these properties 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
Public water is currently serving these sites, currently there is a septic tank on the property for RZ-2021-0962.

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

PHOTOS OF PROJECT AREA:



Subject Properties are visible on the right hand side of the photo above.



Aerial view of intersection of Kohut Drive and Fort Mill Hwy: Subject parcel can be seen in the lower left hand corner.



Aerial view from Hwy 160: Subject parcel can be seen in the upper center.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone both properties for a total of 1.8 acres (TM # 0006N-0B-005.01 and 0006N-0B-008.00) from Neighborhood Business (NB) and Medium Density Residential (MDR) Districts to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM# 0006N-0B-005.01 and 0006N-0B-008.00;
2. That the subject properties are currently zoned NB and MDR District and proposed to be rezoned GB District;
3. That the subject properties have a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood Community Type;
4. That the requested GB District is consistent with the Neighborhood Mixed-Use Future Land Use Category; and
5. That the proposed GB District is generally consistent with the surrounding area which is comprised of NB, MDR, and GB Districts.

ATTACHMENTS:

1. Rezoning Applications
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, 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 _____

City Indian Land State SC Zip 29707 Tax Parcel ID 0006N-0B-005.01

Current Zoning NB Current Use raw acreage

Proposed Zoning GB Total Acres .798 AC

Project Description _____

Surrounding Property Description _____

CONTACT INFORMATION

Applicant Name Melinda Earnheart Hoopaugh

Address 960 Healsville Road

City Chester State SC Zip 29706 Phone (704) 497-9041

Fax _____ Email mkearnheart@aol.com

Property Owner Name Pinerille Investments, Inc.

Address Same as above

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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.

Melinda Gail Hoopaugh — April 26, 2021

Applicant — Date

Prairie Investments, Inc. Melinda G Hoopaugh, President — April 26, 2021

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 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

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 9839 Kohut Drive (South Winds)

City Indian Land State SC Zip 29707 Tax Parcel ID 0006N-03-008.00 ~~0008~~

Current Zoning MDR Current Use rented lot

Proposed Zoning GB Total Acres 1

Project Description _____

Surrounding Property Description GB / NB

CONTACT INFORMATION

Applicant Name Melinda Earnheart Hoopaugh

Address 960 Halseville Road

City Chester State SC Zip 29706 Phone (704) 497-9041

Fax _____ Email mkearnheart@aol.com

Property Owner Name Pineville Investments, Inc.

Address Same as above

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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.

Melinda Dee Leet Hopper — April 26, 2021

Applicant — Date

Pineville Investments, Inc. Melinda D Hopper, President — April 26, 2021

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

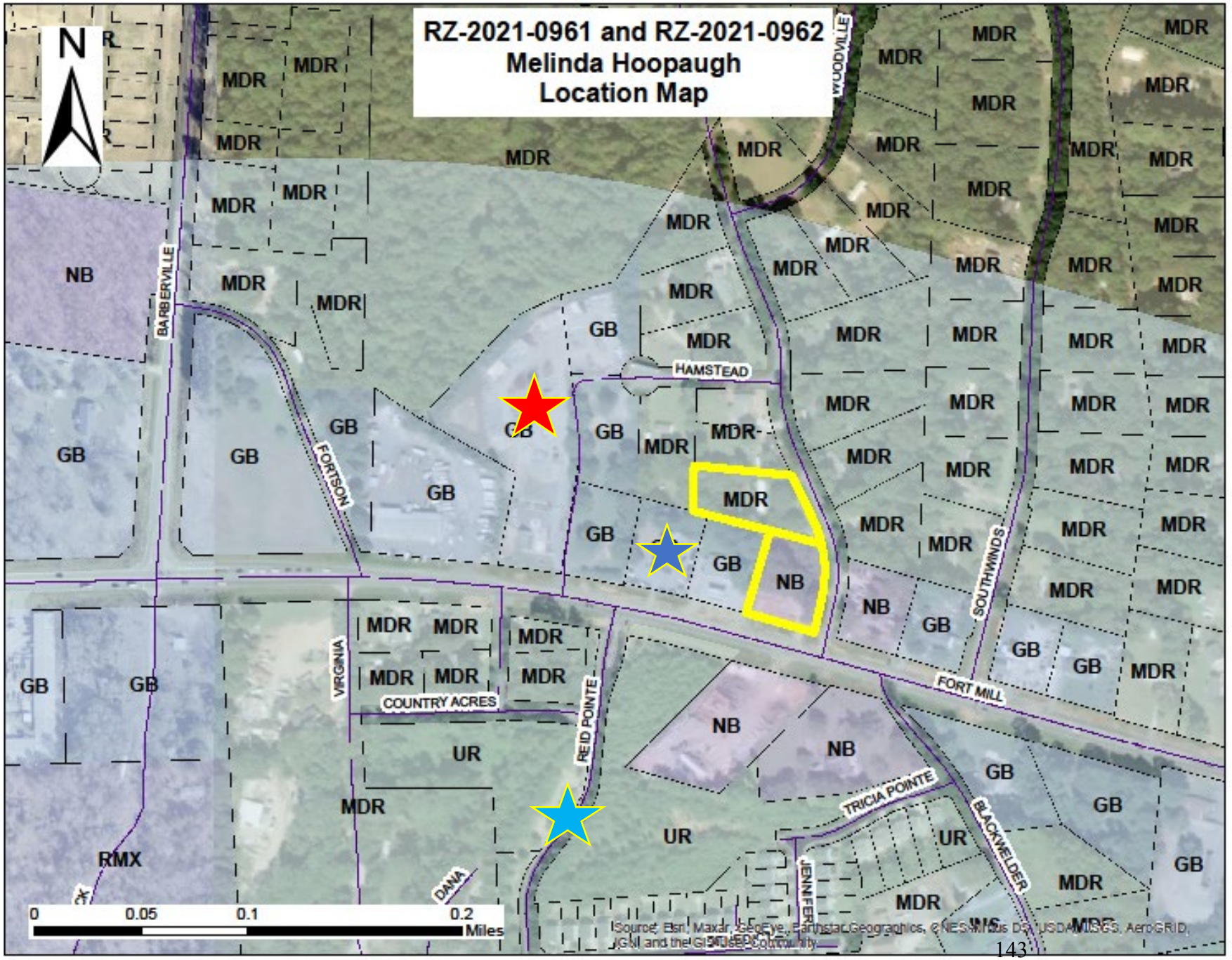
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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:
Rezone two properties from MDR and NB to GB

Legend:

- Subject Property
- Best Deals Used Car Sales
- Markham Landscape Products
- Reid Pointe Neighborhood

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0917
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:
The applicant has submitted a request to rezone their property located at 585 Monroe Highway. The request comes as an effort to bring the existing residential structure into compliance with Section 2.5.3, Use Table, of the UDO. According to this section, single family residential uses are not permitted uses in the existing Institutional zoning district. Therefore, the existing house is currently considered a legal non-conforming use, which prohibits expansion or significant modifications to the residence.

The original application for rezoning was submitted by the prior property owner Jonathan Lee. A new application from the current owner has been received (both are included in Attachment 1).

Points to Consider:
Site Information
The property was recently purchased by the applicant. Tax records show the brick home on this property was constructed in 1962. There is another structure located on the property which the latest survey notes as a storage shed.

Summary of Adjacent Zoning and Uses
The property is surrounded predominantly by LDR and INS zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family Residential
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	INS	SonLight Community Church

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

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	6/1/2021	Planning Staff Report
Exhibit 1: Applications	6/1/2021	Exhibit
Exhibit 2: Zoning Map	6/1/2021	Exhibit

PROPOSAL: Request to rezone approximately 1.67 acres of property (TM# 0061-00-011.00).

PROPERTY LOCATION: 585 Monroe Highway

CURRENT ZONING DISTRICT: Institutional (INS) District

PROPOSED ZONING DISTRICT: Low Density Residential (LDR) District

APPLICANT: Jacob Meeks

COUNCIL DISTRICT: District 2, Charlene McGriff

OVERVIEW:

Proposal

The applicant has submitted a request to rezone their property located at 585 Monroe Highway. The request comes as an effort to bring the existing residential structure into compliance with Section 2.5.3, Use Table, of the UDO. According to this section, single family residential uses are not permitted uses in the existing Institutional zoning district. Therefore, the existing house is currently considered a legal non-conforming use, which prohibits expansion or significant modifications to the residence.

The original application for rezoning was submitted by the prior property owner Jonathan Lee. A new application from the current owner has been received (both are included in Attachment 1).

Site Information

The property was recently purchased by the applicant. Tax records show the brick home on this property was constructed in 1962. There is another structure located on the property which the latest survey notes as a storage shed.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by LDR and INS zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family Residential
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	INS	SonLight Community Church

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned INS District. 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.

The requested LDR District *is 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. Currently, this area can be characterized by single-family homes and vacant farm land. Given the close proximity to property zoned LDR and the size of this parcel, staff believes that LDR zoning would be compatible in this area.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*." 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 begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single-Family 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 Transitional Future Land Use category.

Transitional: Land Use Considerations		
Mobile/Modular Homes	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Community Center/Pool & Recreational Amenities	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) is not required for this rezoning request. No improvements are required.

Public Utilities

No additional utilities are required for this request.

Public Schools

This request will not result in additional students.

PHOTOS OF PROJECT AREA:



Looking directly at the subject property.



Looking directly across from the subject property.



Looking southwest along Monroe Hwy.



Looking northeast along Monroe Hwy.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone, pursuant to the following findings of fact for RZ-2021-0917:

1. That the subject project consists of parcel TM# 0061-00-011.00;
2. That the subject property is currently zoned INS and proposed to be rezoned LDR;
3. That the subject property has a Future Land Use designation of Transitional; and
4. That the proposed LDR District is generally consistent with the surrounding area which is comprised of the LDR and INS Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, 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

Application Fee WAIVED Per Steve Willis

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

GENERAL INFORMATION

Property Address 585 Monroe Hwy

City Lancaster State SC Zip 29720 Tax Parcel ID 0061-00-011.00

Current Zoning INC Current Use Residential

Proposed Zoning CPR Total Acres 1.67

Project Description to rezone PARCEL to correct Zoning

Surrounding Property Description Church and QR

CONTACT INFORMATION

Applicant Name JACOB MEEKS

Address 585 Monroe Hwy

City Lancaster State SC Zip 29720 Phone (803) 207-5208

Fax _____ Email SJM SPARKY @ GMAIL.COM

Property Owner Name JACOB MEEKS

Address SAME

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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

Applicant _____ Date 5.27.21

Property Owner(s) _____ Date 5.27.21

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

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

3. County Council

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

Lancaster County
South Carolina

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

Application fee waived per Steve Willis

SUBMITTAL REQUIREMENTS

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

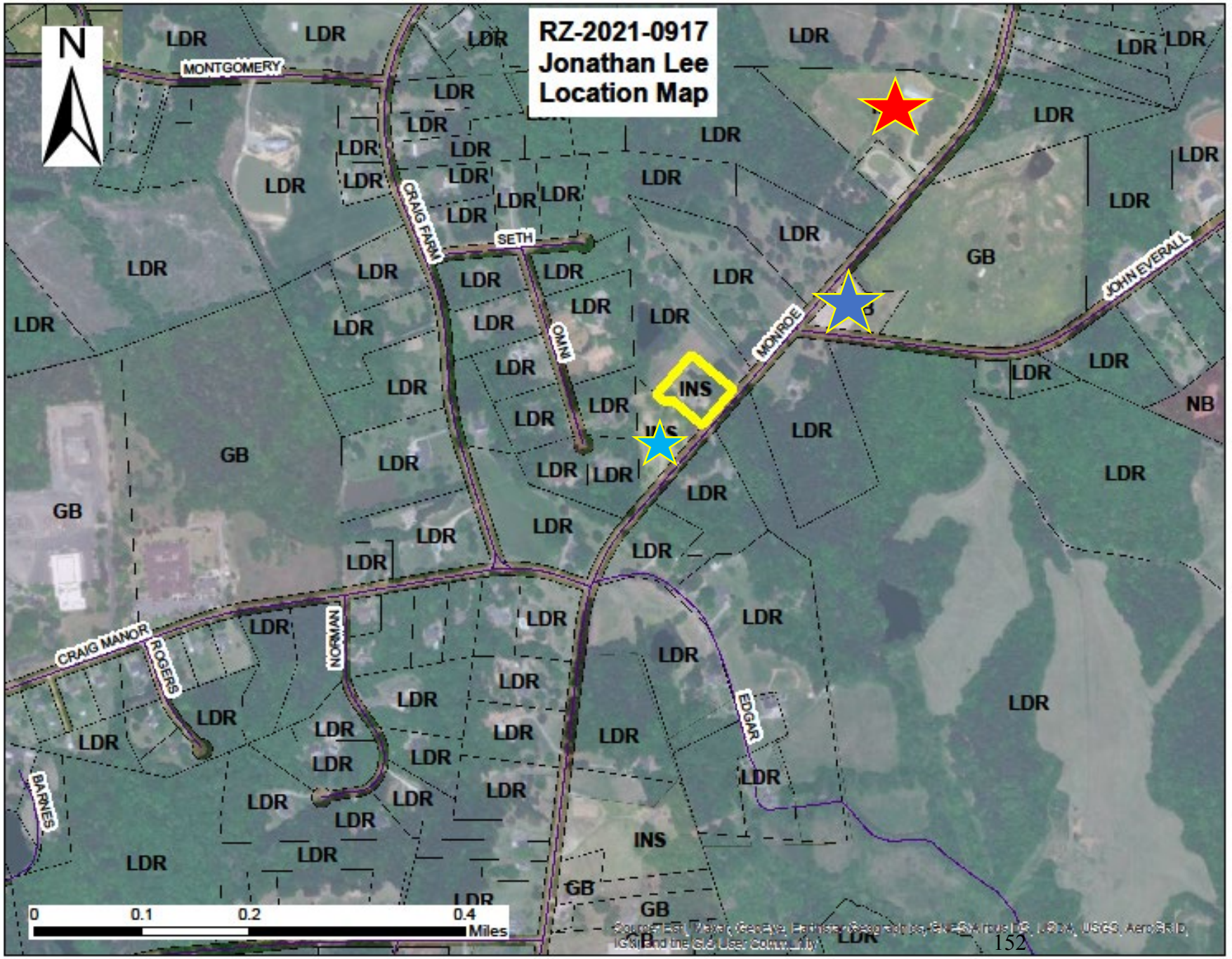
GENERAL INFORMATION

Property Address 585 Monroe Hwy
City Lancaster State SC Zip 29720 Tax Parcel ID 0061-00-011.00
Current Zoning INS Current Use residential
Proposed Zoning LDR Total Acres 1.67
Project Description To rezone parcel to correct zoning

Surrounding Property Description church and OR

CONTACT INFORMATION

Applicant Name Jonathan W. Lee
Address 376 Monroe Hwy (mailing)
City Lancaster State SC Zip 29720 Phone 803-804-0467
Fax _____ Email melanie.lee@allentate.com
Property Owner Name Jonathan W. and Melanie M. Lee
Address 376 Monroe Hwy
City Lancaster State SC Zip 29720 Phone 803-804-0467
Fax _____ Email melanie.lee@allentate.com



Lancaster County
South Carolina

Proposal:
Rezone a portion of property from INS to LDR

Legend:

- Subject Property
- Lloyds Gas Station
- Shiloh Zion Fire Station
- SonLight Community Church

Agenda Item Summary

Ordinance # / Resolution #: CU-2021-1167
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:
The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair.

Points to Consider:
The subject parcel is 0.778 acres in size and is currently unimproved aside from an existing retaining wall. The original plan submitted for this site did not meet the conditional-use requirements listed in section 5.8.6. (Exhibit 3). The TRC comments attached (Exhibit 4) were distributed to the applicant with enough time to correct the plan prior to the distribution of this staff report (Exhibit 5). Staff does still have concerns to be resolved at the site plan phase but the revised plan does appear to meet the requirements of the conditional use.

Recommendation:
Staff recommends **approval** of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:
1. Address all other outstanding TRC/Evolve comments at the site plan phase.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	6/2/2021	Planning Staff Report
Exhibit 1: Application	6/2/2021	Exhibit
Exhibit 2: Zoning Map	6/2/2021	Exhibit
Exhibit 3: Concept Plan	6/2/2021	Exhibit
Exhibit 4: TRC Comments	6/2/2021	Exhibit
Exhibit 5: Revised Plan	6/2/2021	Exhibit

PROPOSAL:	Conditional Use Application to Permit Minor Maintenance and Repair
PROPERTY LOCATION:	Near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).
CURRENT ZONING DISTRICT:	General Business (GB) District; Highway Corridor Overlay (HCOD)
APPLICANT:	Pavillion Development Company
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW & BACKGROUND:

Site Information

This property is one of three existing outparcels which come from the same parent track as Sam's Car Wash and Gas Station. A McDonalds fast food restaurant has recently started construction on the parcel due west of this site.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The subject parcel is 0.778 acres in size and is currently unimproved aside from an existing retaining wall. The original plan submitted for this site did not meet the conditional-use requirements listed in section 5.8.6. (Exhibit 3). The TRC comments attached (Exhibit 4) were distributed to the applicant with enough time to correct the plan prior to the distribution of this staff report (Exhibit 5). Staff does still have concerns to be resolved at the site plan phase but the revised plan does appear to meet the requirements of the conditional use.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Sam's Car Wash and Gas Station
South	Regional Business (RB)	Widewaters Apartment Complex
East	Institutional (INS)	Vacant Land owned by Belair UMC
West	General Business (GB)	McDonalds

PHOTOS OF PROJECT AREA:



Looking at the Subject Parcel across Shelly Mullis Road



Looking directly across from the Subject Parcel



Looking east on Shelley Mullis Road



Looking west on Shelley Mullis Road

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

D. Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

5.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR [NB, GB, RB, LI, HI, MX, IMX]
A. Outdoor Vehicle Storage: All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

B. Vehicle Bays: Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee (TRC).

C. Noise: No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8 PM and 7 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

E. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer.

F. Accessory Structure Location: Accessory structures such as self-service vacuum cleaners, air pumps, and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right-of-way.

G. Fueling Islands: Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive.

H. Lighting
1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from offsite.
2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential district or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

I. Car Wash Allowed as Accessory Use: A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public right-of-way. Car washes are required to have operational recycled water systems where a minimum of 50 percent of water utilized is recycled.

STAFF RECOMMENDATION:

Staff recommends **approval** of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Address all other outstanding TRC/Evolve comments at the site plan phase.

ATTACHMENTS:

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan
4. TRC/Evolve Comments
5. Revised Concept Plan

STAFF CONTACT:
Ashley Davis
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

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address: Shelley Mullis Road

City: Indian Land State: SC Zip: 29707 Tax Parcel ID: 0013-00-049.01

Current Zoning: GB Current Use: Vacant

Total Acres: 1.28 Ac. Surrounding Property Description: Vacant to the West, Car Wash to the North, Vacant to the East, and Vacant to the South

Proposed Conditional Use: Vehicle Services - Minor Maintenance/Repair

CONTACT INFORMATION

Applicant Name: Pavilion Development Company (JIM GRAMBLE)

Address: 4605 Carnegie Blvd, Suite 110, Charlotte, NC 28209

City: Charlotte State: NC Zip: 28209 Phone: 704-944-5983

Fax: Email: jag@pavdevco.com

Property Owner Name: Sam's Commercial Properties, LLC

Address: 7935 Council Place, Suite 200

City: Matthews State: NC Zip: 28105 Phone: 704-940-3700

Fax: Email:

APPLICATION CERTIFICATIONS

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

for Envision Development 05.11.21

Applicant Date

Tagreed Nafisi, manager pro Tem 05/13/21

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.
   - Conditional Use Application Fee - $325.00

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.

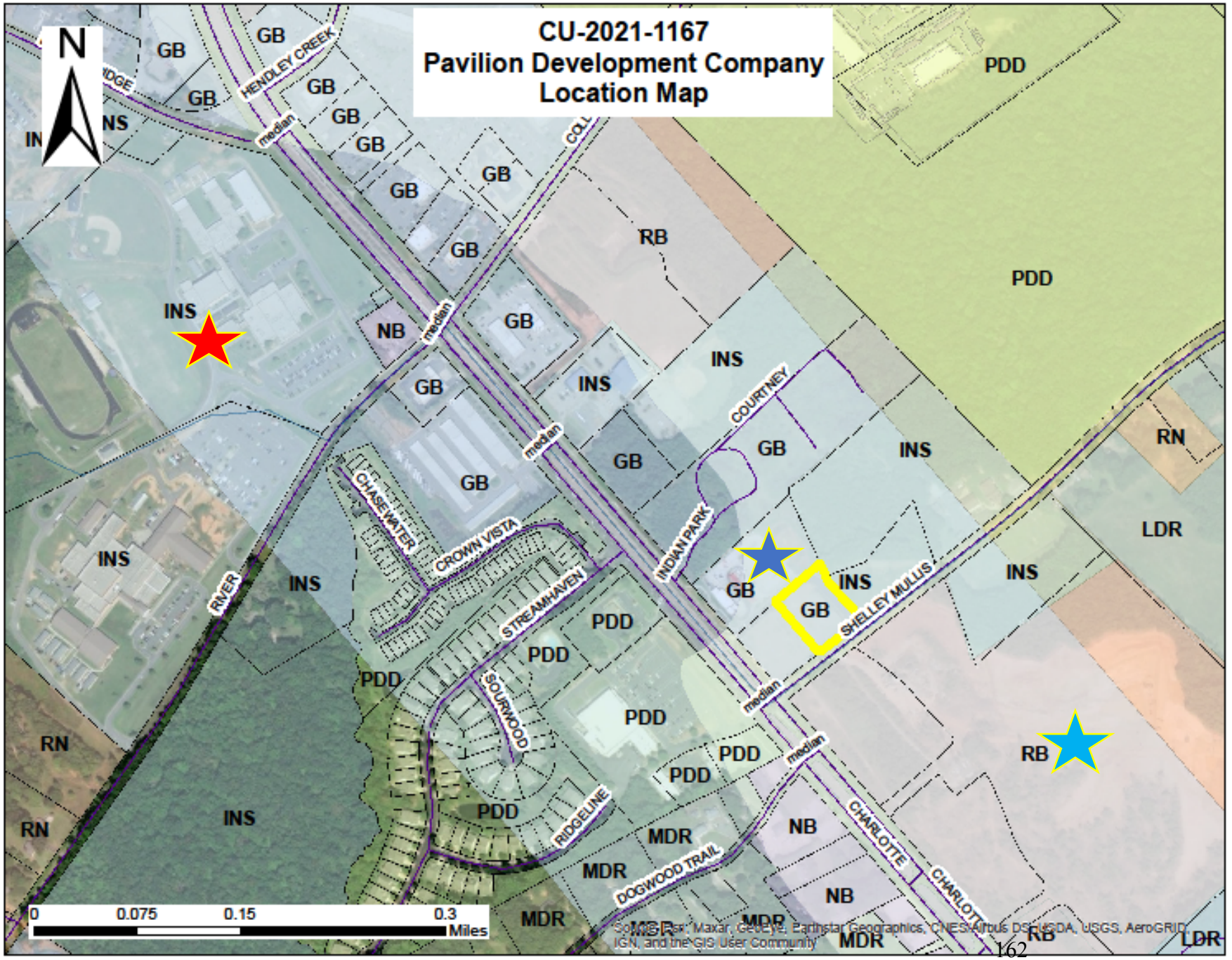
3. **County Council**
   - Approves, denies, or submits application to the Planning Commission for further study.
   - Action requires a resolution for approval.
   - Subsequent to County Council action, notice of action will be provided to the applicant,

CONDITIONAL USE PLAN CHECKLIST

- ✓ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- ✓ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- ✓ Proposed name of the development.
- ✓ The date of the survey or plan.
- ✓ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- ✓ A graphic scale and numerical scale shall be shown on the plan.
- ✓ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- ✓ Total acreage and boundaries of the development shall be shown on the plan.
- ✓ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- ✓ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- ✓ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- ✓ Location of adjoining property lines and existing buildings shall be shown on the plan.
- ✓ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- ✓ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- ✓ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- ✓ All existing street intersections shall be shown on the plan.
- ✓ Proposed parking areas and traffic circulation shall be shown on the plan.
- ✓ Exact ratio of impervious surfaces to lot area shall be shown.
- ✓ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**

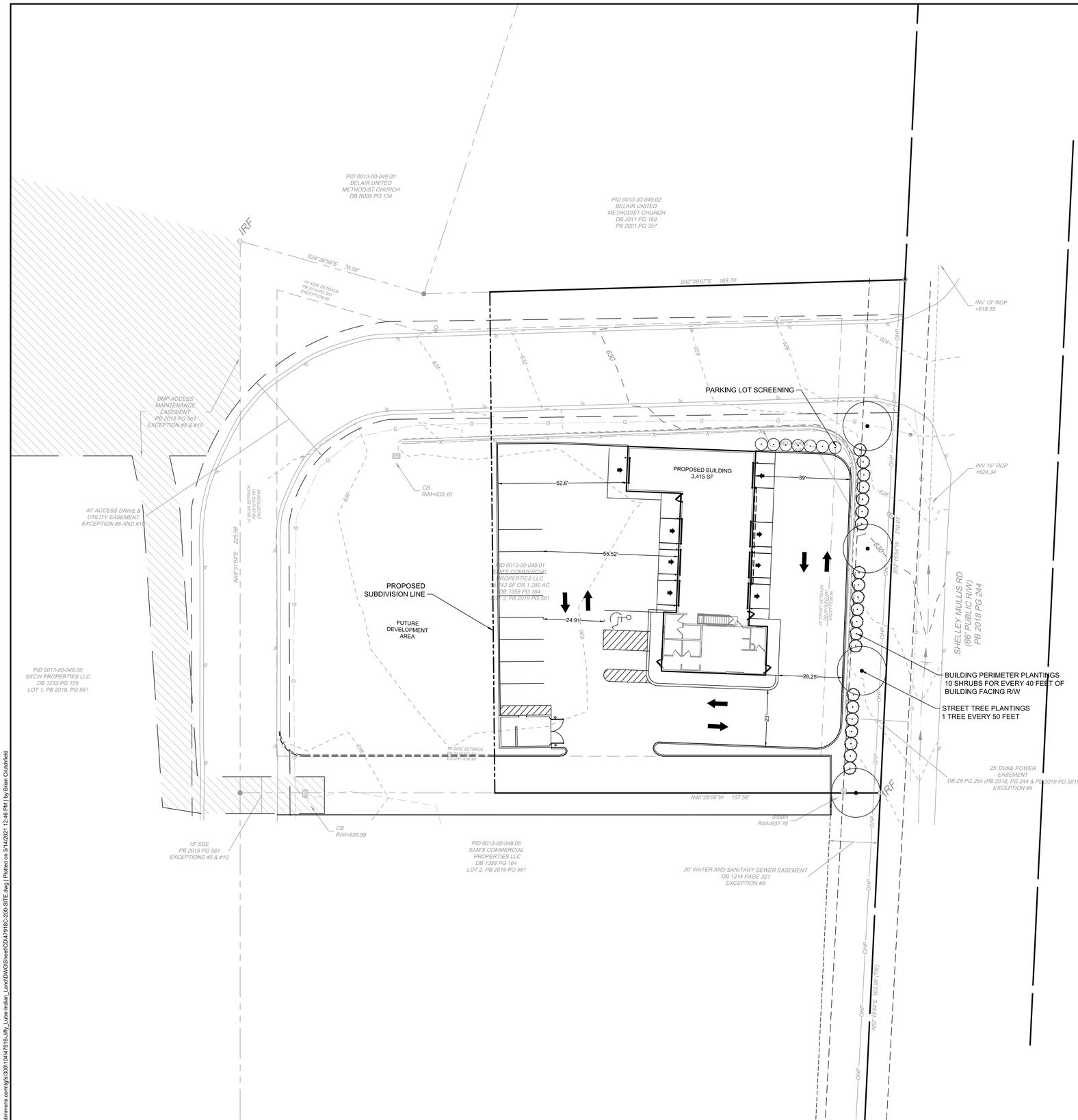


Lancaster County
South Carolina

Proposal:
Conditional Use to allow Minor Automotive Maintenance and Repair

Legend:

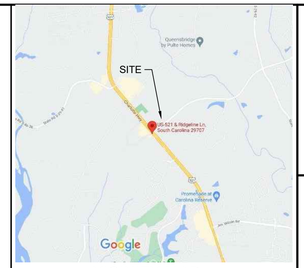
- Subject Property
- Sam's Car Wash and Gas Station
- Indian Land Schools Campus
- Widewaters Development



NAD 83

SCALE 1"=20'

0 20' 40'



VICINITY MAP

ZONING CODE SUMMARY

PROJECT NAME:	JIFFY LUBE
TAX PARCEL ID NUMBER:	0013-00-049.01
EXISTING ZONING:	GB
OVERLAY DISTRICT:	HIGHWAY CORRIDOR CAROLINA HEELSPLITTER
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
JURISDICTION:	LANCASTER COUNTY, SOUTH CAROLINA
SITE ACREAGE:	0.778 ACRES
WATERSHED:	NONE
IMPERVIOUS PERCENTAGE:	82.8%
PARKING SUMMARY REQUIRED PARKING:	1 SPACE PER REPAIR BAY: 4 SPACES 1 SPACE PER 500 SF OFFICE: 880 SF/500 = 2 SPACES
TOTAL: 6 + 2 = 8 SPACES PROVIDED PARKING:	10 SPACES 9 REGULAR SPACES + 1 ADA 1 HANDICAP SPACES (VAN ACCESSIBLE)

GENERAL NOTES

1. SITE LAYOUT BASED ON SURVEY INFORMATION PREPARED BY TIMMONS GROUP AND PROVIDED ON 03/26/2021.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL RADII SHALL BE 5' (F.O.C.) UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS IMMEDIATELY OF ANY DISCREPANCIES.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
7. ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED..
8. PARKING SPACE DIMENSIONS ARE 18.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
9. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
10. NO DEMOLITION LANDFILLS ALLOWED ON SITE.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 | FAX 704.375.1650 | www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION DESCRIPTION	DATE

DATE
13 MAY 2021
DRAWN BY
S. ELIASON
DESIGNED BY
J. DOLAN
CHECKED BY
B.CRUTCHFIELD
SCALE
1"=20'

JIFFY LUBE
LANCASTER COUNTY, SOUTH CAROLINA
CONDITIONAL USE SITE PLAN

JOB NO.
47918
SHEET NO.
SK-1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

\\timmons.com\gfx\300\104\47918-Jiffy_Lube-Indian_Land\DWG\Sheet\CD\47918C-200-SITE.dwg | Plotted on 5/14/2021 12:46 PM | by Brian Crutchfield

Lancaster County
Development Services
P. O. Box 1809
Lancaster, SC 29721
803.285.1969
permits@lancastercountysc.net

May 26, 2021

Brian Crutchfield
Timmons Group
610 E. Morehead St, Suite 250
Charlotte, NC 28202

Project Number	20211167
Project Name	Jiffy Lube
Location	Shelley Mullis Road
Stage	Conditional Use Permit
Parcel(s)	
Status	Not Approved

Dear: Brian Crutchfield

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

Planning - Ashley Davis - 803-416-9433

Not Approved

adavis@lancastersc.net

Review Comments:

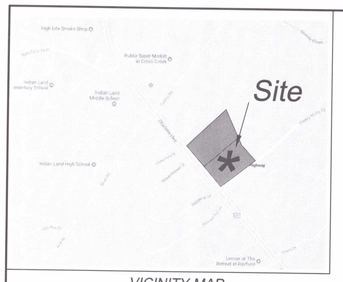
-Landscaping requirement is designed to provide screening therefore the landscaping should be at the same grade as the building not below retaining wall.
-Staff has serious concerns about the distance from proposed corner of parking lot to the existing retaining wall.
-In pre-submittal meetings County Engineer Scott Edgar noted concerns regarding stormwater management on site noting that the existing infrastructure serving the site would be at capacity with the construction of the fast food restaurant on the corner of 521 and Shelley Mullis which is currently beginning construction.
- There appear to be some major conflicts with the approve site plan for Mcdonalds located at 0013-00-048.05 (See attached plan). This parcel will be beginning construction within the next 2 weeks.
- This site entrance will need to line up with the Mcdonalds ingress/ egress
- Internal connection to the "proposed future development" will be required.
-Provide remaining acreage for proposed future development. (This area may be significantly impacted by the adjustments needed for Landscaping along Shelly Mullis, the stormwater improvements needed, and adjustments to make the site more compatible with McDonalds)
- Location of dumpster enclosure does not seem logical given the size and turn radius of an average dump truck.

Advisory Comments:

- This parcel is within the Highway Corridor Overlay and will be required to provide architectural elevations meeting those requirements at the site plan phase.

County Engineer - -

Review Comments:



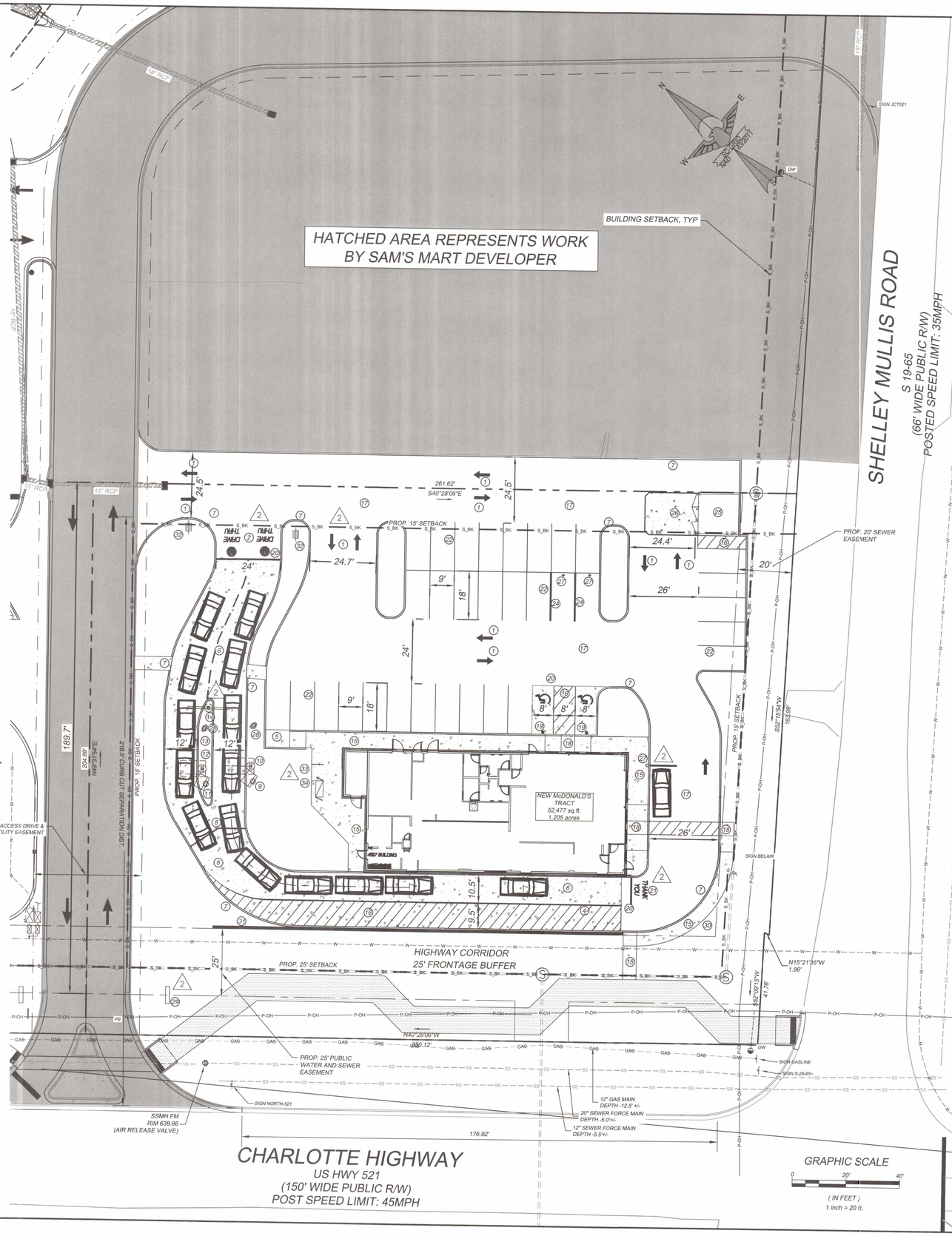
VICINITY MAP
NTS

SITE KEY NOTES:

1. — PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
2. — PAINTED "DRIVE-THRU" DIRECTIONAL ARROW, YELLOW, PER DETAIL SHEET
3. — PAINTED CIRCULAR DIRECTIONAL ARROW, YELLOW, PER DETAIL SHEET
4. — PAINT 8" WIDE YELLOW STRIPE
5. — CONSTRUCT DELIVERY RAMP
6. — CONSTRUCT CONCRETE PAVEMENT (SEE DETAIL ON SHEET C-7) (SAW CUTS AT 10'X10' MAX. & CONTROL JOINTS AT 50' X 50' MAX. SPACING)
7. — CONSTRUCT 2' CURB AND GUTTER PER DETAIL SHEET
8. — PAINT 6" WIDE YELLOW STRIPE "MERGE POINT"
9. — PRIMARY ODMB (PER DETAIL SHEET)
10. — PRIMARY COD WITH DETECTOR LOOP (PER DETAIL SHEET)
11. — SECONDARY ODMB (PER DETAIL SHEET)
12. — SECONDARY LANE COD WITH DETECTOR LOOP (PER DETAIL SHEET)
13. — CONSTRUCT CURBED ISLAND (PER DETAIL SHEET)
14. — DOUBLE GATEWAY SIGN (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.
15. — CONSTRUCT CONCRETE WALK PER McDONALD'S SPECIFICATIONS
16. — PAINT 4" WIDE STRIPES, WHITE @ 45° 2'-0" O.C.
17. — CONSTRUCT ASPHALT PAVED PARKING AREA PER DETAIL
18. — CONSTRUCT STANDARD CONCRETE H.C. RAMP PER DETAIL SHEET
19. — INSTALL CONCRETE BOLLARD / H.C. SIGN PER DETAIL SHEET
20. — TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT PER DETAIL SHEET
21. — PAINT "THANK YOU" AND 1-8" YELLOW STRIPE PER DETAIL SHEET
22. — PAINT 4" WIDE STRIPED PARKING @ 90°, WHITE
23. — PAINT 4" WIDE STRIPED PARKING @ 60°, WHITE
24. — PAINT 8" WIDE YELLOW STRIPE
25. — CONSTRUCT DUMPSTER ENCLOSURE (TO MATCH BUILDING) PER DETAIL SHEET
26. — CONSTRUCT CONCRETE TRASH CORRAL PAD
27. — DT OOSP SIGNAGE, SEE DETAIL
28. — INSTALL PRE-BROWSE BOARD (PER DETAIL SHEET)
29. — APPROXIMATE MONUMENT SIGN LOCATION, FINAL SIZE, LOCATION, & CONFIGURATION OF MONUMENT SIGN TO BE DETERMINED. SEE DETAIL C-11A
30. — PROPOSED FLAG POLE LOCATION
31. — PROPOSED 3' DECORATIVE MASONRY WALL TO BE DESIGNED BY OTHERS (2)
32. — INSTALL DIRECTIONAL SIGNAGE (PER DETAIL SHEET) (2)
33. — INSTALL WAVY BICYCLE RACK, (4 SPACE MIN), PER DETAILSHEET (2)
34. — INSTALL BICYCLE LOCKER, (PER DETAIL SHEET) (2)

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY, NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT SOUTH CAROLINA ONE CALL AT 1-888-721-7877 OR 811 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY, ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 45057C0078E, EFFECTIVE DATE: MAY 16, 2017.
14. ALL SITE CONCRETE IS TO BE TREATED WITH WATER REPELLANT CONCRETE SEALER TO PROTECT THE SURFACES FROM SPALLING AND DAMAGE FROM CHEMICAL ATTACK OF CHLORIDE SALTS. SEALER SHOULD BE SILANE/SILOXANE WATER REPELLANT. RECOMMENDATIONS INCLUDE PROSOCO- SALTGUARD OR V-SEAL 102 WINTERGUARD.
15. THERE SHALL BE NO DISPLAY OF MERCHANDISE FOR SALE OR OTHER SIMILAR DISPLAY WITHIN THE HIGHWAY CORRIDOR.



SITE AND DEVELOPMENT DATA

JURISDICTION	LANCASTER COUNTY, SC
TAX PARCEL(S):	0013-00-048.05
SITE ADDRESS:	CHARLOTTE HWY.
EXISTING ZONING	GB
USE CLASSIFICATION	GENERAL BUSINESS
TOTAL SITE AREA	52,477 SQ. FT. OR 1.205 AC.
MINIMUM FRONT SETBACK	25 FEET
MINIMUM CORNER/SIDE SETBACK	15 FEET
MINIMUM REAR SETBACK	15 FEET
REQUIRED PARKING - AUTO	1 SP/250 SF BLDG = 19 SP MAX SP = 2 x REQ = 38 SP
REQUIRED PARKING - BICYCLE	3 SHORT TERM/1 LONG TERM

PROPOSED PARKING INFORMATION

TOTAL SPACES						
42**	2-HC	SPACES	8'	X	18'	@ 90 °
	40	SPACES	9'	X	18'	@ 90 °
	XX	SPACES	9'	X	18'	@ 60 °

**NOTE: PARKING EXCEEDING THE MAXIMUM ALLOWED WILL BE CONSIDERED SHARED PARKING AND USED TOWARDS THE PARKING COUNT OF THE NORTHERN OUTPARCEL UPON ITS DEVELOPMENT.

LEGEND

- COMPUTED POINT
- EXISTING IRON PIPE
- BORE HOLE
- EXISTING IRON REBAR
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE (SINGLE)
- LIGHT POLE (DOUBLE)
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- SPILL CURB
- HANDICAP RAMP
- HANDICAP STALL
- CONCRETE
- PROPERTY LINE
- SIGN
- BOLLARD
- STORM DRAIN
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTICS
- OVERHEAD TELEPHONE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE

AC = ACRES
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA = AMERICAN LAND TITLE ASSOCIATION
EIP = EXISTING IRON PIPES
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
FIRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MB = MAIL BOX
N/F = NOW OR FORMERLY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
S.R. = STATE ROAD
TBM = TEMPORARY BENCH MARK
TWSP = TOWNSHIP
TYP = TYPICAL

SITE INFORMATION

PREPARED BY: EAGLE ENGINEERING, INC.
2013-A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704)-882-4222
DATE OF SURVEY: MARCH 14, 2019 DATE OF MAP: MARCH 14, 2019

PLAN SCALE: 1" = 20'

STREET ADDRESS
INTERSECTION OF SHELLEY MULLIS RD & CHARLOTTE HWY.

COUNTY	STATE
LANCASTER	SC

PARCEL ID	LOCATION CODE NUMBER
0013-00-048.00 & 0013-00-049.01	39-1048
EEI PROJECT NO. 6569	

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

REV	DATE	DESCRIPTION	BY
1	02/19/20	REVISE PER COUNTY COMMENTS SUBMITTAL 1	HWD
2	05/26/20	REVISE PER OWNER/CITY COMMENTS	FLG

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 34586
MATTHEW C. KIRCHNER
05/26/20

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222

PLAN APPROVAL

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
REGIONAL DEV. DIRECTOR	
REGIONAL CONSTRUCTION MGR.	
REGIONAL REAL ESTATE MGR.	
AREA CONSTRUCTION MGR.	
CONTRACTOR	

CO-SIGN SIGNATURES

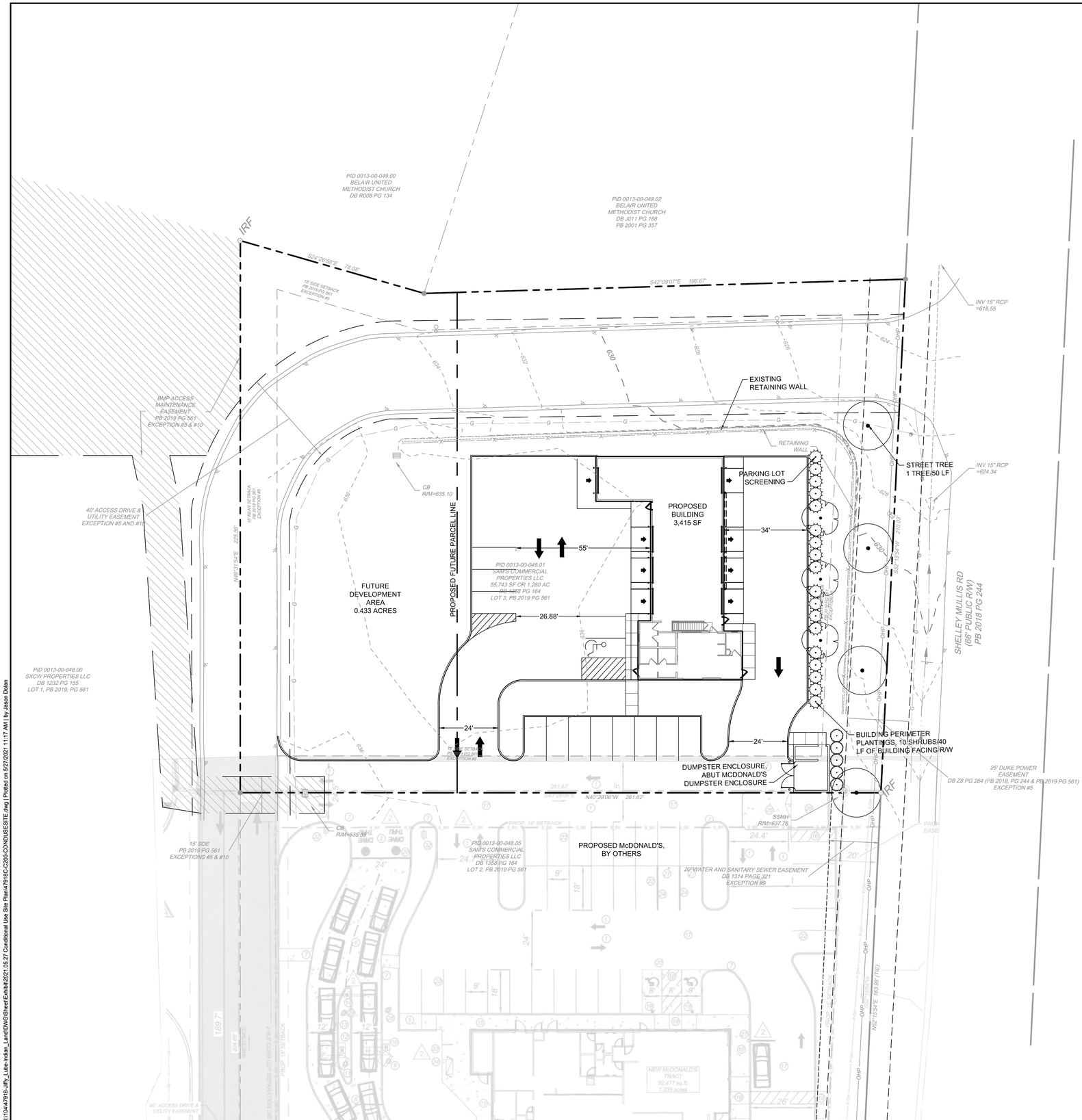
McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS
4901 SIX FORKS ROAD - SUITE 200 - RALEIGH N.C. 27609
RALEIGH REGION

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-3
SITE PLAN



SITE PLAN LEGEND

	R/W, PROPERTY LINE	-/-
	6" VERTICAL CURB	C8.00
	STOP SIGN	-/-
	STREET SIGN	-/-
	HEAVY-DUTY ASPHALT	C8.04
	LIGHT-DUTY ASPHALT	C8.04
	HEAVY-DUTY CONCRETE	C8.04
	CONCRETE SIDEWALK	C8.04
	PLANTING STRIP	C8.04

ZONING CODE SUMMARY

PROJECT NAME:	JIFFY LUBE
TAX PARCEL ID NUMBER:	0013-00-049.01
EXISTING ZONING:	GB
OVERLAY DISTRICT:	HIGHWAY CORRIDOR CAROLINA HEELSPLITTER
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
JURISDICTION:	LANCASTER COUNTY, SOUTH CAROLINA
SITE ACREAGE:	1.280 ACRES
WATERSHED:	NONE
IMPERVIOUS PERCENTAGE:	54.75%
PARKING SUMMARY REQUIRED PARKING:	6 SPACES 1 SPACE PER REPAIR BAY= 4 SPACES 1 SPACE PER 500 SF OFFICE: 880 SF/500 = 2 SPACES
PROVIDED PARKING:	13 SPACES 12 REGULAR SPACES 1 HANDICAP SPACES (VAN ACCESSIBLE)

GENERAL NOTES

1. SITE LAYOUT BASED ON SURVEY INFORMATION PREPARED BY TIMMONS GROUP AND PROVIDED ON 03/26/2021.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL RADII SHALL BE 5' (F.O.C.) UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS IMMEDIATELY OF ANY DISCREPANCIES.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
7. ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED..
8. PARKING SPACE DIMENSIONS ARE 18.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
9. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
10. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
11. FUTURE DEVELOPMENT AREA MAY BE DEVELOPED AS ALLOWED BY RIGHT UNDER THE UNDERLYING GB ZONING DISTRICT.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 | FAX 704.375.1650 | www.timmons.com
North Carolina License No. C-1652

DATE	REVISION DESCRIPTION
05/27/2021	Address County Comments

DATE 05/18/2021
DRAWN BY S.ELIASON
DESIGNED BY J.DOLAN
CHECKED BY B.CRUTCHFIELD
SCALE AS SHOWN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

JIFFY LUBE INDIAN LAND
LANCASTER COUNTY, SOUTH CAROLINA
CONDITIONAL USE SITE PLAN

JOB NO. 47918
SHEET NO. CUSP1.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\1\047918-Jiffy_Lube-Indian_Land\DWG\Sheet\Exhibit\2021.05.27 Conditional Use Site Plan\47918C-C200-CONDUSESITE.dwg | Plotted on 5/27/2021 11:17 AM | by Jason Dolan

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-1750 Carolina Ventures 1, LLC
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff recommends conditional approval of this Major Preliminary Subdivision Plat request subject to the following condition:

• Address outstanding TRC/Evolve comments

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/4/2021	Exhibit
Application	6/1/2021	Exhibit
Location Map	5/4/2021	Exhibit
Prelim Plat	6/1/2021	Exhibit
Evolve TIA Comments	6/1/2021	Exhibit
Campco TIA Memo	6/1/2021	Exhibit
TIA Conclusion	6/1/2021	Exhibit
Preliminary Plat	6/4/2021	Exhibit

PROPOSAL: Major Subdivision Preliminary Plat for 281 Single-family homes on 152.403 acres

PROPERTY LOCATION: Located at the intersection of Van Wyck & Griffin Roads (TM# 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00)

CURRENT ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Carolina Ventures I, LLC

COUNTY COUNCIL DISTRICT: District 1, Terry Graham

OVERVIEW & BACKGROUND:

Site Information & Existing Condition
The properties to be developed are currently vacant and wooded.

Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Single-Family Residential
South	Lancaster County	MDR; RN	Tree Tops Community; Single-Family Residential
East	Lancaster County	RN	Single-Family Residential
West	Lancaster County	RN	Single-Family Residential

Zoning & Design
The properties are zoned MDR. The project area is predominately surrounded by RN and MDR Districts.

PHOTOS OF PROJECT AREA:



Looking east along Griffin Road



Looking north across Griffin Road, directly across from subject properties



Looking east along Van Wyck Road at intersection of Van Wyck and Griffin Roads



Looking south along Van Wyck Road at intersection of Van Wyck and Griffin Roads

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	152.403
Proposed Lots	281 single-family residential
Project Overview	Proposal for 281 single-family residential home major subdivision plat
Open Space	Approximately 45.14 acres will be provided as open space; 20% (32.02 acres) required
Streets	Will be privately maintained

Paved streets, park/open space, street trees, and sidewalks are required for development within the MDR zoning district.

Traffic Impact Analysis (TIA)

As required by Section 6.8, the applicant commissioned a Traffic Impact Analysis (TIA) from Kimley-Horn & Associates (see attached Conclusions). The County's engineering consultant, Campco Engineering, agrees with the analysis provided by Kimley-Horn. The Analysis provided looked at three locations relevant to the project and provided the following recommendations:

Intersection	Improvements
Charlotte Highway (US 521) and Van Wyck Road/Faith Presbyterian Church Driveway	▪ Construct an eastbound right-turn lane with 100 feet of storage. ▪ Restripe the eastbound center lane to be a shared left/through lane. ▪ Install signage and/or pavement markings on the northbound approach of US 521 at the Six Mile Creek Road/existing median break to discourage traffic blocking access to and from Indian Land Fire Department.
Van Wyck Road and Griffin Road	▪ Construct a southbound left-turn lane with 150 feet of storage. ▪ Per coordination with SCDOT, the angle of Griffin Road's intersection with Van Wyck Road should be adjusted to improve safety if it does not meet SCDOT standards.
Van Wyck Road and Site Access	▪ Construct a southbound left-turn lane with 150-feet of storage. ▪ Construct the Site Access to consist of one ingress lane and one egress lane with stop control.

The Vantage Apartments, to be located along the north side of Van Wyck Road, west of US-521, prepared a TIA which was approved by the County in July, 2020. The TIA conclusions required the following improvements at the intersection of US-521 and Van Wyck Road (see attached TIA Conclusions):

Intersection	Improvements
Charlotte Highway (US 521) and Van Wyck Road	▪ Construct a southbound right-turn lane with 300' of storage and the appropriate taper ▪ Per SCDOT, extend eastbound left-turn lane to 300' of storage and the appropriate taper ▪ Per SCDOT, modify signal for overlap of the southbound right-turn lane with Van Wyck Road eastbound green time

Compliance Summary

Note: The attached preliminary plat is a revision based on the first set of comments included with the staff report which was submitted on June 3, 2021. Therefore, staff has not had adequate opportunity to review revisions

County Road – Griffin Road

East/West Segment – Griffin Road

The applicant is working with the Planning & Public Works Departments to finalize required improvements to Griffin Road, which is County-maintained. The entrance of Griffin Road – from the intersection of Van Wyck Road to "Turi Trail – will have a right-of-way width of 60'. Sidewalk, curb & gutter and street trees will be provided within this section. The remainder of Griffin Road will have a ROW width of 50'. No sidewalk or curb & gutter will be provided on the remaining section in order to maintain the existing character of the neighborhood. However, during construction, the site will be graded for sidewalks should they be installed in the future.

Revised Preliminary Plat – Griffin Road

The revised preliminary plat shows the requested 60' ROW for Griffin Road from Van Wyck Road to Turi Trail, street trees and sidewalk on one side of the road.

- *Road Realignment & Sidewalk*
  Staff recommended that the first entrance into the community from Griffin Road (Turi Trail) be realigned to turn left out of the community, rather than right as is shown on the current re-submittal. Staff still recommends that this realignment be made which will require a revision to the road design. Sidewalk should be provided on both sides of this segment of road.

North/South Segment – Griffin Road

Lancaster County also maintains the north/south segment of Griffin Road. The road will need to be widened and paved, add street trees and grade for future sidewalk. The applicant can provide right-of-way from his property.

Staff will continue to work with the applicant until all required road improvements are made according to Planning, Public Works and Engineering requirements.

Sidewalk – Van Wyck Road

Sidewalks are required to be installed along Van Wyck Road.

Future Stub Connection

The preliminary plat provides for future connection to the proposed community, should the opportunity arise. This includes the undeveloped portion along the north/south segment of Griffin Road and eastern-most end of "Brea Moor Road".

Lancaster County Water & Sewer District

Sewer: The design engineer is evaluating a sewer line extension down to Tree Tops to serve the western portion of the site. The southeastern side of the development will include a sewer lift station, with the forcemain discharging into the gravity sewer system that will extend to Tree Tops. This layout has not officially been approved by LCWSD as they will review it within the preliminary plat to determine if it meets LCWSD policy.

Water: An approximately 1,000' waterline extension along Van Wyck Road from the Tranquility Boulevard intersection is required. A new sewer forcemain will be required to run through the Sun City development from Van Wyck Road to LCWSD's existing 18" sewer forcemain within Sun City. LCWSD is in the process of meeting with the SCCL HOA and with the Carolina Lakes Golf Course to secure a route for this proposed forcemain. The forcemain through Sun City is required since LCWSD cannot allow additional flow onto the 20" forcemain along US-521 (between Walnut Creek and the sewer treatment plant) for developments outside of that particular drainage basin.

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of this Major Preliminary Subdivision Plat request subject to the following condition:

- Address outstanding TRC/Evolve comments

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC/Evolve Comments
5. TIA Conclusions & Consultant Memo

STAFF CONTACT:

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

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

PROJECT INFORMATION

Project Address/Location: Griffin Road at Van Wyck Road Intersection

Tax Map ID/Parcel No. 0019-00 - 027.1, 029.00, 035.00, 027.02, 025.00

Project Description: New Subdivision zoned MDR and 152.402 acres. 10k SF min. @ Max 2.5 DUA

Applicant Name: Carolina Ventures 1 LLC, Robert Turi

Address: 1833 Tarrant City Street, Henderson NV 89052

Phone: 760.463.3151 Fax: 702-463-3151 Email: bturi@summitlandgroup.com

Property Owner Name: (see attached)

Address:

Phone: Fax: Email:

Other Project Contacts

Name: Plott Hound Engineering PLLC , Bryan Linton

Address: 146 Valley Glen Drive, Waxhaw NC

Phone: 704.439.6521 Fax: Email: bryan@plotthoundengineering.com

Name:

Address:

Phone: Fax: Email:

Applicant Signature

3/31/2021
Date

(see attached signatures)
Property Owner Signature

Date

PRELIMINARY PLAT CHECKLIST

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

Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 1

Parcel ID Number: **0019-00-027.01**

Area: **110.47 ac**

Property Owner(s) Signature — Date

Elizabeth N. Martin

Property Owner(s) Print Name

Mary Heath Tinsley (AKA Heath Purvis Tinsley) 3-30-2021

Property Owner(s) Signature — Date

(Mary Heath Tinsley (AKA Heath Purvis Tinsley))

Property Owner(s) Print Name

Property Owner(s) Signature — Date

Sarah Purvis Williams

Property Owner(s) Print Name

Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 1

Parcel ID Number: **0019-00-027.01**

Area: **110.47 ac**

Elizabeth N. Martin — 3-31-2021

Property Owner(s) Signature — Date

Elizabeth N. Martin

Property Owner(s) Print Name

ELIZABETH N. MARTIN

Property Owner(s) Signature — Date

(Mary Heath Tinsley (AKA Heath Purvis Tinsley))

Property Owner(s) Print Name

Property Owner(s) Signature — Date

Sarah Purvis Williams

Property Owner(s) Print Name

Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 1

Parcel ID Number: **0019-00-027.01**

Area: **110.47 ac**

Property Owner(s) Signature — Date

Elizabeth N. Martin

Property Owner(s) Print Name

Property Owner(s) Signature — Date

(Mary Heath Tinsley (AKA Heath Purvis Tinsley))

Property Owner(s) Print Name

Sarah Purvis Williams — 3-30-21

Property Owner(s) Signature — Date

Sarah Purvis Williams

Property Owner(s) Print Name

Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 3

Parcel ID Number: **0019-00-035.00**

Area: **13.17 ac**

Helen Davis by Sharon Brock 3/30/21

Property Owner(s) Signature Date

Helen Davis by Sharon Brock (Power of Attorney)

Property Owner(s) Print Name

Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 4

Parcel ID Number: **0019-00-025.00**

Area: **5.714 ac**

Olin S. Wilson

Property Owner(s) Signature

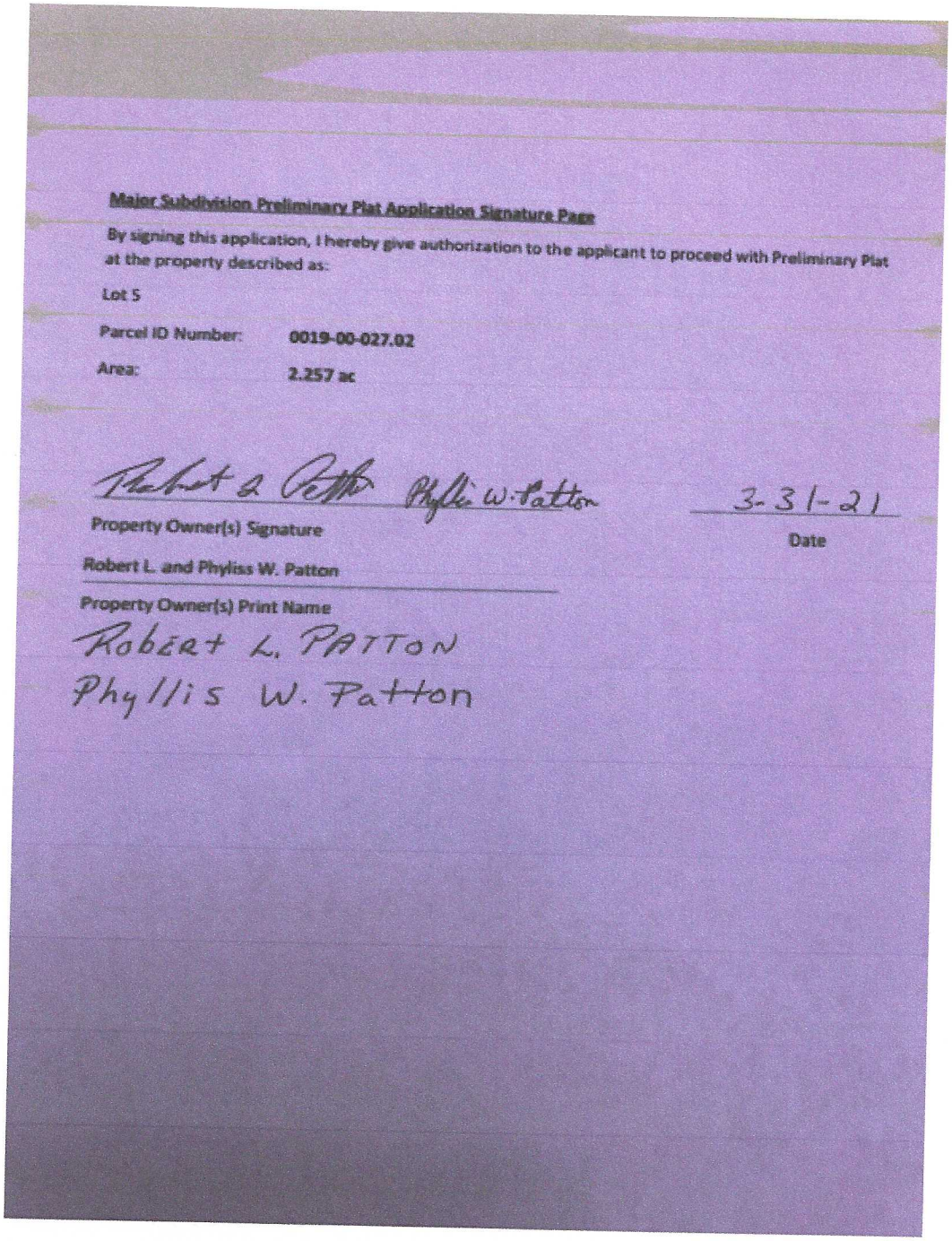
3 31 21

Date

Olin S Wilson

Property Owner(s) Print Name

From: Phyllis Patton ppatton6620@icloud.com
Date: Mar 31, 2021 at 10:18:55 AM
To: Roxanne Paxton
roxanne.paxton@allentate.com



Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 5

Parcel ID Number: 0019-00-027.02

Area: 2.257 ac

Robert L and Phyllis W. Patton — 3-31-21

Property Owner(s) Signature — Date

Robert L. and Phyliss W. Patton

Property Owner(s) Print Name

Robert L. PATTON

Phyllis W. Patton

Sent from my iPhone

Major Subdivision Preliminary Plat Application Signature Page

By signing this application, I hereby give authorization to the applicant to proceed with Preliminary Plat at the property described as:

Lot 2

Parcel ID Number: **0019-00-029**

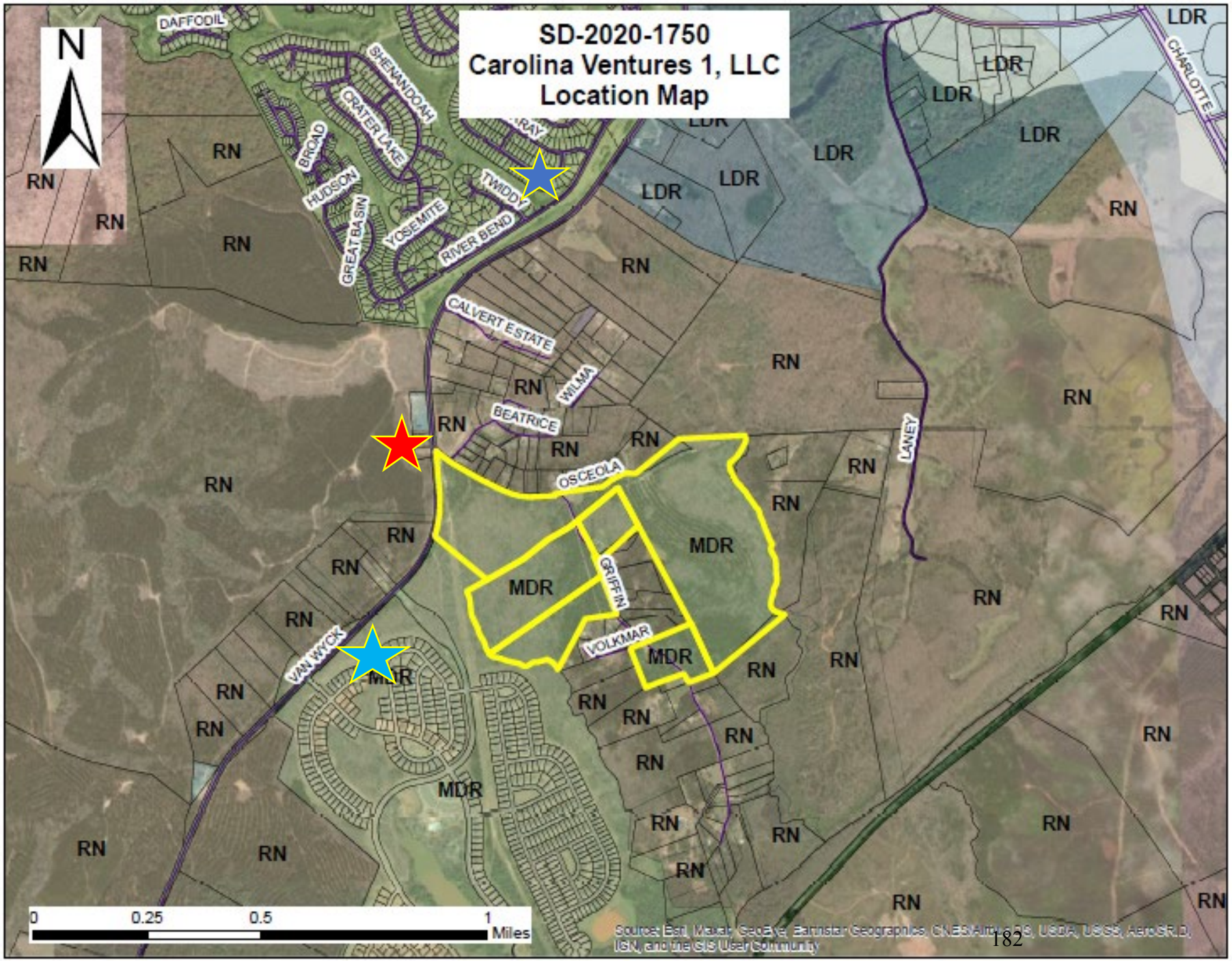
Area: **24.57 ac**

Shirley W. Sexton — 3/31/21

Property Owner(s) Signature — Date

Shirley Sexton (manager of Robert Wilson Trust)

Property Owner(s) Print Name



Lancaster County
South Carolina

Proposal:
Preliminary Plat
281 Single-Family Lots

Legend:

- Subject Property
- Sun City
- Gold Hill AME Zion Church
- Tree Tops

SITE DATA

PROJECT AREA:	**152.403 ACRES**
EXISTING LAND USE:	**UNDEVELOPED, WOODED**
PROPOSED LAND USE:	**SINGLE FAMILY RESIDENTIAL**
ZONING:	**MEDIUM DENSITY RESIDENTIAL (MDR)**
MAX DENSITY:	**2.5 DUA**
PROP. DENSITY:	**1.86 DUA**
ADJACENT LAND USE AND ZONING:	**SINGLE FAMILY RESIDENTIAL (MDR AND RN)**
FLOOD ZONES:	**#3710540000J ZONE X (MIN. FLOOD HAZARD) EFF: 10/16/2008**

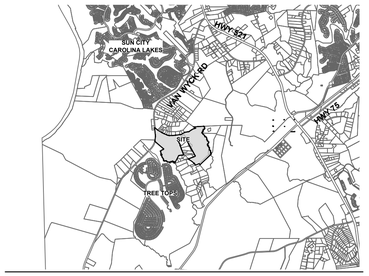
PRELIMINARY PLAT OF

VAN WYCK SUBDIVISION

PARCELS 0019-00 *-027.01, -027.02, -029.00, -035.00, & -025.00*

LANCASTER COUNTY, SC





VICINITY MAP SCALE: 1" = 1 MI

CONTACT INFORMATION

LAND OWNER / DEVELOPER
CAROLINA VENTURES 1 LLC
CONTACT: Robert Turi
EMAIL: BTuri@summitlandgroup.com
PHONE: (760) 505-7968

CIVIL ENGINEER
PLOTT HOUND ENGINEERING PLLC
CONTACT: Bryan Linton, PE
EMAIL: Bryan@plotthoundenginering.com
PHONE: (704) 439-6521

GEOTECH ENGINEER
NEWTECH ENGINEERING PLLC
CONTACT: Kerry Cooper, PE
EMAIL: KCooper.newtech@gmail.com
PHONE: (704) 400-7826

ENVIRONMENTAL
NEWKIRK ENVIRONMENTAL
CONTACT: Derrick Myers, Senior Biologist/Principal
EMAIL: Derrick@newkirkenv.com
PHONE: (843) 388-6585

TRAFFIC ENGINEER
KIMLEY-HORN
CONTACT: Amy Massey, PE
EMAIL: Amy.Massey@kimley-horn.com
PHONE: (704) 954-7470

SCDHEC - BUREAU OF WATER, CONSTRUCTION PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (803) 898-4239
CONTACT: BRIDGET CLARK

SCDHEC - BUREAU OF WATER, STORMWATER PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

ELECTRIC
YORK ELECTRIC
PHONE: (803) 984-2020
CONTACT: TIM SCISM

WATER AND SEWER
LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD)
PHONE: (803) 285-6919
CONTACT: JAMES HAWTHORNE, PE

LANCASTER COUNTY
PLANNING DEPARTMENT
PHONE: (803) 285-6005
CONTACT: ROX BURHANS

ZONING DEPARTMENT
POHNE: (803) 416-9777
CONTACT: SHANNON CATOE

PUBLIC WORKS DEPARTMENT
(803) 283-2101
CONTACT: JEFF CATOE

STORM WATER DEPARTMENT
POHNE: (803) 286-3607
CONTACT: SCOTT EDGAR

FIRE DEPARTMENT
(803) 313-8056
CONTACT: MIKE MAGETTE

DRAWING SHEET SUMMARY

	SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
1	C000	COVER SHEET	3/10/2021	
2	S-1.1	OVERALL EXISTING CONDITIONS	1/7/2021	
3	S-1.2	EXISTING CONDITIONS 1 OF 2	1/7/2021	
4	S-1.3	EXISTING CONDITIONS 2 OF 2	1/7/2021	
5	C200	OVERALL PRELIMINARY PLAT	3/10/2021	
6	C201	PRELIMINARY PLAT SHEET 1 OF 7	3/10/2021	
7	C202	PRELIMINARY PLAT SHEET 2 OF 7	3/10/2021	
8	C203	PRELIMINARY PLAT SHEET 3 OF 7	3/10/2021	
9	C204	PRELIMINARY PLAT SHEET 4 OF 7	3/10/2021	
10	C205	PRELIMINARY PLAT SHEET 5 OF 7	3/10/2021	
11	C206	PRELIMINARY PLAT SHEET 6 OF 7	3/10/2021	
12	C207	PRELIMINARY PLAT SHEET 7 OF 7	3/10/2021	
13	C300	OVERALL WATER AND SEWER PLAN	3/10/2021	

PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

SOUTH CAROLINA PLOTT HOUND ENGINEERING No. 6344 CERTIFICATE OF AUTHORIZATION

PRELIMINARY PLAT
GRIFFIN ROAD
LANCASTER COUNTY, SC

COVER SHEET

BCL ENG
BCL DRAWN BY
3/10/2021 DATE

REVISIONS

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
20.25.002

C000
Sheet 1 of 13



SITE NOTES

1. **ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.**
2. **MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.5%, UNLESS SPILL CURB IS INDICATED.**
3. **ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.**
4. **NO OBSTRUCTION, PLANTINGS, NOR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.**
5. **ALL SITE CONCRETE (SIDWALKS, CURB AND GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.**
6. **LIGHTING PLAN TO BE DESIGNED BY OTHERS.**
7. **IRRIGATION PLAN TO BE DESIGNED BY OTHERS.**
8. **SIGNAGE PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.**

DEVELOPMENT DATA FOR VAN WYCK SUBDIVISION

ZONING:	MDR
SITE AREA (TP)	152.403 AC
PROPOSED AREA IN LOTS:	71.53 AC
PROPOSED AREA IN R/W:	17.27 AC
PROPOSED AREA IN BMPs:	6.22 AC
PROPOSED AREA IN AMENITY:	1.75 AC
PROPOSED AREA IN COS:	
TOTAL OPEN SPACE (TO) -	**REQ: 32.02 AC** **PROVIDED: 45.14 AC**
PRIMARY CONSERVATION AREA (PC) -	1.93 AC (SEE BELOW)
OPEN SPACE PERCENTAGE (OSP) -	20%

TO = [(TP-PC)OSP]+PC

TO_{REQ} = [(152.403 - 1.93)0.20] + 1.93 = *32.02 AC*

PC:

POND-	1.16 AC
LENGTH OF STREAMS ON SITE-	6,182 LF (x4' WIDE)
LENGTH OF STREAMS ON BOUNDARY-	4,439 LF (X2' WIDE)

MINIMUM LOT SIZE REQUIRED:	10,000 SF (0.229 AC)
MINIMUM LOT SIZE PROVIDED:	10,000 SF
MINIMUM LOT FRONTAGE REQUIRED:	70'
MINIMUM LOT FRONTAGE PROVIDED:	70'
PROPOSED USE:	SINGLE FAMILY RES.
PROPOSED NO. OF LOTS:	283 LOTS
SETBACKS:	
-FRONT YARD SETBACK:	30'
-SIDE YARD SETBACK:	10'
-SIDE YARD SETBACK AT CORNER:	15'
-REAR YARD SETBACK:	25'
INTERNAL CONNECTIVITY INDEX:	1.67 (1.3 REQ.)
30 SEGMENTS	
18 NODES	

STREET DATA FOR SUBDIVISION

ROAD:	
A	309 LF
B	2,576 LF
C	800 LF
D	1,414 LF
E	3,434 LF
F	3,504 LF
G	168 LF
H	328 LF
I	1,740 LF
J	205 LF
K	342 LF
L	392 LF

LANCASTER COUNTY SHALL HAVE FINAL OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE PROPOSED LOCAL RESIDENTIAL STREETS WITHIN THE DEVELOPMENT.

N

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

SOUTH CAROLINA
PLOTT HOUND ENGINEERING
No. 6344
CERTIFICATE OF AUTHORIZATION

PRELIMINARY PLAT

GRIFFIN ROAD
LANCASTER COUNTY, SC

OVERALL SITE AND GRADING

BCL	ENG
BCL	DRAWN BY
3/10/2021	DATE

REVISIONS

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
20.25.002

C200
Sheet 5 of 13



PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

SOUTH CAROLINA
PLOTT HOUND ENGINEERING
No. 6344
CERTIFICATE OF AUTHORIZATION

PRELIMINARY PLAT

GRIFFIN ROAD
LANCASTER COUNTY, SC

OVERALL UTILITY PLAN

BCL	ENG
BCL	DRAWN BY
3/10/2021	DATE

REVISIONS

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
20.25.002

C300
Sheet 13 of 13

811
THINK SAFETY FIRST

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

May 04, 2021

Bryan Linton
Plott Hound Engineering
146 Valley Glen Drive
Waxhaw, NC 28173

Project Number	20201750
Project Name	R TURI - VAN WYCK SUB
Location	GRIFFIN RD AND OSCEOLA RD
Stage	Preliminary Plat
Parcel(s)	
Status	Not Approved

Dear: Bryan Linton

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,

Chanda Kirkland

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

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

Not Approved

Review Comments:

See Attached Comments

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

Conditional

Review Comments:

1. Addresses will be issued upon receipt of an approved civil plat, Evolve approval letter, and CAD file
2. Road names need to be submitted for approval. They will be compared to road names in Lancaster Co. and surrounding counties to ensure no duplication in spelling or sound.
3. Please note location of Mail Kiosk
4. Will an application for road signs, to be made by Public Works, be needed or will developer be responsible for road signs?

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

Conditional

Review Comments:

1. Any hydrant not in cul-de-sac or intersection must have the area 20 feet on either side of the hydrant widened to 26 feet.

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

Not Approved

Review Comments:

No comments received. Project engineer to meet with LCWSD on May 7, 2021. Comments from LCWSD to be provided under separate cover. (KS)

Planning - Katie See -
ksee@lancastersc.net

Not Approved

Review Comments:

General Comments
1. Check minimum lot width of Lot 31 & 33; 172; 226; 155; 77; 46; 266
2. Will street lights will be provided? If so, ensure compliance with Section 7.3. Street trees shall not interfere with any street lights.
3. Sheet C200: Note regarding street ownership - Revise this note to state that the future HOA will be responsible for internal road ownership and maintenance. Lancaster County will not own or maintain the roads.
4. Legend: Add legend to represent trail, property line, easements, tree save, etc.

Landscaping
1. Tree protection shall be expected. See Section 7.1.2 for regulations pertaining to tree save areas.
2. Add required street tree spacing from Section 7.1.3 to landscaping plan sheet.
3. Refer to Section 7.1.5.C.2 for standards regarding the landscaping berm.
4. Landscaping berm along Van Wyck Road should not be located on individual lots due to restricting useable yard.
5. Amenity sites: As these lots are planned, look for opportunities to add enhanced trees and landscaping.

Layout
1. The segment of Road B between Road A and Road C appears to be close to the maximum block length. Ensure that it will not exceed 1,000' in length in accordance with Section 6.4.1.
2. Confirm that cul-de-sac length of Road C does not exceed 800' as required in Section 6.4.1.D.
3. Show mail kiosk location. Ensure compliance with the detail from Appendix C R12 or R13.

4. Provide sidewalk detail in accordance with Appendix C.
5. Trail: Add trail symbol to legend.
6. Sheet C202: Label the black bold lines between Lots 46 & 47 and Lots 116 & 117.
7. Lot 57: The retaining wall should not be located on the lot due to restricting useable yard. It should be pushed back as far as possible, given site constraints.
8. Storm Drain Easement: This should be pushed as far off of individual property lines as possible due to restricting useable yard (and preventing future accessory structures). Adjust for the following lots: 70-73, 202-205;
9. Sheet C207: Label gray line on this sheet running through Lots 176-183.

County Maintained Road - Griffin Road
Continue to work with Public Works Director and Planning Department to bring Griffin Road up to current County standards until outstanding comments have been addressed.

We believe the ROW at the Griffin Road entrance should be 60' for the first neighborhood tie-in. We also suggest realigning the first neighborhood entrance to turn west onto Griffin Road, rather than east, as it is currently shown (see mark-up below).

• The 50' ROW for the existing county maintained portions of Griffin and Osceola roads can all be dedicated from the "developer's side". Any extensions of these two roads will be privately maintained, as well as all proposed interior roads of this project.
• Public Services can support a 50' ROW with no curb and gutter since the existing road does not have curb and gutter. Public Services will defer all other requirements (Griffin Road entrance, sidewalks, street trees, etc.) to Development Services review/requirements/comments.
• The widening/improvements to Griffin and Osceola Roads must be inspected and approved by Lancaster County.
• An encroachment permit from Lancaster County Public Works will be required for this project.
• There are some isolated bad areas currently on both roads. These areas need to be addressed before final overlay.

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

Review Comments:

No comments have been received from LCSD at this time. Any submitted comments will be provided under separate cover. (KS)

SCDOT - David Gamble - (803) 385-4280 **Conditional**
GambleDD@scdot.org

Review Comments:

Previous comments:
A TIA is required to be submitted to SCDOT before a review can begin.
The two accesses must meet SCDOT separation requirements and sight distance.
This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Public Works - Jeff Catoe - **Conditional**
jcatoe@lancastersc.net

Review Comments:

Road is to be widened and ROW donated on developers side of property. Bad areas in project boundary to be patched, and other previous items discussed prior will all be covered in encroachment permit comments.

Development review

Project:	Griffin Road –Van Wyck- Preliminary Plat Plan
Engineer/Architect:	Plott Hound Engineering
Review date:	5/3/2021 based plan set dated 3/10/2021
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 Preliminary Plat Plan set does not provide adequate detail to provide complete engineering and Stormwater comments, but the following are items of note from the information given.
2. The Future Amenity Center-
    a. All pool backwash water as well as any periodic pool drainage water must be directed to the sanitary sewer system and not the Stormwater system. Coordination of these activities should be in accordance with LCWSD regulations.
    b. The pool deck wash water and the deck shower drainage can be directed to the Stormwater system.
3. Creek/Stream Crossings and Wetland areas-
    a. Permits from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer areas for this project. This can be a lengthy and expensive process.
    b. Any impacts to wetland areas will also need to be permitted by Army Corp of Engineers prior to actual impacts being done.

Specific Comments:

4. Sheet C200
    a. The note regarding Lancaster County having final ownership and maintenance responsibility of these streets is not correct. All new streets will need to be built to county standards, but will remain privately owned and maintained.
5. Sheet C201
    a. The proposed walking trail traverses a 2(H) to 1(V) slope. For ADA compliance this must be no greater than 12 to 1.
6. Sheet C202
    a. A 10’ wide minimum access to BMP #1 should be provided for maintenance of the basin. This should not be on a slope greater than 4(H) to 1(V).
    b. The pipe in the basin needs some redesign work. In its current configuration, it is subject to clogging up with silt. We suggest expansion of the basin and widen the area on the inlet side and extension of the outlet side further to where the bottom of the BMP is wider.
    c. At lot 22- need to clean up the jagged contour lines.
    d. At Lot 35- Where the retaining wall curves out, water will not drain on the top edge of the wall. This creates potential for failure.
    e. Lot 41- Need to clean up proposed contour lines.
7. Sheet C203

a. At Lot 57- Drainage on both sides of the retaining wall could create an erosive condition
b. Un-detained Stormwater flows directly into the stream throughout the cul-de-sac of Road D
c. Lot 67 has an area with what appears to be a 1(H) to 1(V) slope.
d. Lots 111-114- the rear yard of these lots is at the toe of the slope (approximately 15 feet). Need to have drainage inlets to address the water in these back yards.

8. Sheet C204
    a. A 10' wide minimum access to BMP should be provided for maintenance of the basin. This should not be on a slope greater than 4(H) to 1(V). This might be accomplished by widening the storm drainage easement between Lots 102 and 103.
    b. There is a slope of 2 to 1 inside the BMP. This cannot be greater than 3 to 1.
    c. The proposed retaining wall at Lots 201-204 is not labeled as a retaining wall
        i. This wall is on or very near the property line and appears to be greater than 4' in height.
        ii. Construction easements 10' wide at the bottom of the wall and 1.2 X height of wall + 10 feet at the top of the wall will need to be obtained where the wall is closed to a property line and anywhere construction will need to be done outside of the property line.
9. Sheet C205
    a. In the area adjacent to Lot 151, the proposed contours do not meet up with the existing ones. Is there supposed to be a wall at this location?
    b. Lot 139- has a 1 to 1 slope
    c. Road F- The stub out on the northeast side of Road E must have a turn around.
    d. Road G- needs a turnaround.
    e. The Proposed drainage bypass- between Lots 146 and 147 should be one of the first items built in this area. Reflect this in the construction sequencing.
    f. There appears to be about 5 feet of additional fill placed on the sewer line near the hammerhead on Road E. This will need to be approved by LCWSD and the manhole elevation adjusted appropriately.
10. Sheet C206
    a. What is the heavy gray line from Lot 170 to 185? Appears to be a retaining wall but not labeled or consistent with other walls. Could be a CAD error in the grading contours.
    b. The Stub out between Lots 243 and 244 will need a turnaround.
    c. Lot 244- There appears to be a 1 to 1 slope on this lot.
    d. It appears slope drains may be needed for lots 178 to 189.
11. Sheet C207
    a. There appears to be a 1 to 1 slope inside BMP3. 3 to 1 is the maximum slope inside a BMP.
    b. Lots 244 and 245 need a swale ditch for rear yard drainage.
    c. Lot 207- Fix contour issue
    d. Lots 273 -275- Fix contour issues.
12. Sheet C301
    a. The proposed off-site sewer line-
        i. Obtain easements from all affected property owners
        ii. Construction will be very close to several structures

iii. There is a wetland crossing proposed. Proper permitting through the US Army Corp of Engineers will need to be obtained prior to this construction.

13. Sheet C302
    a. Obtain easements necessary to construct this line prior to this construction.

Campco Engineering, Inc.
Consulting Engineers since 1974

MEMORANDUM

DATE: May 19, 2021

PROJECT: Van Wyck Subdivision Traffic Impact Analysis

CE: 9813

RE: TIA Compliance Ordinance Review

****

Campco Engineering, Inc. has completed a review of a traffic impact study entitled "Van Wyck Subdivision Traffic Impact Analysis" prepared by Kimley-Horn and Associates, Inc., and dated March 2021. The study report estimates traffic that may be generated by the proposed development and its impact on the surrounding roadway system. The study included intersection analyses and results for the following intersection locations:

- Charlotte Hwy (US 521) and Van Wyck Road (S-55)/Faith Presbyterian Church Driveway
- Van Wyck Road (S-55) and Griffin Road
- Van Wyck Road (S-55) and Rebound Road (SC 75)
- Van Wyck Road (S-55) and Site Access

The Traffic Impact Study was reviewed for compliance to the standard practices and procedures for traffic impact analyses, as defined in Section 6.8 of the Lancaster County Unified Development Ordinance (UDO).

The results of our review show that standard practices and procedures for traffic impact analyses were followed in development of the study. Improvements proposed by Kimley-Horn are concurrent with our review and analysis of the study.

Furthermore, section 6.8 of the Lancaster County UDO includes a provision that requires the study to recommend the necessary improvements to maintain or improve the intersection's level of service to a minimum operable standard. The recommended improvements in this study meet or exceed these standards.

- Arterial facilities require a minimum LOS of D
- Collector/local facilities require a minimum LOS of C

Please contact our office if you have any questions or need further assistance.

Submitted by,
Campco Engineering, Inc.



Robert L. Walsh, PE

cc: Stephen Blackwelder

k:\9813\reports\2021-05-18 tia review memorandum.docx

8.0 Conclusions

Recommendations for developer improvements to the study area intersection lane geometry and signal operations to mitigate the impact of the proposed development are summarized in the following listing, based on the traffic analyses contained herein.

Charlotte Highway (US 521) and Van Wyck Road/Faith Presbyterian Church Driveway

- Construct an eastbound right-turn lane with 100 feet of storage.
- Restripe the eastbound center lane to be a shared left/through lane.
- Install signage and/or pavement markings on the northbound approach of US 521 at the Six Mile Creek Road/existing median break to discourage traffic blocking access to and from Indian Land Fire Department.

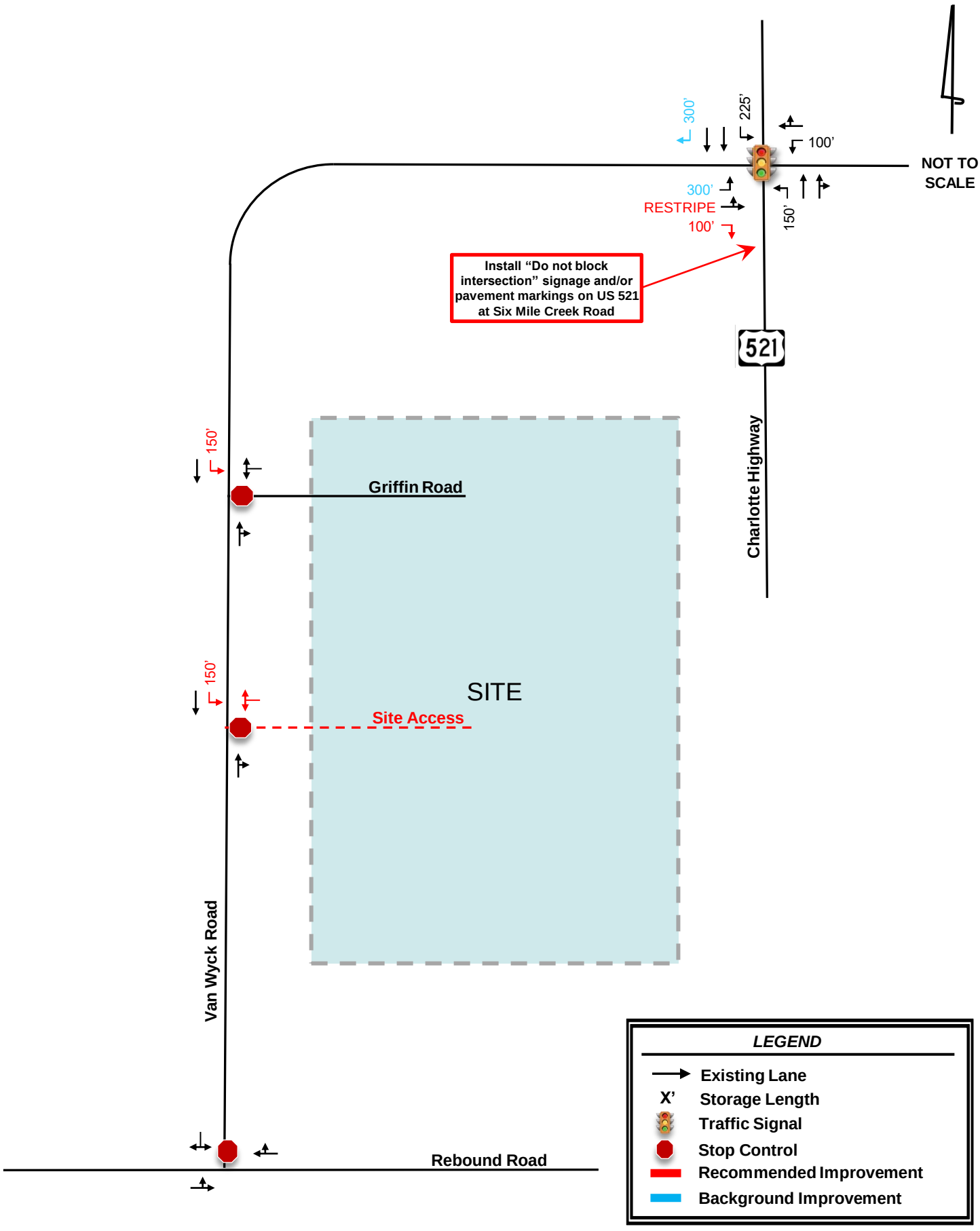
Van Wyck Road and Griffin Road

- Construct a southbound left-turn lane with 150 feet of storage.
- Per coordination with SCDOT, the angle of Griffin Road's intersection with Van Wyck Road should be adjusted to improve safety if it does not meet SCDOT standards.

Van Wyck Road and Site Access

- Construct a southbound left-turn lane with 150-feet of storage.
- Construct the Site Access to consist of one ingress lane and one egress lane with stop control.

The recommended developer mitigation is shown in **Figure 8.1**. The transportation improvements for the study intersections are subject to approval by SCDOT and Lancaster County. All additions and attachments to State and County roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.



Kimley»Horn	Van Wyck Subdivision Traffic Impact Analysis	Recommended Roadway Laneage	Figure 8.1

SITE DATA

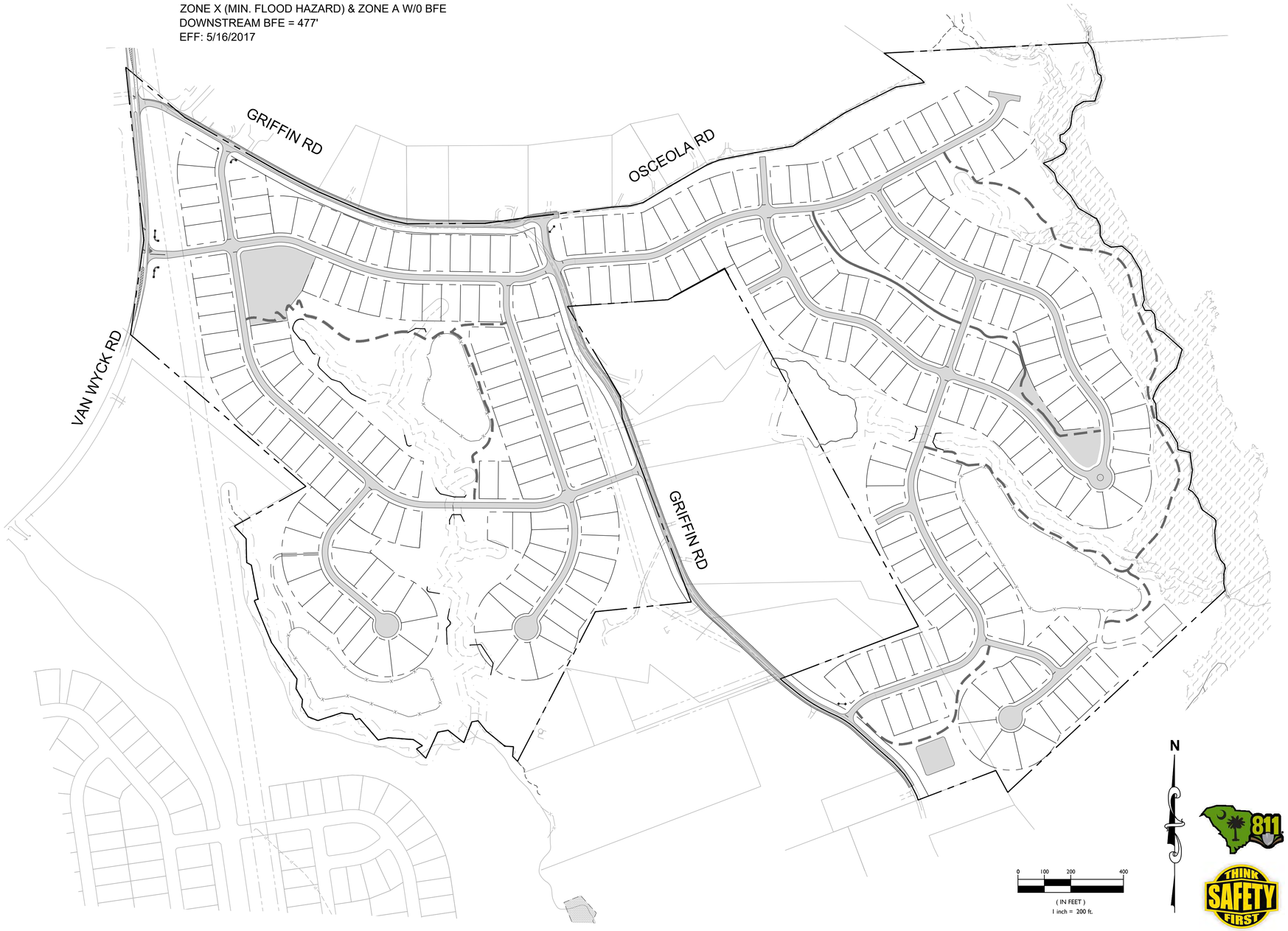
PROJECT AREA:	**152.403 ACRES**
EXISTING LAND USE:	UNDEVELOPED, WOODED
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (281 HOMES)
ZONING:	MEDIUM DENSITY RESIDENTIAL (MDR)
MAX DENSITY:	2.5 DUA
PROP. DENSITY:	APPROX. 1.8 DUA
ADJACENT LAND USE AND ZONING:	SINGLE FAMILY RESIDENTIAL (MDR AND RN)
FLOOD ZONES:	MAP #'S: 45057C0087E & 45057C0090E ZONE X (MIN. FLOOD HAZARD) & ZONE A W/0 BFE DOWNSTREAM BFE = 477' EFF: 5/16/2017

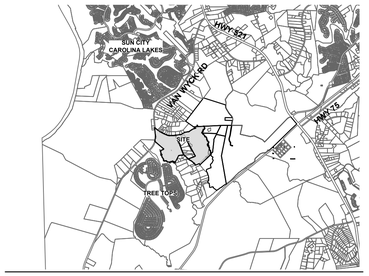
PRELIMINARY PLAT OF

VAN WYCK SUBDIVISION

PARCELS 0019-00 *-027.01, -027.02, -029.00, -035.00, & -025.00*

LANCASTER COUNTY, SC





VICINITY MAP SCALE: 1" = 1 MI

CONTACT INFORMATION

LAND OWNER / DEVELOPER
CAROLINA VENTURES 1 LLC
CONTACT: Robert Turi
EMAIL: BTuri@summitlandgroup.com
PHONE: (760) 505-7968

CIVIL ENGINEER
PLOTT HOUND ENGINEERING PLLC
CONTACT: Bryan Linton, PE
EMAIL: Bryan@plotthoundenginering.com
PHONE: (704) 439-6521

SURVEYOR
EAGLE ENGINEERING, INC.
CONTACT: Russell Whitehurst PLS, CFS
EMAIL: Rwhitehurst@eagleonline.net
PHONE: (704) 882-4222

GEOTECH ENGINEER
NEWTECH ENGINEERING PLLC
CONTACT: Kerry Cooper, PE
EMAIL: KCooper.newtech@gmail.com
PHONE: (704) 400-7826

ENVIRONMENTAL
NEWKIRK ENVIRONMENTAL
CONTACT: Derrick Myers, Senior Biologist/Principal
EMAIL: Derrick@newkirkenv.com
PHONE: (843) 388-6585

TRAFFIC ENGINEER
KIMLEY-HORN
CONTACT: Amy Massey, PE
EMAIL: Amy.Massey@kimley-horn.com
PHONE: (704) 954-7470

WATER AND SEWER
LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD)
PHONE: (803) 285-6919
CONTACT: JAMES HAWTHORNE, PE

LANCASTER COUNTY
PLANNING DEPARTMENT
PHONE: (803) 285-6005
CONTACT: ROX BURHANS

ZONING DEPARTMENT
POHNE: (803) 416-9777
CONTACT: SHANNON CATOE

PUBLIC WORKS DEPARTMENT
(803) 283-2101
CONTACT: JEFF CATOE

STORM WATER DEPARTMENT
POHNE: (803) 286-3607
CONTACT: SCOTT EDGAR

FIRE DEPARTMENT
(803) 313-8056
CONTACT: MIKE MAGETTE

SCDHEC - BUREAU OF WATER, CONSTRUCTION PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (803) 898-4239
CONTACT: BRIDGET CLARK

SCDHEC - BUREAU OF WATER, STORMWATER PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

ELECTRIC
YORK ELECTRIC
PHONE: (803) 984-2020
CONTACT: TIM SCISM

DRAWING SHEET SUMMARY

	SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
1	C000	COVER SHEET	3/10/2021	6/1/2021
2	S-1.1	OVERALL EXISTING CONDITIONS	1/7/2021	
3	S-1.2	EXISTING CONDITIONS 1 OF 2	1/7/2021	
4	S-1.3	EXISTING CONDITIONS 2 OF 2	1/7/2021	
5	C200	OVERALL SITE - SHEET INDEX	3/10/2021	6/1/2021
6	C201	PRELIMINARY PLAT SHEET 1 OF 7	3/10/2021	6/1/2021
7	C202	PRELIMINARY PLAT SHEET 2 OF 7	3/10/2021	6/1/2021
8	C203	PRELIMINARY PLAT SHEET 3 OF 7	3/10/2021	6/1/2021
9	C204	PRELIMINARY PLAT SHEET 4 OF 7	3/10/2021	6/1/2021
10	C205	PRELIMINARY PLAT SHEET 5 OF 7	3/10/2021	6/1/2021
11	C206	PRELIMINARY PLAT SHEET 6 OF 7	3/10/2021	6/1/2021
12	C207	PRELIMINARY PLAT SHEET 7 OF 7	3/10/2021	6/1/2021
13	C300	OVERALL WATER AND SEWER PLAN	3/10/2021	6/1/2021
14	C301	OFFSITE SEWER PLAN - GRAVITY OPTION		6/1/2021
15	C302	OFFSITE SEWER PLAN - GRAVITY OPTION		6/1/2021
16	C303	OFFSITE SEWER PLAN - SCCL FORCE MAIN	3/10/2021	6/1/2021
17	LS1.0	LANDSCAPE AND LAND USE PLAN 1 of 2	3/31/2021	6/1/2021
18	LS1.1	LANDSCAPE AND LAND USE PLAN 2 of 2	3/31/2021	6/1/2021
19	LS1.2	PRELIM. SITE EQUIPMENT AND FURNISHINGS		6/1/2021
20	RN1.0	PRELIM. ROADWAY NAMES		6/1/2021

PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 36506 BRYAN LINTON

PRELIMINARY PLAT NOT FOR CONSTRUCTION

SOUTH CAROLINA PLOTT HOUND ENGINEERING No. 6344 CERTIFICATE OF AUTHORIZATION

PRELIMINARY PLAT
GRIFFIN ROAD
LANCASTER COUNTY, SC

COVER SHEET

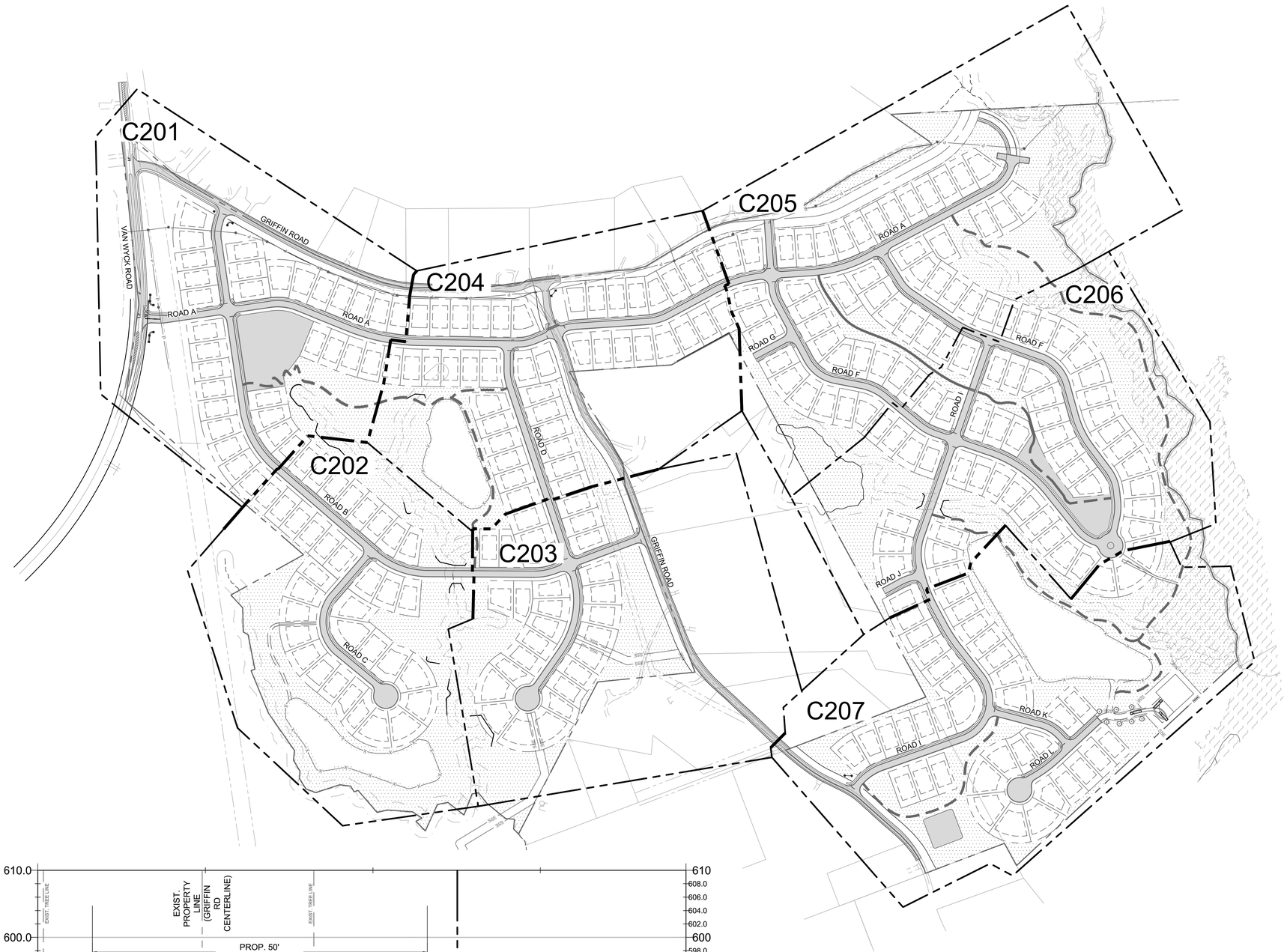
BCL ENG
BCL DRAWN BY
3/10/2021 DATE

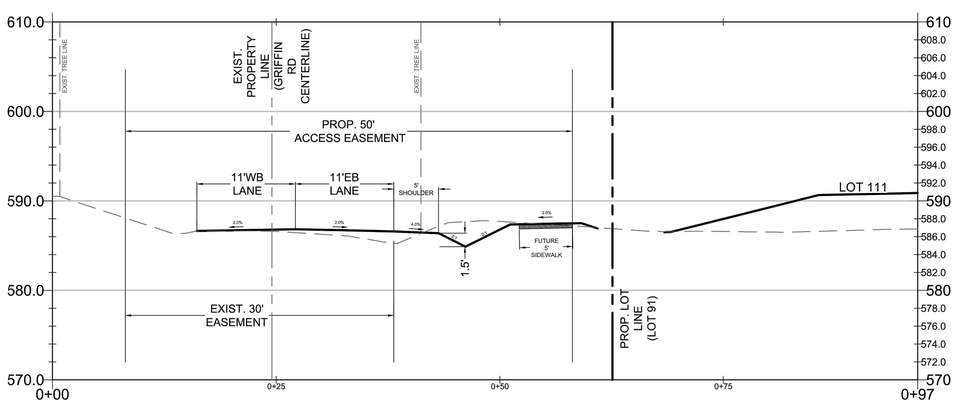
REVISIONS
1. REVISED PER COUNTY COMMENTS - 6/1/2021

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
20.25.002

C000
Sheet 1 of 17





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

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

LEGEND:

- PROPERTY LINE
- TRAIL
- COMMON OPEN SPACE
- SANITARY SEWER EASEMENT (SSE)
- STORM WATER EASEMENT (SDE)
- LOT SETBACK
- PROP. CONTOUR
- EXIST. CONTOUR
- PROP. RIPRAP
- PROP. FENCE

N

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

SITE NOTES

1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.5%, UNLESS SPILL CURB IS INDICATED.
3. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
4. NO OBSTRUCTION, PLANTINGS, NOR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
5. ALL SITE CONCRETE (SIDWALKS, CURB AND GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
6. LIGHTING PLAN TO BE DESIGNED BY OTHERS.
7. IRRIGATION PLAN TO BE DESIGNED BY OTHERS.
8. SIGNAGE PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
9. INTERNAL STREETS TO SUBDIVISION DESIGNED TO LANCASTER COUNTY LOCAL STREET (URBAN) CROSS SECTION. DETAIL R1. PROP. 11' LANES, 1.5' CURB AND GUTTER, 5' PLANTING STRIP, 5' SIDEWALK ON ONE SIDE. 50' RIGHT OF WAY.

DEVELOPMENT DATA FOR VAN WYCK SUBDIVISION

ZONING:	MDR
SITE AREA (TP)	152.403 AC
PROPOSED AREA IN LOTS:	69 AC
PROPOSED AREA IN R/W:	17 AC
PROPOSED AREA IN BMPs:	5.5 AC
PROPOSED AREA IN AMENITY:	2.6 AC
EASEMENTS, ROW EXPANSION, ETC.:	10.2 AC
PROPOSED AREA IN COS:	
TOTAL OPEN SPACE (TO) -	**REQ: 32.02 AC** **PROVIDED: 45.14 AC**
PRIMARY CONSERVATION AREA (PC) -	1.93 AC (SEE BELOW)
OPEN SPACE PERCENTAGE (OSP) -	20%
TO = [(TP-PC)OSP]+PC	
TO_{REQ} = [(152.403 - 1.93)0.20] + 1.93 = *32.02 AC*	
PC:	
POND-	1.16 AC
LENGTH OF STREAMS ON SITE-	6,182 LF (x4' WIDE)
LENGTH OF STREAMS ON BOUNDARY-	4,439 LF (X2' WIDE)
MINIMUM LOT SIZE REQUIRED:	10,000 SF (0.229 AC)
MINIMUM LOT SIZE PROVIDED:	10,000 SF
MINIMUM LOT FRONTAGE REQUIRED:	70'
MINIMUM LOT FRONTAGE PROVIDED:	70'
PROPOSED USE:	SINGLE FAMILY RES.
PROPOSED NO. OF LOTS:	281 LOTS
SETBACKS:	
-FRONT YARD SETBACK:	30'
-SIDE YARD SETBACK:	10'
-SIDE YARD SETBACK AT CORNER:	15'
-REAR YARD SETBACK:	25'
INTERNAL CONNECTIVITY INDEX:	1.62 (1.3 REQ.)
26 SEGMENTS	
16 NODES	

STREET DATA FOR SUBDIVISION (SEE ROAD NAMES SHEET RN1.0)

ROAD:	
A	3,707 LF
B	2,561 LF
C	705 LF
D	1,417 LF
~~E~~	~~3,434 LF~~
F	3,462 LF
G	168 LF
~~H~~	~~328 LF~~
I	2,124 LF
J	205 LF
K	342 LF
L	392 LF
GRIFFIN RD IMPROVEMENTS:	4,233 LF

NOTE: STUB-OUT STREETS SHOULD TERMINATE AT 150' LENGTHS

ROADS SHALL BE BUILT TO LANCASTER COUNTY STANDARDS

FUTURE HOA WILL BE RESPONSIBLE FOR INTERNAL ROAD OWNERSHIP AND MAINTENANCE. LANCASTER COUNTY WILL NOT OWN NOR MAINTAIN THE ROADS.

PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 36506 BRYAN LINTON

SOUTH CAROLINA PLOTT HOUND ENGINEERING No. 6344 CERTIFICATE OF AUTHORIZATION

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
GRIFFIN ROAD
LANCASTER COUNTY, SC

OVERALL SITE - SHEET INDEX

BCL	ENG
BCL	DRAWN BY
3/10/2021	DATE

REVISIONS
1- REVISED PER COUNTY COMMENTS - 6/1/2021

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
20.25.002

C200
Sheet 5 of 17

PROP. 12" WATER MAIN EXTENSION
APPROX. 1,000 LF ALONG VAN WYCK ROAD FROM TRANQUILITY BLVD. (TREE TOPS)

PROP. 2,190 LF OF 6" SANITARY SEWER FORCE MAIN @ 7.5' BEHIND BOC IN NEIGHBORHOOD AND UNDER GRIFFIN ROAD

- FROM PUMP STATION TO GRAVITY MANHOLE LOCATED IN LCWSD EASEMENT

PROP.30' LCWSD SANITARY SEWER EASEMENT TO LCWSD PUMP STATION IN TREE TOPS (APPROX. 5,000 LF)

PROP. SANITARY SEWER PUMP STATION

PROP. HYDRANT

N

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLOTT HOUND ENGINEERING
(704) 439-6521
FIRM #P-1884
WWW.PLOTTHOUNDENGINEERING.COM

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 36506 BRYAN LINTON

PRELIMINARY PLAT NOT FOR CONSTRUCTION
SOUTH CAROLINA PROFESSIONAL ENGINEER PLOTT HOUND ENGINEERING No. 6344 CERTIFICATE OF AUTHORIZATION

PRELIMINARY PLAT
GRIFFIN ROAD
LANCASTER COUNTY, SC

OVERALL UTILITY PLAN

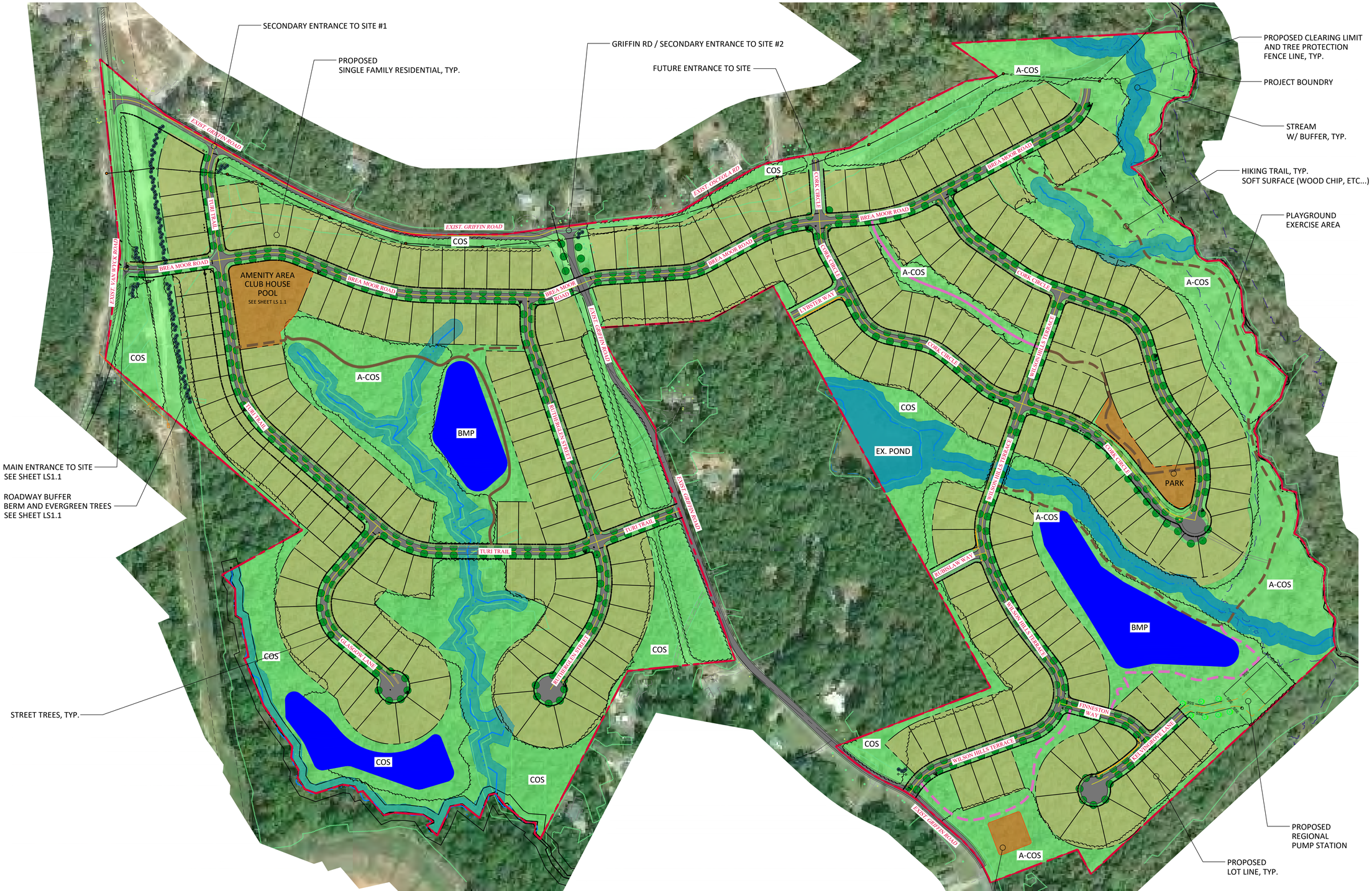
BCL	ENG
BCL	DRAWN BY
3/10/2021	DATE

REVISIONS
1. REVISED PER COUNTY COMMENTS - 6/1/2021

THIS DRAWING IS THE PROPERTY OF PLOTT HOUND ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
20.25.002

C300
Sheet 13 of 17



LAND USE MATRIX

AREA	AC.	%
OVERALL SITE	152.4	100%
RESIDENTIAL	68.9	45%
ROW	10.3	7%
BMP(S)	6.2	4%
AMENITY AREA(S)	2.6	2%
EASMENT, ROW EXPANSION, ETC...	10.2	7%
COS	54.2	36%

NOTE: ACOS: ACTIVE, PARKS & RECEATION AREA OF COS ABOVE = 9.2 AC OR 6%

STREET TREE SCHEDULE

SYM	QTY	Scientific Name	Common Name	PLANTED DBH (IN)	PLANTED HT (FT)	MATURE HT (FT)	MATURE SPREAD (FT)	LOCATION
GB	118	Ginko Biloba	GINKO TREE	3	12	55	30	CUL DE SAC ONLY
LSR	234	Liquidambar Styraciflua Rotundiloba	SWEET GUM (FRIUTLESS)	3	12	70	50	NORTH / SOUTH ROADWAYS
QP	234	Quercus Palustris	WILLOW OAK	3	12	70	35	EAST / WEST ROADWAYS

NOTE: ALL STREET TREES SHALL BE SET AT 40 FT. OC (50 FT OC MAX.) WITH BRANCH HT. OF 7 FT. MIN.

NORTH

0 75 150 300

SCALE: 1" = 150'

ALL-SITE
PLANNING & DESIGN
Phone: (704) 236-6258
Online @ www.a-spd.com

THIS DRAWING IS THE PROPERTY OF:
ALL-SITE PLANNING & DESIGN, LLC
IT SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART BY ANY MEANS.
IT SHALL NOT BE USED ON ANY PROJECT OTHER THAN AS NOTED AND SHALL BE RETURNED AS REQUEST.

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1466
THOMAS C. RUDDUCK

PRELIMINARY
NOT FOR REVIEW OR CONSTRUCTION

ALL-SITE PLANNING & DESIGN
No. 439
CERTIFICATE of AUTHORIZATION
SOUTH CAROLINA

VAN WYCK SUBDIVISION

VAN WYCK ROAD
LANCASTER, SC

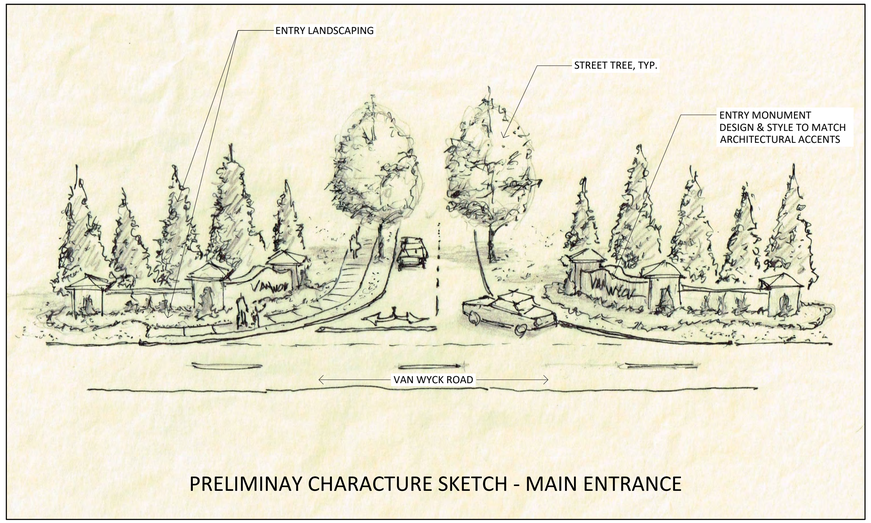
PRELIMINARY LANDSCAPE and LAND USE PLAN

REVISIONS

PROJECT # 21001
DRAWN BY: TCRU
CHECKED BY: TCRU
DATE: 06/01/2021

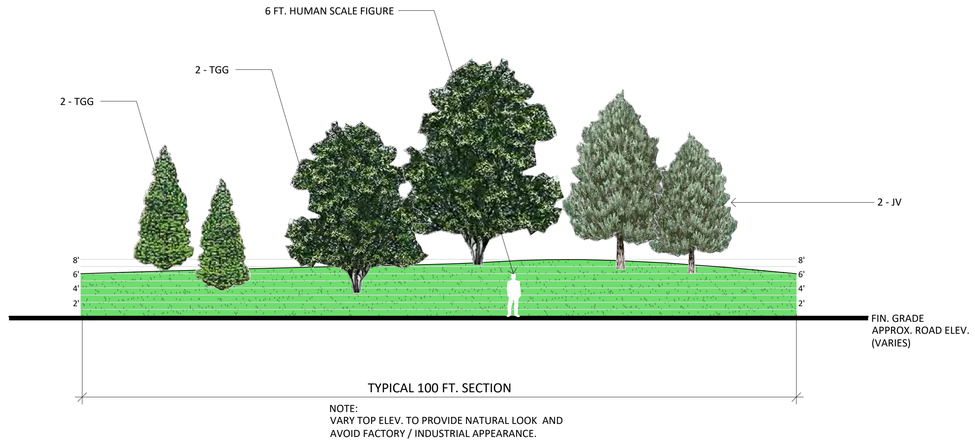
SHEET # LS1.0

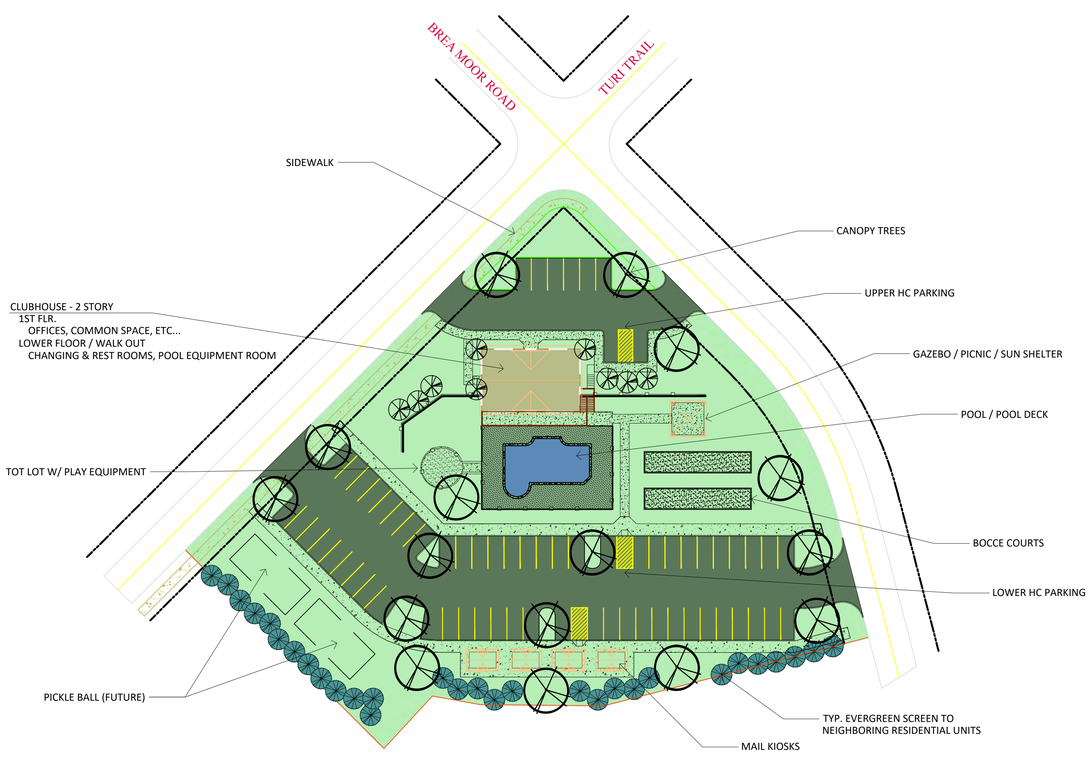
SHEET # 16 OF 18



PRELIMINAY CHARACTURE SKETCH - MAIN ENTRANCE

A MAIN ENTRANCE - VAN WYCK ROAD NOT TO SCALE

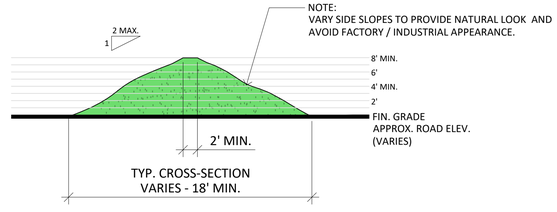




NORTH

NOTE: THIS LAYOUT IS PRELIMINARY ONLY, AND MAY BE MODIFIED TO REFLECT THE DESIGN STYLE OF THE DEVELOPER.

B AMENITY AREA SCALE: 1" = 40'



BUFFER LANDSCAPE SCHEDULE

SYM	QTY	Scientific Name	Common Name	PLANTED SPACING	PLANTED HT / SPREAD (FT)		MATURE HT / SPREAD (FT)		NOTES
TREES									
JV	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	AS SHOWN	8	8	50	20-24	EVRGREEN TREE
ACF	6	ACER SACCHARUM FLORIDANUM	SOUTHERN SUGAR MAPLE	AS SHOWN	10	8	60	20-24	CANOPY TREE
L	6	LAGERSTROEMIA	CRAPE MYRTLE	AS SHOWN	6	8	30	12-16	UNDERSTORY TREE
SHRUBS									
ICB	12	ILEX CORNUTA BURFORD	BURFORD HOLLY	AS SHOWN	2	2	4	6	EVERGREEN SHRUB
JCP	12	JUNIPERUS CHINENSIS PFITZER	PFITZER JUNIPER	AS SHOWN	2	2	4	6	EVERGREEN SHRUB
PJ	12	PIERIS JAPONICA	JAPANESE ANDROMEDA	AS SHOWN	2	2	4	6	EVERGREEN SHRUB

C VAN WYCK ROAD BERM / EVERGREEN TREE SCREEN SCALE: 1" = 10'

ALL-SITE
PLANNING & DESIGN
Phone: (704) 236-6258
Online @ www.a-spd.com

THIS DRAWING IS THE PROPERTY OF:
ALL-SITE PLANNING & DESIGN, LLC
IT SHALL NOT BE REPRODUCED OR COPIED IN
WHOLE OR IN PART BY ANY MEANS.
IT SHALL NOT BE USED ON ANY PROJECT
OTHER THAN AS NOTED AND SHALL BE
RETURNED AS REQUEST.

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1466
THOMAS V. CLARK, JR.

PRELIMINARY
NOT FOR RECORDING OR CONSTRUCTION

SOUTH CAROLINA
ALL-SITE PLANNING & DESIGN
No. 439
CERTIFICATE of AUTHORIZATION

VAN WYCK SUBDIVISION

VAN WYCK ROAD
LANCASTER, SC

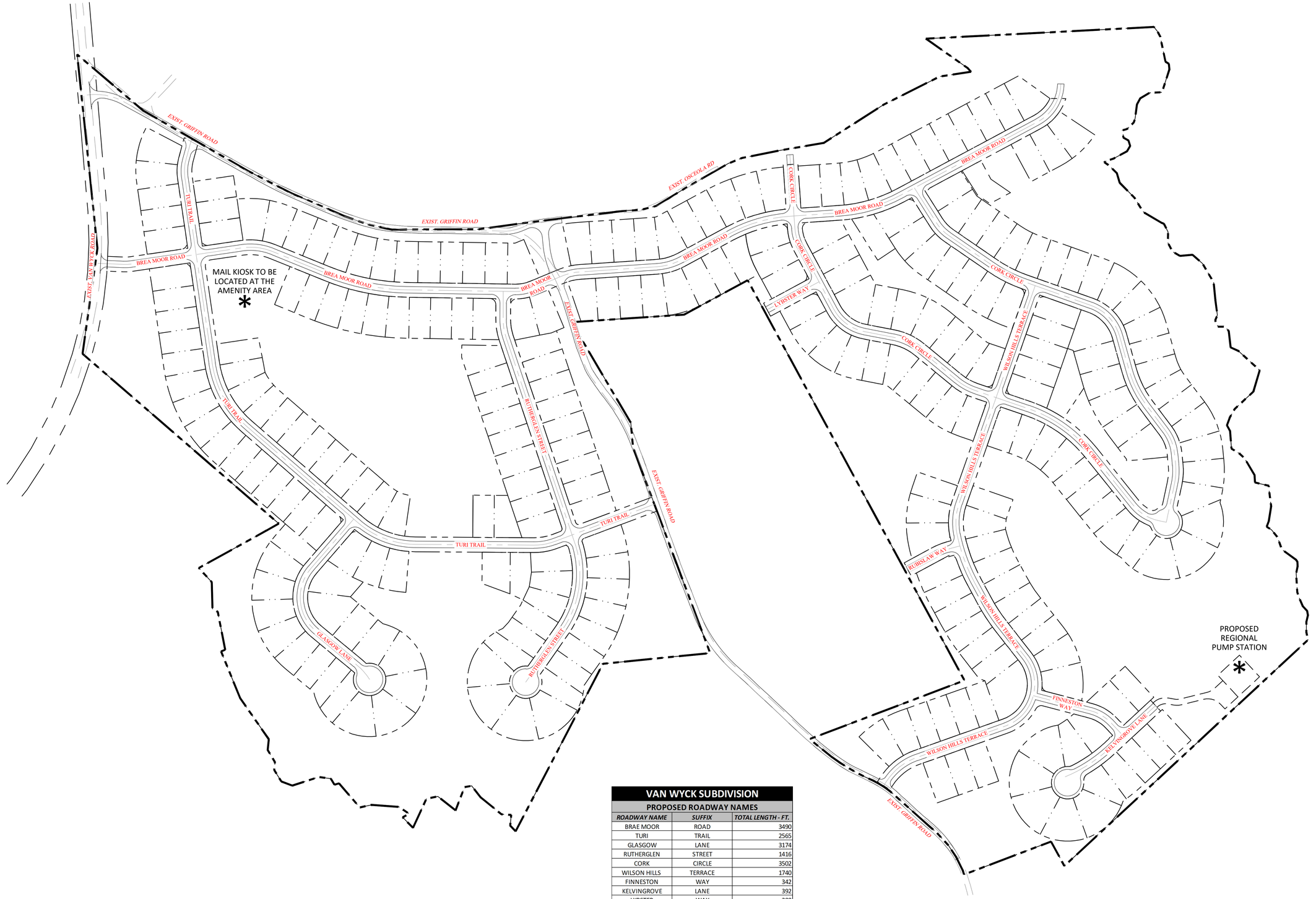
PRELIMINARY LANDSCAPE and LAND USE PLAN

REVISIONS

PROJECT # 21001
DRAWN BY: TCRU
CHECKED BY: TCRU
DATE: 06/01/2021

SHEET # LS1.1

SHEET # 17 OF 18



VAN WYCK SUBDIVISION

PROPOSED ROADWAY NAMES

ROADWAY NAME	*SUFFIX*	*TOTAL LENGTH - FT.*
BRAE MOOR	ROAD	3490
TURI	TRAIL	2565
GLASGOW	LANE	3174
RUTHERGLEN	STREET	1416
CORK	CIRCLE	3502
WILSON HILLS	TERRACE	1740
FINNESTON	WAY	342
KELVINGROVE	LANE	392
LYBSTER	WAY	200
RUBISLAW	WAY	195

NAME SOURCE: "List of towns and villages in the Scottish Highlands".

NORTH

0 75 150 300

SCALE: 1" = 150'

ALL-SITE
PLANNING & DESIGN
Phone: (704) 236-6258
Online @ www.a-spd.com

THIS DRAWING IS THE PROPERTY OF:
ALL-SITE PLANNING & DESIGN, LLC
IT SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART BY ANY MEANS.
IT SHALL NOT BE USED ON ANY PROJECT OTHER THAN AS NOTED AND SHALL BE RETURNED AS REQUEST.

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1466
THOMAS C. RUSSELL
PRELIMINARY
NOT FOR RECORDING OR CONSTRUCTION

STATE OF SOUTH CAROLINA
ALL-SITE PLANNING & DESIGN No. 439
CERTIFICATE of AUTHORIZATION

VAN WYCK SUBDIVISION

VAN WYCK ROAD
LANCASTER, SC

PRELIMINARY ROADWAY NAMES

REVISIONS

PROJECT # 21001
DRAWN BY: TCRU
CHECKED BY: TCRU
DATE: 06/01/2021

SHEET # RN1.0

SHEET # 1 OF 1

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0687 S & KB Properties
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff recommends approval of this request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/4/2021	Exhibit
Application	6/2/2021	Exhibit
Boundary Survey	6/2/2021	Exhibit
Boundary Survey	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit

PROPOSAL:	Request to rezone approximately 13.25 acres of property
PROPERTY LOCATION:	2329 & 2347 Charlotte Highway (TM# 0049-00-096.00 & 0049-00-097.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) & Professional Business (PB) District
PROPOSED ZONING DISTRICT:	General Business (GB) District
APPLICANT:	S & KB Properties (Fred Brackett)
COUNCIL DISTRICT:	District 4, Larry Honeycutt

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels totaling approximately 13.25 acres in size. The intent is to expand the existing Space Saver Storage business located adjacent to the subject property.

Site Information

The parcels proposed to be rezoned are currently improved with two single-family homes and accessory structures and one parcel is predominately wooded.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Single-Family Residential
South	Lancaster County	GB	Space Saver Storage
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	LDR	Vacant

Recent Rezonings in Surrounding Area			
Case #	**Description**	**Date**	**Outcome**
RZ-2020-1253	Request to Rezone from INS to GB	9-14-20 (CC)	Approved
RZ-2020-2859	Request to Rezone from LDR to MDR	1-19-20 (PC)	Withdrawn
RZ-2021-0942	Request to Rezone from LDR & PB to GB	6-15-21 (PC)	In Progress

ANALYSIS & FINDINGS:

Zoning Districts

Current LDR

As previously noted, the subject property is currently zoned LDR & PB District.

Pursuant to UDO Chapter 2.3, the LDR District *is 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.

Current PB

The PB District *is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities.*

Requested GB

UDO Chapter 2.3 describes the requested GB District as *generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto- oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.*

Compatibility with Surrounding Area

The subject properties are surrounded by the LDR and GB Districts. The requested GB District is intended to provide offices, services and retail goods. This area is characterized by single-family homes on lots of varying sizes, as well as a Dollar General, medical offices, a church, and the Lancaster Motor Speedway (less than one (1) mile).

Even though there are existing GB-zoned parcels, the subject parcels will need to be developed in a manner that minimizes impact on the adjacent LDR-zoned parcel. In accordance with Section 7.1.5 of the UDO, a Type B buffer will be required on the western boundary of the subject parcels where adjacent to the LDR-zoned parcel.

Staff finds that the proposed rezoning of the property to GB District is generally compatible with the surrounding area and consistent with UDO Section 2.3.

Existing Space Saver Storage



RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family & Multi-Family Neighborhood as well as Suburban Commercial Center. This area is characterized by single-family homes, both in planned neighborhoods and on individual lots, as well as non-residential uses, including a Dollar General, medical office buildings, a church, and a convenience store.

The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*."

Suburban Commercial Centers "*serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls*."

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing

suburban character of the area. It serves as the transition future land use designation between the City of Lancaster (Urban) and the majority of Lancaster County (Rural Living).

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested GB 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 (Townhome/Duplex)
Church	Community Park	Small Supermarket
Convenience Store	Medical Office	Professional Office

INFRASTRUCTURE CONSIDERATIONS

Transportation

While no Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning request, a TIA would may be required for the intended expansion of the storage business.

The subject parcels are located west of US-521 which is maintained by SCDOT. Traffic volumes on US-521 between Shiloh Unity Road and Highway 9 By-Pass/US-521 By-Pass are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Community Lane to Rocky River Road	21,000	21,600	18,700
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

Public water is available through LCWSD on the northbound side of US-521 and along Shiloh Unity Road. There is very little public sewer available on the southbound side of US-521. The City of Lancaster has sewer available in the Arrowood subdivision.

Public Schools

No residential uses are proposed as part of this request. There are no capacity concerns for the schools within this area.

PHOTOS OF PROJECT AREA:



Looking directly at subject property (2329 Charlotte Highway)



Looking directly at subject parcel (2347 Charlotte Highway)



Looking north along US-521



Looking south along US-521

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 13.25 acres (TM # 0049-00-096.00 & 0049-00-097.00) from Low Density Residential (LDR) & Professional Business (PB) Districts to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM# 0049-00-096.00 & 0049-00-097.00;
2. That the subject properties are currently zoned LDR & PB Districts and are proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban Single-Family & Multi-Family Neighborhood and Suburban Commercial Center; and
4. That the proposed GB District is generally consistent with the surrounding area which is comprised of LDR and GB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

Lancaster County
South Carolina

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 2347 2339 Charlotte Hwy.
City Lancaster State SC Zip 29720 Tax Parcel ID 0049-00-097.00
Current Zoning LDR, PB Current Use Resident
Proposed Zoning GB Total Acres 5.014 Ac.
Project Description storage units

Surrounding Property Description PB & GB

CONTACT INFORMATION

Applicant Name
Address 1980 Tara Trail
City Lancaster State SC Zip 29720 Phone 803 285-8302
Fax Email
Property Owner Name S & KB Properties
Address 2317 Charlotte Hwy
City Lancaster State SC Zip 29720 Phone 803 287-5075
Fax Email

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.

Nancy L. Brackett Fred Brackett — 3-22-2021
Applicant — Date

NANCY L. BRACKETT FRED BRACKETT — 3-22-2021
Property Owner(s) 2347 CHARLOTTE HWY — Date
Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

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

3. County Council

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

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.

Kimberly Dawn Brackett — 3-22-2021

Applicant — Date

Kimberly Dawn Brackett — 3-22-2021

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

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

3. County Council

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

LANCASTER COUNTY ASSESSOR
Tax Map:
0049 00 050 01

RECORDED THIS 7th DAY
OF MARCH, 2013
IN BOOK 2013 PAGE B-1
Auditor, Lancaster County, SC

2013003430
DEED
RECORDING FEES $12.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED:
03-07-2013 11:25 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: SANDY PEAGLER ROD
BK:DEED 718
PG:194-199

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE
GENERAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **FRED E. BRACKETT AND NANCY L. BRACKETT**, individual residents of the State of South Carolina (hereinafter referred to collectively as the "Grantors"), for and in consideration of the sum of Five and 00/100 Dollars ($5.00) and other valuable consideration, to them well and truly paid at and before the sealing and delivery hereof (the receipt and legal sufficiency of which are hereby acknowledged) by **BRACKETT REAL ESTATE, LLC**, a South Carolina limited liability company (hereinafter referred to as the "Grantee"), whose mailing address is as hereinafter set forth, has, subject to the Permitted Exceptions (as defined hereinafter), granted, bargained, sold, aliened, conveyed and released, and by these presents does grant, bargain, sell, alien, convey, and release unto the Grantee, its successors and assigns, all that certain tract or parcel of land which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, with all fixtures and improvements thereon lying described as follows (the "Premises"):

DESCRIPTION OF PREMISES CONVEYED: As set forth on Exhibit "A" attached hereto and incorporated herein by reference.

GRANTEE'S MAILING ADDRESS: For purposes of this Title to Real Estate General Warranty Deed the Grantee's mailing address is:

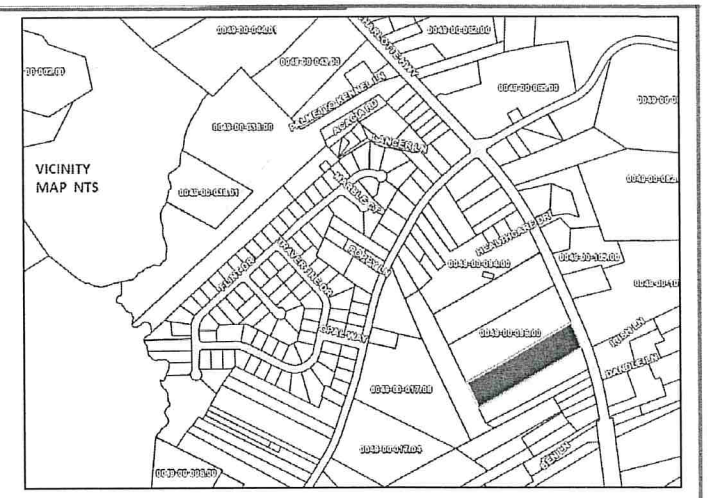
2654 Charlotte Highway
Lancaster, South Carolina 29720

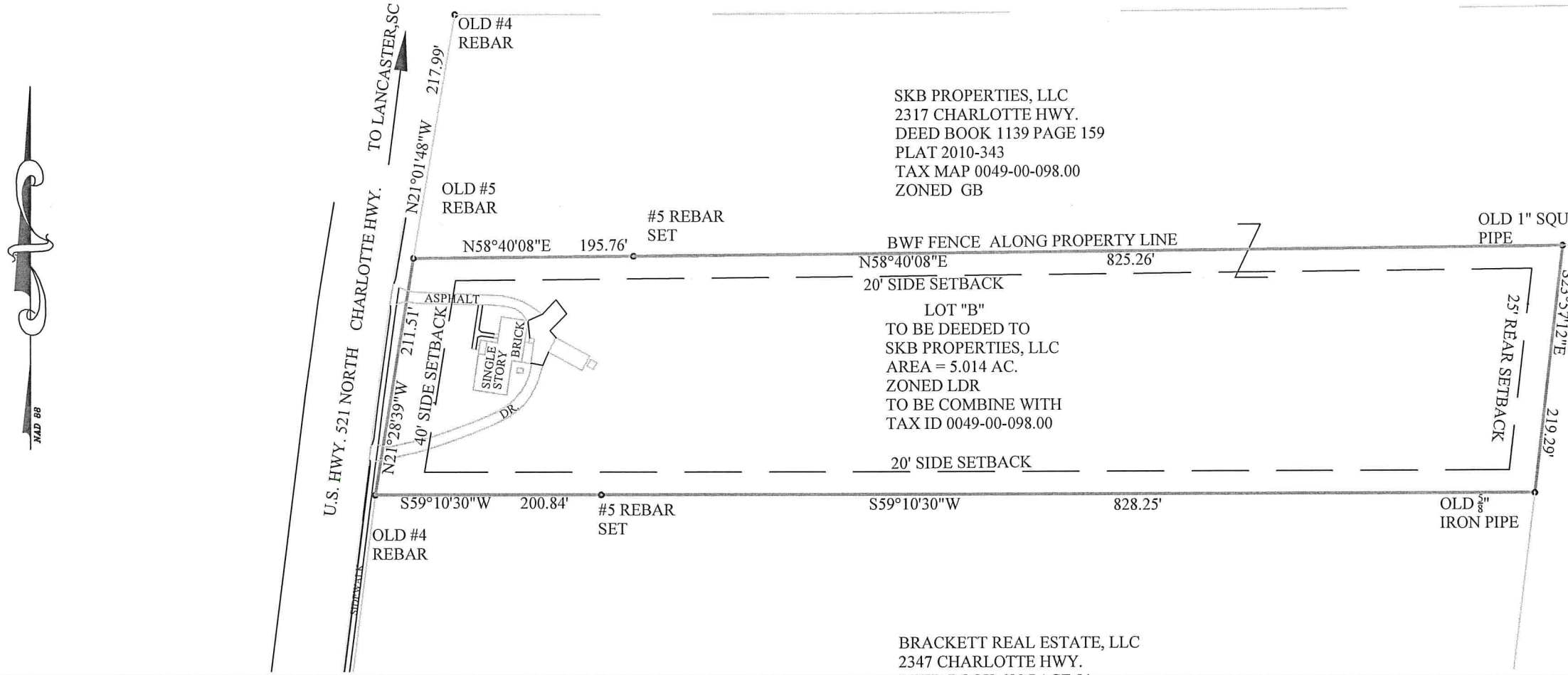
TOGETHER WITH ALL AND SINGULAR the rights, members, easements, any and all crops and timber growing on the Premises, any and all surface or subsurface sand, gravel, oil, gas, or mineral rights and royalties on the Premises, any and all surface and subsurface water appurtenant to the Premises,

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS,
RIGHT-OF-WAYS,
AND RESTRICTIVE COVENANTS OF RECORD.

THIS PROPERTY IS ZONED LDR (LOW DENSITY RESIDENTIAL)
FRONT SETBACK 40'
SIDE SETBACK 20'
REAR SETBACK 25'

LOT "B" TO BE RE ZONED TO "GB"
TAX MAP 0049-00-096.00 TO BE RE ZONED TO GB





SKB PROPERTIES, LLC
2317 CHARLOTTE HWY.
DEED BOOK 1139 PAGE 159
PLAT 2010-343
TAX MAP 0049-00-098.00
ZONED GB

LOT "B"
TO BE DEEDED TO
SKB PROPERTIES, LLC
AREA = 5.014 AC.
ZONED LDR
TO BE COMBINE WITH
TAX ID 0049-00-098.00

DEBRA MaHAFFEY, etal
187 WEST SHILOH UNITY ROAD
DEED BOOK 503 PAGE23
PLAT BOOK 6 PAGE 23
TAX MAP 0049-00-093.00

BRACKETT REAL ESTATE, LLC
2347 CHARLOTTE HWY.
DEED BOOK 680 PAGE 81
PLAT 2005-279
TAX MAP 0049-00-096.00
ZONED PB

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.

"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	DATE: 12/01/2020
CHECKED BY: JCC	TAX MAP ID 0049-00-097.00
JOB NO.: 20-11-5	SHEET 1 OF 1

Plat Of Property Of
Kimberly Dawn Brackett
Located At
2339 Charlotte Hwy.
1.2 Miles North Of
Lancaster, South Carolina
Lancaster County

Scale 1"= 120' Date 12/01/2020

GRAPHIC SCALE

120 0 60 120 240

(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

213

(TIE LINE)
3'43" E
219.59'
5/8" PIPE
N 23°34'26" W
348.36'
3/4" PIPE
L1
(TIE LINE)
2" PIPE
OLD FENCE
CREEK
S 59°00'51" W
N 59°00'51" E
OLD FENCE
TA
FOWLER
154
0-097.00
8.163 ACRES
1029.68'
1029.11'
FENCE CORNER IS 2.5'
INSIDE OF PROPERTY LINE
GARAGE
CONC.
BLOCK
BUILDING
RESIDENCE
(SEE DETAIL)
PUMP
HOUSE
2.9'
CONCRETE
DRIVE
37.6'
PP
W
WELL
OVERHEAD
UTILITY LINES
(TYPICAL)
ASPHALT
APRON
58.8'
PP
PP
3/4" PIPE
PP
0.2 MIL
1/2" REBAR
S 23°40'00" E
348.29'
L2
(TIE LINE)
5/8" REBA
U.S. HIGHWAY 521 ~ 80' R/W
PROPE
ESTHER
Plat # 2005/279

To the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class 4 survey as specified therein.

CANE MILL ASSOC. OF ELGIN
2329 CHARLOTTE HWY.
TAX MAP 49 / 97
DB 212 PG 154

NO NEW LOTS, NO NEW EASEMENTS OR RIGHT OF WAYS ESTABLISHED.

DEBRA MAHAFFEY
TM 49 / 93

2 1/2" FLAT IR. OM

1066.27
N61° 49'00"E

#4 BAR SET

#4 BAR OM 3.15' B.O.S.

211.43
N18° 12'27"W

5' SIDEWALK

U.S. HWY 521

6.3' B.O.S.

S16° 33' 31"E 1452.0

209.13
N8° 00' 42"W

139.13

CAPPEL REBAR OM

TRACT A
3.397 AC.

5'-1" OVER LINE

1037.43
S61° 59'15"W

OLD SHED

P.P.

RENT #4 BAR ON LINE @ 160'

1/2" IPF

8.5' B.O.S.

S20° 17'41"E 729.4

CHARLOTTE HWY.

TRACT B
1.670 AC.

1" IPF

564.09
S61° 59'49"W 668.05

METAL SHOP ON SLAB

OPEN CAR SHELTER

68.5

2311 CHARLOTTE HWY.

103.96

DBL WIDE MOBILE HOME 359.59

S62° 19'57"W

#4 BAR SET ON LINE

16.2

1/2" IPF

#4 BAR OM 5.0.S.

SHILOH UNITY

121

THOMAS CROCKETT
TM 49 / 142.06

THOMAS MIDDLETON
2299 CHARLOTTE HWY.
TM 49 / 141

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PLAT OF SURVEY FOR

REGINALD L. WILSON AND JANICE WILSON

I CERTIFY THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN AND THE STRUCTURES ARE NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

100 80 60 40 20 0 100 200 300 400 600

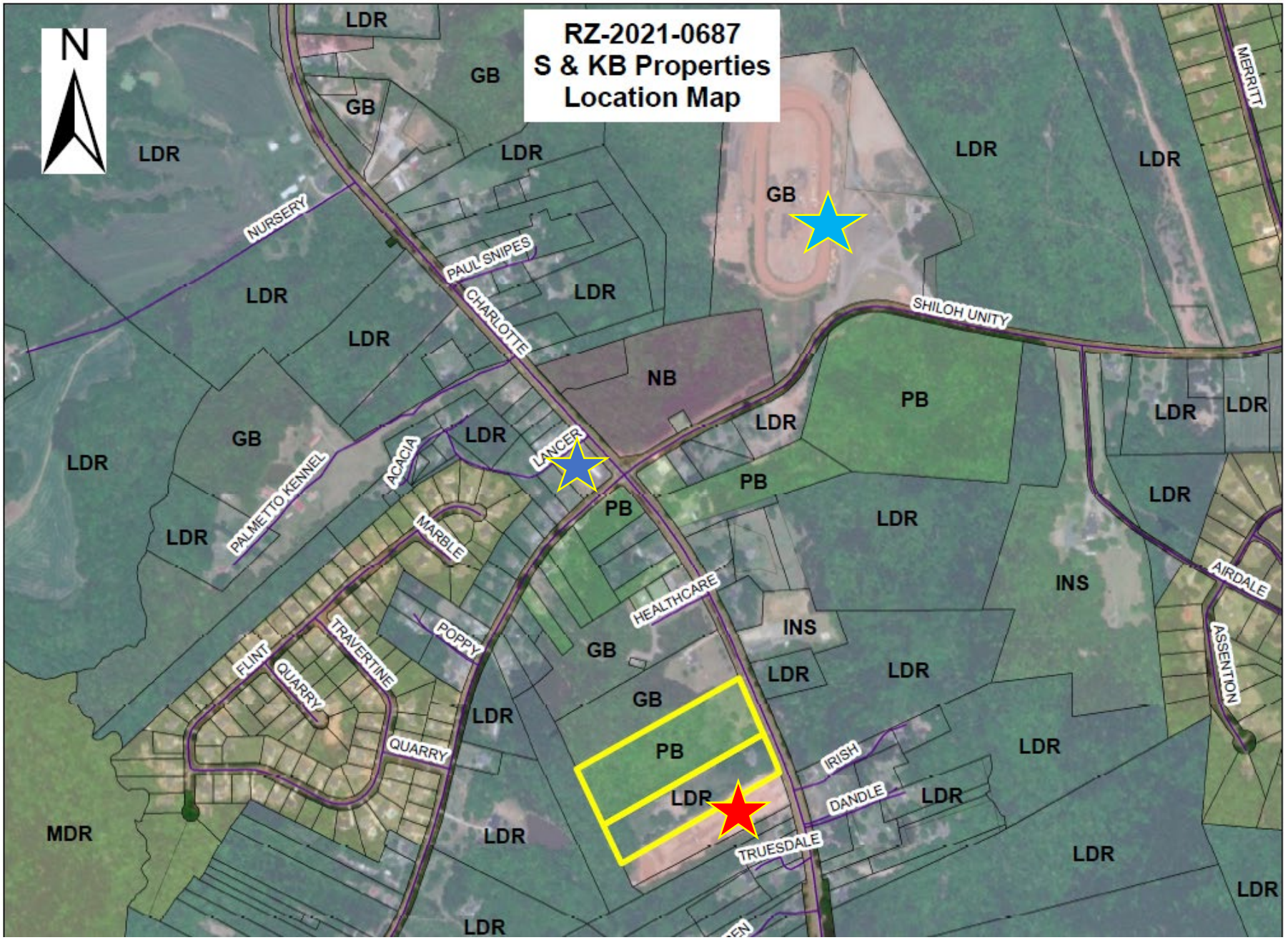
PHILLIP G. SMITH
PROFESSIONAL LAND SURVEYOR
SC REG. No. 18669

3248 THE KNOLL LN.
LANCASTER, SC 29720

PHONE: 803 285-0010
FAX: 803 283-1256

DRAWN BY	SCALE	TAX MAP	FILE:	DATE
PS	1" = 100'	49 / 98 & 139	WILSREF0	24 JUNE 2010

2010008244
PLAT SMALL
RECORDING FEES $5.00
PRESENTED & RECORDED:
07-30-2010 12:27 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE KIRKLEY DEPUTY
BK:PLAT 2010
PG:343-343



Lancaster County
South Carolina

Proposal:
Request to rezone from
LDR & PB to GB

Legend:

Subject Properties

Exxon Gas Station

Space Saver Storage

Lancaster Motor Speedway

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0942 Fred & Nancy Brackett
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff recommends disapproval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/4/2021	Exhibit
Application	6/2/2021	Exhibit
Plat	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit

PROPOSAL:	Request to rezone approximately 32.5 acres of property
PROPERTY LOCATION:	2400, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) & Professional Business (PB) District
PROPOSED ZONING DISTRICT:	General Business (GB) District
APPLICANT:	Fred & Nancy Brackett
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW:

Proposal

The applicant has requested to rezone four parcels totaling approximately 32.5 acres in size. The applicant has no immediate plans for development.

Site Information

The parcels proposed to be rezoned are currently improved with two single-family homes and accessory structures and an abandoned store. Two parcels are predominately wooded.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PB; LDR	Vacant; Single-Family Residential
South	Lancaster County	LDR	Vacant
East	Lancaster County	LDR; INS	Single-Family Residential; Shiloh ARP Church
West	Lancaster County	LDR; INS; GB	Single-Family Residential; Taylor's Grove Baptist Church; Medical Offices

Recent Rezonings in Surrounding Area			
Case #	**Description**	**Date**	**Outcome**
RZ-2020-1253	Request to Rezone from INS to GB	9-14-20 (CC)	Approved
RZ-2020-2859	Request to Rezone from LDR to MDR	1-19-20 (PC)	Withdrawn
RZ-2021-0687	Request to Rezone from LDR & PB to GB	6-15-21 (PC)	In Progress

ANALYSIS & FINDINGS:

Zoning Districts

Current LDR

As previously noted, the subject property is currently zoned LDR & PB District.

Pursuant to UDO Chapter 2.3, the LDR District *is 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.*

Current PB

The PB District *is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities.*

Requested GB

UDO Chapter 2.3 describes the requested GB District as *generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto- oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.*

Non-Conformance Status

The properties' use are currently residential in nature. If the rezoning were to be approved (changing the zoning district to General Business) the homes on the subject properties would become legal non-conforming if they remain on the site as a residence. This legal non-conforming status means that no major changes can occur to the residence further expanding the non-conformance. Also, any new business moving on to the property will be required to improve the site and building to meet current UDO and Building Code standards.

Compatibility with Surrounding Area

The subject properties are surrounded by the LDR, PB and INS Districts. The requested GB District is intended to provide offices, services and retail goods. This area is characterized by single-family homes on lots of varying sizes, as well as a Dollar General, medical offices, a church, and the Lancaster Motor Speedway (0.2 mile).

Staff believes a request to rezone property this size should be accompanied by a plan and a development agreement in order to provide the County and its residents with a level of expectation. Approving a rezoning request of this size with no plan means any use permitted in the GB district according to Section 2.5.3 could be permitted by-right, unless a conditional use permit is required. The GB district permits some uses that would be considered more intense either due to traffic or noise (i.e. – indoor theater, small equipment repair, vehicle services), as well as less intense. A plan and accompanying development agreement gives County Staff and Council the ability to better plan for traffic mitigation, impact to adjacent property owners, and infrastructure.

The subject parcels will need to be developed in a manner that minimizes impact on the adjacent LDR-zoned parcel. In accordance with Section 7.1.5 of the UDO, a Type B buffer will be required on the western and southern boundaries of the subject parcels where adjacent to the LDR-zoned parcel.

While the requested zoning district is generally compatible with the surrounding area, the immediate, adjacent parcels are of a lower intensity (LDR, INS, PB) and staff does not recommend rezoning the parcels to GB without a plan.

This area around the crossroads of Charlotte Highway and Shiloh Unity Road is of particular interest to the development community with the recent request to rezone the parcel adjacent to the Lancaster Motor Speedway, the pending development of the assisted living facility along Health Care Drive, the desired expansion of the Space Saver Storage business (RZ-2021-0687), and multiple properties for sale. Due to the increase in interest, staff recommends that the County consider opportunities to be proactive in planning for growth.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family & Multi-Family Neighborhood as well as Suburban Commercial Center. This area is characterized by single-family homes, both in planned neighborhoods and on individual lots, as well as non-residential uses, including a Dollar General, medical office buildings, a church, and a convenience store.

The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*."

Suburban Commercial Centers "*serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls*."

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area. It serves as the transition future land use designation between the City of Lancaster (Urban) and the majority of Lancaster County (Rural Living).

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested GB 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 (Townhome/Duplex)
Church	Community Park	Small Supermarket

Convenience Store	Medical Office	Professional Office

INFRASTRUCTURE CONSIDERATIONS

Transportation

While no Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning request, a TIA would will be required for future commercial uses as consistent with Section 6.8 of the UDO.

The subject parcels are located west of US-521 which is maintained by SCDOT. Traffic volumes on US-521 between Shiloh Unity Road and Highway 9 By-Pass/US-521 By-Pass are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Community Lane to Rocky River Road	21,000	21,600	18,700
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

Public water is available through LCWSD on the northbound side of US-521 and along Shiloh Unity Road. There is no public sewer available on the northbound side of US-521 between Shiloh Unity Road and Hubbard Drive.

Public Schools

No residential uses are proposed as part of this request. There are no capacity concerns for the schools within this area.

PHOTOS OF PROJECT AREA:



Looking directly at one subject property (2440 Charlotte Highway)



Looking directly at subject parcel (Shiloh Unity Road)



Looking south along US-521



Looking north along US-521



Looking east along Shiloh Unity Road



Looking west along Shiloh Unity Road

STAFF RECOMMENDATION:

Staff believes a request to rezone property of this size should be accompanied by a binding development plan and development agreement because the request as presented is speculative in nature and does not provide the County with the opportunity to plan ahead for traffic mitigation, impact to adjacent properties, and infrastructure. Rezoning the subject parcels to GB would be appropriate if a development agreement and plan were in place.

Staff recommends **disapproval** of the request to rezone approximately 32.5 acres (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) & Professional Business (PB) Districts to General Business (GB) District at this time, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02;
2. That the subject properties are currently zoned LDR & PB Districts and are proposed to be rezoned GB District;

3. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban Single-Family & Multi-Family Neighborhood and Suburban Commercial Center;
4. That even though the proposed GB District may be consistent with the surrounding area, the immediate, adjacent parcels are less intense; and
5. The proposal is approximately 32.5-acres in size and does not contain a Development Agreement, which includes a binding development plan.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

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

20210942

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 _____

City LANCASTER State SC Zip 29720 Tax Parcel ID 0049-00-102.00, 0049-00-103.00, 0049-00-082.01, 0049-00-104.00

Current Zoning PB, LDR Current Use _____

Proposed Zoning GB Total Acres 32.535 A

Project Description _____

Surrounding Property Description Business

CONTACT INFORMATION

Applicant Name Fred Brackett Mary Brackett

Address 1980 Tara Trail

City Lancaster State SC Zip 29720 Phone 8032859302

Fax _____ Email _____

Property Owner Name Fred Brackett Mary Brackett

Address 1980 Tara Trail

City Lancaster State SC Zip 29720 Phone 8032858302

Fax _____ Email _____

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.

FRED BRACKETT Nancy Brackett 4-20-2021

Applicant Date

Fred Brackett Nancy Brackett 4-20-2021

Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

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

2. **Planning Commission**

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

3. **County Council**

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N28°14'35"W
L2	86.30	N60°46'33"E
L3	55.74	N08°59'37"W
L4	133.27	N07°48'47"W
L5	26.73	S02°48'57"W
L5	43.82	N43°02'25"W

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

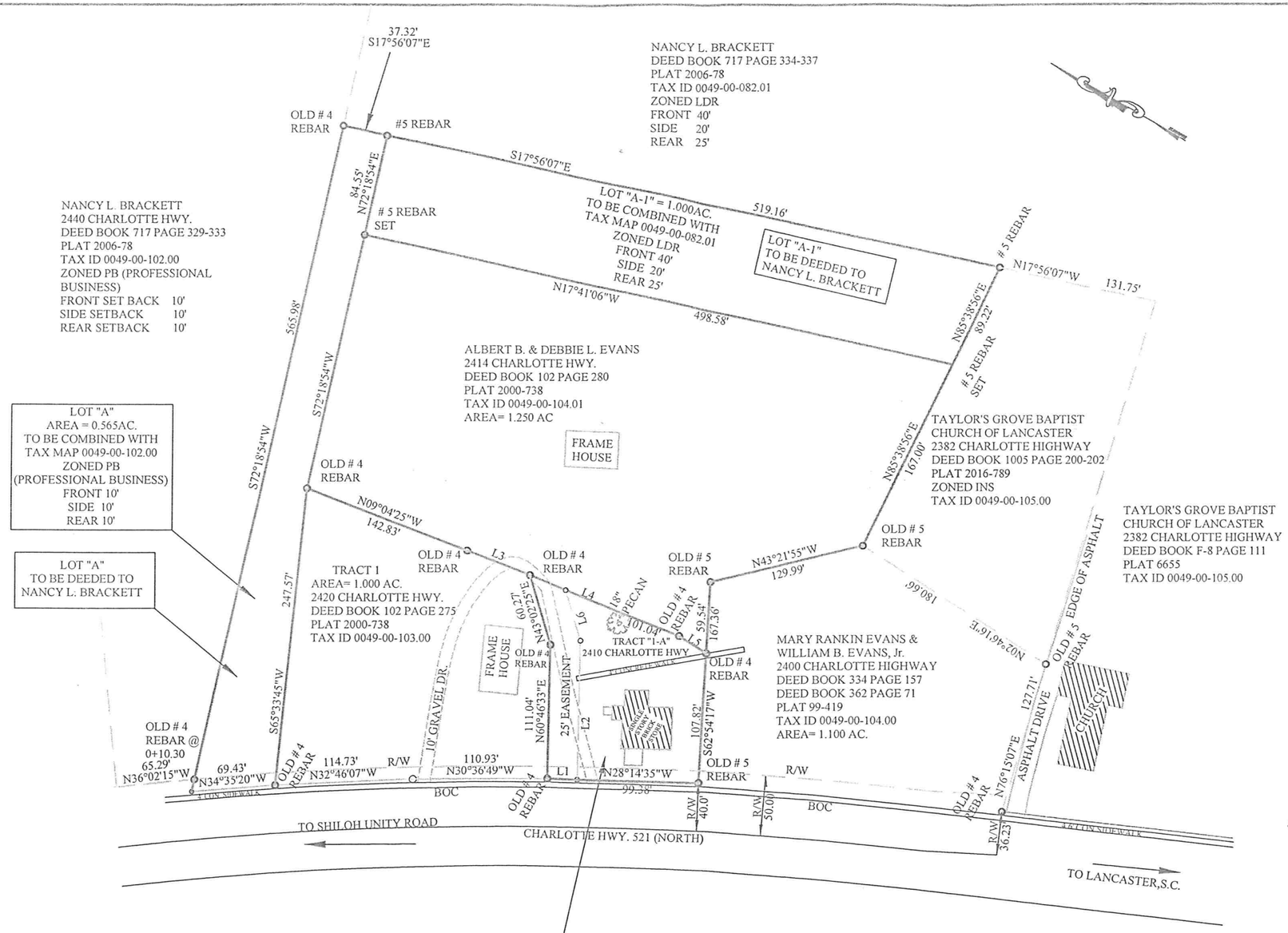
LDR (LOW DENSITY RESIDENTIAL)
FRONT SETBACK 40'
SIDE SETBACK 20'
REAR SETBACK 25'

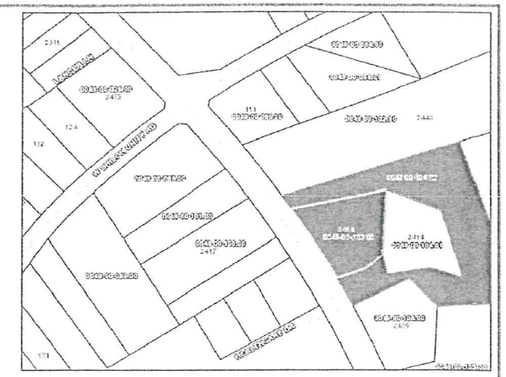
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

THE PRIVATE DRIVE PROVIDING ACCESS TO LOTS IN THIS DEVELOPMENT 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.

TRACT "A" & "A-1" TO BE DEEDED TO NANCY L. BRACKETT.

TRACT 1 & 1A TO BE DEED ED TO FRED E. & NANCY L. BRACKETT





2020022119
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
12-07-2020 04:24:43 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT
BK: PLAT 2020
PG: 847

APPROVED FOR RECORDING
Planning Official
Date Approved: 11-16-2020
Must be recorded by: 5-16-21

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.

"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."

TRACT "1-A"
AREA= 0.408 AC.
TO BE DEEDED TO
FRED E. BRACKETT &
NANCY L. BRACKETT
TO BE COMBINE WITH
TAX MAP 0049-00-103.00
ZONED LDR (LOW DENSITY RESIDENTIAL)

DRAWN BY: JCC	DATE: 10/13/2020
CHECKED BY: JCC	A PORTION OF TAX MAP 0049-00-104.02 & 0049-00-103.00
JOB NO.: 16-11-7	SHEET 1 OF 1

Plat Of Property Of
Fred E.& Nancy L. Brackett

Located At
2410 & 2420 Charlotte Hwy.
3 Miles North Of
Lancaster, South Carolina
Lancaster County

Scale 1"= 100' Date 10/13/2020

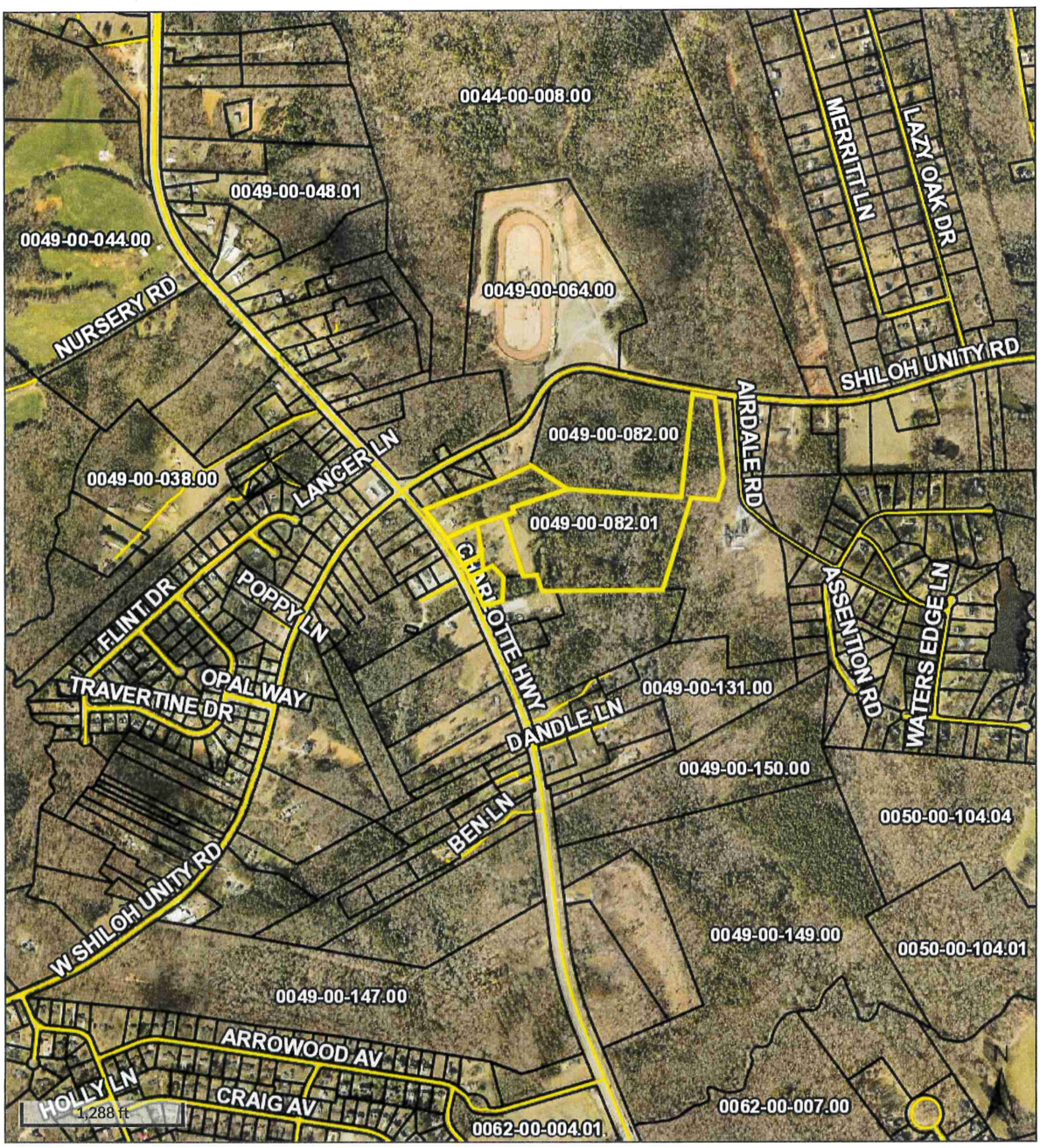
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

qPublic.net™ Lancaster County, SC



Overview

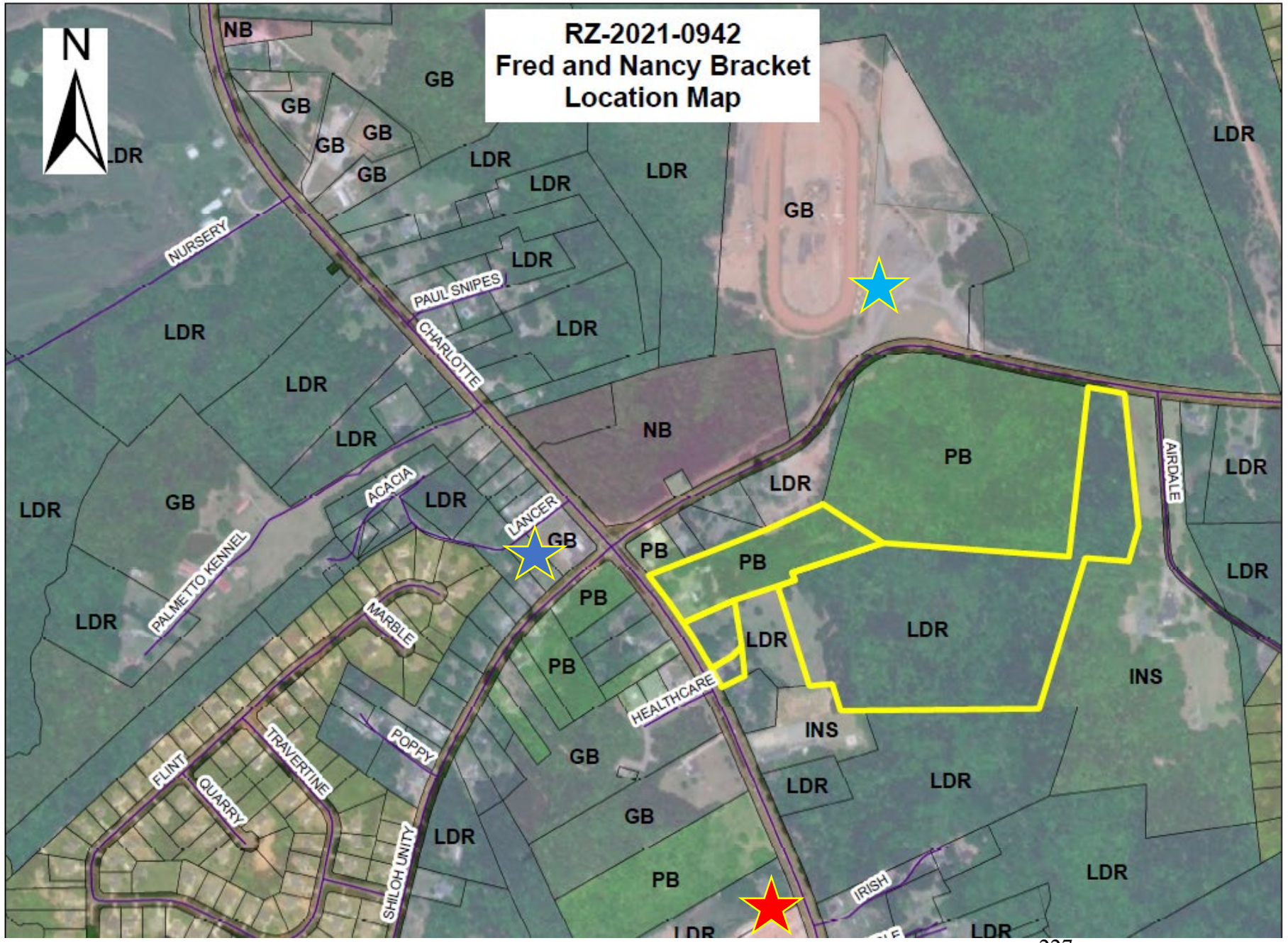


Legend

- Parcels
- Roads
- Railroad

Date created: 4/22/2021
Last Data Uploaded: 4/21/2021 10:04:59 PM

Developed by Schneider GEOSPATIAL



Lancaster County
South Carolina

Proposal:
Request to rezone from
LDR & PB to GB

Legend:

Subject Properties

Exxon Gas Station

Space Saver Storage

Lancaster Motor Speedway

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0753 Anthony Haltom, Sr
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 6/15/2021

Issue for Consideration:

Points to Consider:

Recommendation:
Staff recommends approval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/14/2021	Planning Staff Report
Application	6/2/2021	Exhibit
Plat	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit
Pettus TIA Conclusion	6/4/2021	Exhibit

PROPOSAL:	Request to rezone approximately 5.24 acres of property
PROPERTY LOCATION:	10925 Pettus Farm Road (TM# 0003-00-051.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) District
PROPOSED ZONING DISTRICT:	Medium Density Residential (MDR) District
APPLICANT:	Anthony Haltom, Sr.
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone one parcel approximately 5.24 acres in size. Should the rezoning request be approved, the intention of the applicant is to sell the property to enable it to be developed in conjunction with the adjacent parcels owned by the Pettus family, which are zoned MDR.

Site Information

The parcel proposed to be rezoned is currently improved with one single-family home and is predominantly wooded.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by LDR and MDR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR; LDR	Single-Family Residential; Vacant
South	Lancaster County	MDR	Single-Family Residential; Farm
East	Lancaster County	MDR	Single-Family Residential; Vacant
West	Lancaster County	MDR	Single-Family Residential

Recent Projects in Surrounding Area			
Case #	**Description**	**Date**	**Outcome**
MX-2018-002	Sugar Creek IMX Townhomes	6-24-19 (CC)	Approved
SD-2019-001	Patterson Preserve Prelim Plat – 177 Lots	6-18-19 (PC)	Approved
RZ/MX-2020-2650	Redwoods	4-12-21 (CC)	Approved

ANALYSIS & FINDINGS:

Zoning Districts

Current LDR

As previously noted, the subject property is currently zoned LDR District.

Pursuant to UDO Chapter 2.3, the LDR District *is 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.*

Requested MDR

UDO Chapter 2.3 describes that the requested MDR District *is 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 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

The subject property is surrounded by the LDR and MDR Districts. The requested MDR District is intended for the same single-family residential and related uses as the LDR District, but with an increased permitted density of 2.5 units per acre (as compared with 1.5 for LDR District). This area is characterized by single-family homes on lots of varying sizes and farmland. The requested zoning district would be consistent with the existing, adjacent MDR-zoned parcels.

The subject parcel is in close proximity to recently approved residential subdivisions, including Sugar Creek, Patterson Preserve, and Redwoods. While the subject parcel is close to major residential developments, the parcel itself can only be accessed by Pettus Farm Road, which is a gravel drive located off of Pettus Farm Road that ultimately connects to Barberville Road. Improvements will be required for Pettus and Pettus Farm Roads in order to accommodate future development. *See Transportation section below*.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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 Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested MDR 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

No Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning request. However, a TIA has been submitted by Kimley-Horn and Associates, Inc. as required by Section 6.8 of the UDO. The applicant intends on selling the subject parcel so it may be included as part of an anticipated single-family residential major preliminary plat. No major subdivision application has been made to the County at this time. The TIA has not been reviewed by the County's engineering consultant but it does propose the improvements listed below (see attached Conclusions):

Intersection	Improvements
Pettus Road & Pettus Farm Road	▪ Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100' of storage. ▪ Per SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard.

Should this request to rezone be approved, the TIA will be reviewed by the County's engineering consultant and approved prior to preliminary plat approval. A sketch plan is required to be submitted before a preliminary plat could be submitted which would include this parcel.

The subject parcel is located north of Barberville Road which is maintained by SCDOT. Traffic volumes on Barberville Road between Fort Mill Highway (Highway 160) and the SC/NC border are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Barberville Road	6,300	6,300	4,500
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

The Sugar Creek residential development has to build the proposed Upper Sugar Creek Pump Station and Forcemain project as well as any other associated dependent offsite infrastructure (i.e. trunk sewer line/waterline) and place the infrastructure in operation before LCWSD can invoice capacity fees and review any other project needing to connect to the downstream dependent infrastructure.

Public Schools

Students in this area will attend Harrisburg Elementary, Indian Land Intermediate, Middle & High Schools.

PHOTOS OF PROJECT AREA:



Looking directly at one subject property



Looking south along driveway – going away from subject house



Looking south along Pettus Road



Looking west along Camp Cox Circle

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 5.24 acres (TM# 0003-00-051.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel TM# 0003-00-051.00;
2. That the subject property is currently zoned LDR District and is proposed to be rezoned MDR 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 MDR 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

STAFF CONTACT:

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

DocuSign Envelope ID: 04045E64-DFA9-4D07-9355-EABD495AF2C4

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 10925 Pettus Farm Road

City Indian Land State SC Zip 29707 Tax Parcel ID 0003-00-051.00

Current Zoning LDR Current Use Single Family Residence

Proposed Zoning MDR Total Acres 5.24

Project Description Seeking rezoning to MDR to be more compatible with surrounding properties and approved developments.

Surrounding Property Description Mix of single family homes and newer approved subdivisions.

CONTACT INFORMATION

Applicant Name Anthony D. Haltom, Sr.

Address 10925 Pettus Farm Road

City Indian Land State SC Zip 29707 Phone -704-401-8048

Fax N/A Email - panheadtony@yahoo.com

Property Owner Name Anthony D. Haltom, Sr.

Address 10925 Pettus Farm Road

City Indian Land State SC Zip 29707 Phone -

Fax N/A Email -

DocuSign Envelope ID: 04045E64-DFA9-4D07-9355-EABD495AF2C4

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:
Anthony D. Haltom
BDFD80E239B743F...

Applicant Anthony D. Haltom, Sr. Date 3/26/2021

DocuSigned by:
Anthony D. Haltom
BDFD80E239B743F...

Property Owner(s) Anthony D. Haltom, Sr. Date 3/26/2021

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**

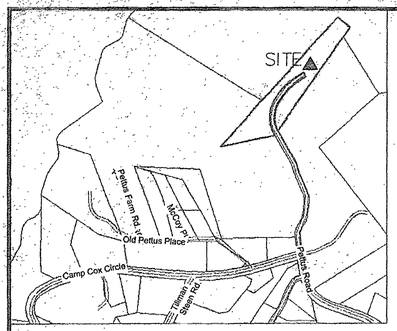
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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.



VICINITY MAP (NOT TO SCALE)

NUMBER	DIRECTION	DISTANCE
L1	N 44°40'48" E	26.82 '
L2	S 40°29'53" W	67.49 '
L3	S 36°44'43" W	12.43 '

Surveyed 4.22.2013 SCALE 1" = 50'

50 0 50 100

PB.10 PG.73

Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-049.16
ELIZABETH P HOWEY
Db. 6 Pg. 1090
Pb. 2731

#5 Rebar Set

L1

1" Pipe Found

N 44°40'48" E 465.62 '

Stone Found

N 43°33'00" E 832.62 '

S 79°12'02" W 439.73 '

92.70'

15" Poplar Tree Found

Tax Map # 3-00-051.00
Pb. 10 Pg. 73
5.24 Acres ± Crds.

S 55°27'34" E 134.03 '

Gravel Drive

1 Story Brick House

462.07'

18.30'

L3

1" Pipe Found

#5 Rebar Set

S 36°44'43" W 916.17 '

L2

1" Pipe Found

#5 Rebar Found

1093.09' to Camp Cox Circle

PETTUS FARM ROAD

Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-049.16
ELIZABETH P HOWEY
Db. 6 Pg. 1090
Pb. 2731

2013007561
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
05-24-2013 11:15 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER
BK:PLAT 2013
PG:247-247

SOUTH CAROLINA
KENT J JETTER PITTMAN
PROFESSIONAL LAND SURVEYING INC.
NO. C01394
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 27451
KENT COOPER HUDSON

General Notes:
1. Measurements on this map are in feet and decimals thereof.
2. All set corners are #5 (5/8") Rebar unless otherwise noted.
3. This plat is subject to any Easements, Agreements, or Rights of Ways of Record prior to date of this plat, which was not visible at the time of our survey.

References:
1. As Shown.

No new lots or property lines established.

Certification:
I, hereby state to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standards Of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein; also there are no visible encroachments or projections other than shown.

Signed _____
Kent Cooper Hudson PLS#27451
Kent@pplsurvey.com

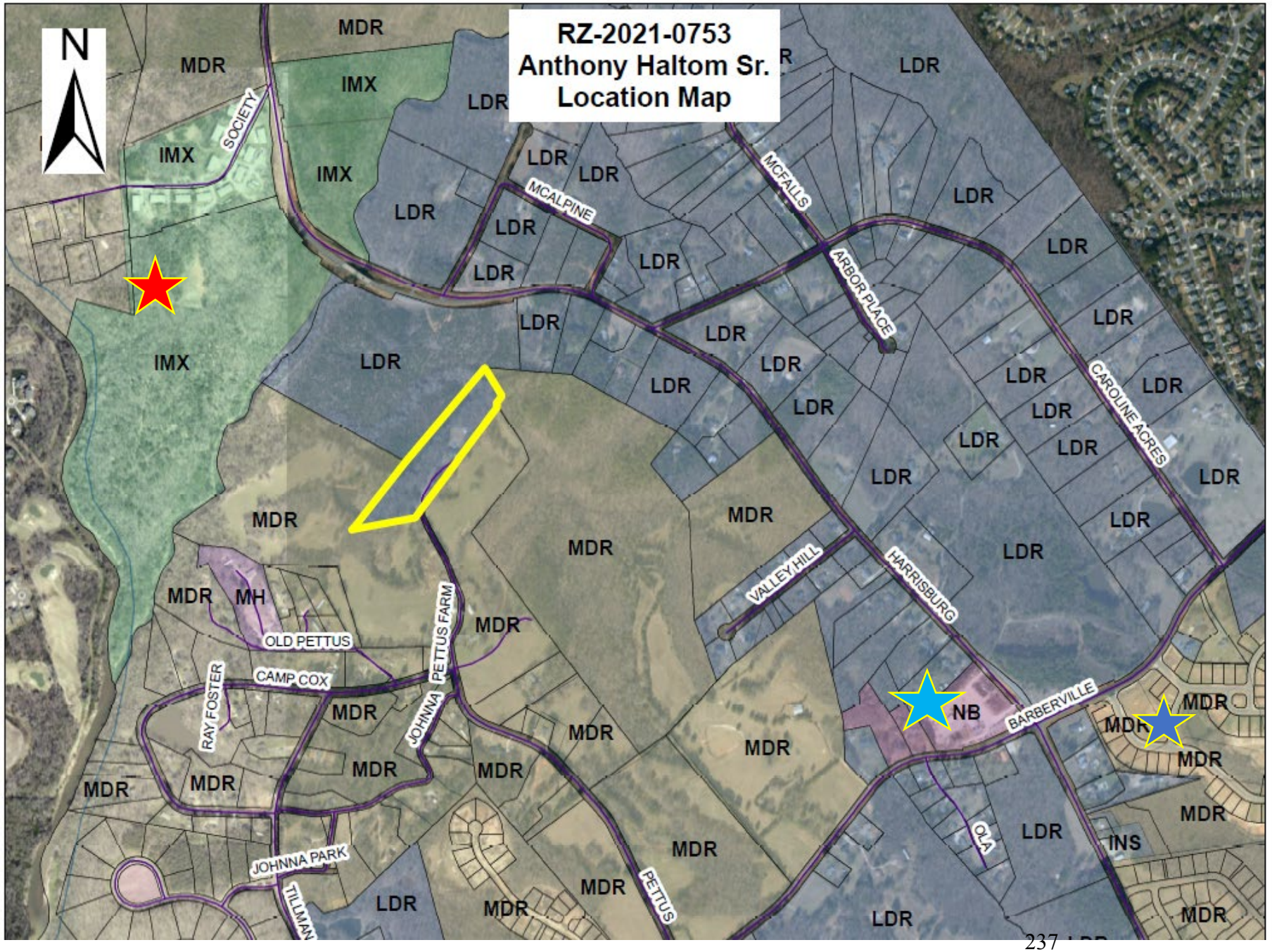
No.	DATE	REVISION

PROJECT No: POD14
DATE 4/22/13
SCALE 1"=50'
DES. ____
DR. JCR
CKD. KCH

CAMDEN, SC
PHOTO CONTROL SURVEYS
CONSTRUCTION SURVEYS
BOUNDARY SURVEYS
PHYSICAL SURVEYS
www.pplsurvey.com
PITTMAN PROFESSIONAL LAND SURVEYING INC.
FORT MILL, SC
TOPOGRAPHIC MAPS
ROUTE SURVEYS
SUBDIVISIONS
SITE PLANS
P.O. BOX 1513, FORT MILL, SC 29716 (803) 547-7569 FAX (803) 547-0766
218 DUCK COVE ROAD, CAMDEN, SC 29020 (803) 425-2809

BOUNDARY & PHYSICAL SURVEY FOR
ANTHONY D. HALTOM SR
10925 PETTUS FARM ROAD SOUTH CAROLINA
LANCASTER COUNTY, INDIAN LAND TOWNSHIP,

SHEET NO.
S 1



Lancaster County
South Carolina

Proposal:
Request to rezone from LDR to MDR

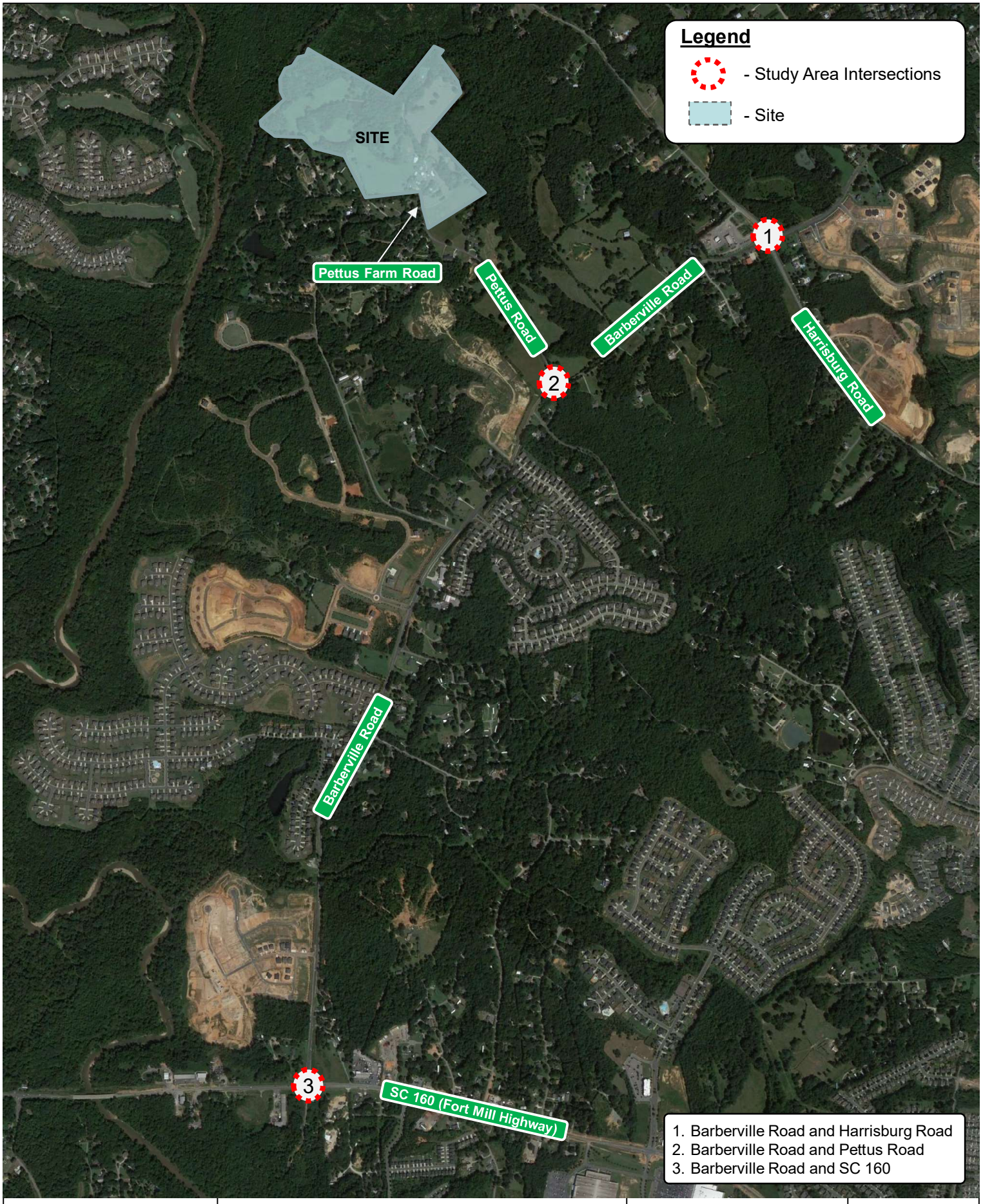
Legend:

Subject Property

Covington Development

Sugar Creek Development

Shamrock Landscaping



Kimley»Horn	Pettus Farm Development Traffic Impact Analysis	Site Location	Figure 2.1

Kimley»Horn	**Pettus Farm Development Traffic Impact Analysis**	**Site Plan**	**Figure 2.2**

8.0 Conclusions

Based on the analyses contained herein, the following transportation improvements are recommended as developer mitigation:

- Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100 feet of storage.
- Per SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard.

The recommended developer mitigation is shown in **Figure 8.1**. The transportation improvements for the study intersections are subject to approval by SCDOT and Lancaster County. All additions and attachments to State and County roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.