

Board of Zoning Appeals Members

District 1: Beverly Williams
District 2: Kemesha Lowery
District 3: Keye Jones
District 4:
District 5: Sheresa Ingram
District 6: Mike Couch
District 7: Frances Liu, Chair

**County Attorney**

Ginny L. Merck-Dupont

Clerk to Board of Zoning Appeals

Jennifer Bryan

Development Services Director

Rox Burhans

June 6, 2023

6:00 PM

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

**LANCASTER COUNTY BOARD OF ZONING
APPEALS
Council Chambers, Lancaster County Administration
Building, 101 N. Main Street**

AMENDED AGENDA

1. Roll Call

a. Executive Session

Receipt of legal advice subject to attorney-client privilege relative to the Board of Zoning Appeals Rules of Procedure.

b. Items Requiring Vote Following Executive Session

Items Requiring Vote Following Executive Session

2. Call to Order Regular Meeting - Chair

3. Approval of the Agenda - Board of Zoning Appeals

4. Approval of Minutes

a. Tuesday, May 2, 2023 BZA Minutes

5. Public Hearing Items

a. SE-2023-0595 David Cox: Campground

CONTINUED FROM MAY 2, 2023

Application by David Cox on behalf of Spirit 1st Ministries (property owner Adam Thomas), requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of approximately 354 acres at 2878 Kendelwood Drive (TM # 0042-00-077.00) in the Rural Residential District.

6. Adjourn

Please note that the Board of Zoning Appeals makes the final decision on all items.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in

advance of this meeting. Lancaster County Board of Zoning Appeals agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancaster.org

Meetings are live streamed and can be found by using the following link:

<https://www.youtube.com/@LancasterCoSCGov/streams>

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Board of Zoning Appeals

Date Requested to be on Agenda: 6/6/2023

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

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Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Tuesday, May 2, 2023 BZA Minutes	5/30/2023	Exhibit
Revised Site Plan	5/30/2023	Exhibit



MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS

BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
KEYE JONES, DISTRICT 3
GARY WAYNE ALDEN, DISTRICT 4
SHERESA INGRAM, DISTRICT 5
MIKE COUCH, DISTRICT 6
FRANCES LIU, DISTRICT 7

**MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING**

May 2, 2023 at 6:00 PM

1. Call to Order

Chair Liu called the meeting to order at 6:00 p.m.

2. Roll Call

Board Members present:

Frances Liu	Keye Jones	Kemesha Lowery
Beverly Williams	Sheresa Ingram	Gary Alden*

Absent: Mike Couch

*Gary Wayne Alden was sworn in prior to the meeting as Board Member for District 4, appointed by Council Member Jose Luis.

Staff: Allison Hardin, Interim Planning Director
Jennifer Bryan, Clerk and Recording Secretary

Others Present:

Council Member Billy Mosteller Planning Commissioner Charles Deese

Members of the press were not present. All adjacent property owners were notified by certified mail. A notice was published in the local newspaper to include meeting place, date, time and the agenda and a copy is on file.

MINUTES ARE A SUMMARY OF STATEMENTS AND QUESTIONS, EDITED FOR CLARITY. THIS IS NOT A VERBATIM TRANSCRIPT.

3. Approval of Agenda

Kemesha Lowery moved to Approve the Agenda; 2nd by Keye Jones. The motion was approved by unanimous consent.

4. Approval of Minutes from November 1, 2023

Chair Frances Liu asked if there were any comments, changes or corrections to the Minutes of the November 1, 2023 meeting. Beverly Williams moved to approve minutes as written, seconded by Kemesha Lowery. The remaining Board members voted unanimously to approve and adopt the November 1, 2023 minutes. Mr. Alden abstained as not present at the November meeting.

5. Public Hearing Items [See attached sign-in sheets]

a. SE-2023-0595 David Cox/ Spirit 1st Ministries: Campground

Application by Application by David Cox on behalf of Spirit 1st Ministries (property owner Adam Thomas), requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of approximately 354 acres at 2878 Kendelwood Drive (TM # 0042-00-077.00) in the Rural Residential District.

- See handout distributed to Board Members, “Camp Encounter,” printout from website for Spirit 1st Ministries.

Applicant: [See revised site plan submitted with binder of documents. All other documents in binder are same as initial application submission].

David Cox (on behalf of Spirit 1st Ministries):

Camp Encounter is a private campground for children and youth groups chaperoned by adults. There will be scholarships for needy students. In addition to youth groups, there will be parent/child encounter retreats, couples counseling, day camps, and outdoor skills camps for things like fishing and farming, and recreation league events. Folks are looking for getaways in a rural setting, this place is secluded and protected, it’s a perfect fit. Adam [Thomas] has obtained registered non-profit status for his mission. The plan is for 24 acres, not the full 354 acres; we will survey out the proposed parcel for the actual campground. There will be eight RV sites as shown on the plan. The mission is dedicated to what Mr. Thomas believes in. An engineer and architect are onboard to make any changes needed. He could establish a church, but wants to go forward doing things the right way. The septic system has been approved for what they want to do. There’s plenty of distance to access the proposed site. The building design included is the proposed activity center, with a big activity room, restrooms, storage, and a sound system room. The pond is a beautiful landscaped spot, with benches and a cross as pictured. There’s a private road that goes to the campground portion, so they will not be visible. The documents include a soil analysis for the septic system proposed. I think this is a good plan for Lancaster County and the community.

Public Hearing: [See attached sign-in sheets]

- 1. Stephanie Wyss** (Resident of Decole Drive): The application states the project is a youth campground, but the literature says it is for all ages. The application states there will be “minimal impact,” but the literature states a large variety of uses. A Google search yields several similar facilities in the area, including Camp Canaan in Rock Hill and Bethelwoods Campground and Conference Center in York, and Camp Longridge in Ridgeway SC. Alarming, there is already an active website advertising services and activities at this property (Spirit1st.com), although it has not been approved for this use. This facility will produce a never-ending stream of vehicles and people entering this quiet and peaceful place.
- 2. Amanda Roberts** (Kershaw resident; employee of Lancaster County Soil and Water Conservation District): Lake Campbell on the subject property is part of the high hazard flood control system. The LC Soil & Water Conservation District has deeded easements on the property. They are concerned that this role in flood management be considered if the property is undergoing development.

3. **Cole Capps** (Resident of Decole Drive): Concerned that this project was submitted in 2021 and is just now being made public. [*Project was submitted in January 2023*]. Opposed to the rezoning . Cannot find any information about Spirit 1st Ministries, what its affiliations are, what its ministry is. Does not want the noise and traffic that this facility will bring, and is concerned it will impact property values.
4. **Nicholas Albate** (Resident of Decole Drive): The website for the property shows buildings already constructed, was the construction permitted? Impact of such a busy facility will not be minimal. The driveway depicted is a straight shot onto Kendelwood Drive, which is dangerous.
5. **Rich Marcello** (Resident of Michael Drive): His property borders Campbell Lake, part of which lies on the Thomas property. He is not opposed to a Christian campground, but is concerned about the effects on the neighborhood. Thomas has placed buoys on the lake with “No Trespassing” signs, Thomas has set up cameras and reported neighbors to authorities as “trespassers” despite the fact that the neighborhood has right of access to the lake as a whole. Marcello is also concerned about noise levels from proposed activities on the property, are there noise ordinances in place? Will there be a curfew?
6. **Nancy Marcello** (Resident of Michael Drive): Michael Drive intersects with Kendelwood; she is concerned about the influx of traffic and the degradation of the already substandard road, who will be responsible for upgrades and maintenance with increased traffic?
7. **Frances Taylor** (Resident of Kershaw, owns land on Campbell Lake): She is required to allow access to the lake across her land, so is already dealing with trespassers on a regular basis. She is concerned the campground will increase trespassing, noise, garbage dumping and drinking.
8. **David Steele** (Resident of Old Farm Road): He is not against an owner using their own property, but has some concerns:
 - Soil in the area does not perk well, have the appropriate permits been issued for septic systems?
 - There is no drawing or plan showing the actual location of the facility, and no technical review;
 - What kind of buffers will be required around the facility?
9. **Bill Glassberg** (Resident of Michael Drive): Owns 800 feet of lakefront; he has several concerns:
 - Are there any plans for building on the lakefront or the cove?
 - If something happens to this owner’s plans, what happens to the Special Exception use?
 - If the campground is only using 20 acres, what is the intended use for the remainder of the property?

Rebuttal from Applicant(s):

Adam Thomas (Landowner; resident of Kendelwood Drive; director of Spirit 1st Ministries)

- David Cox is the builder of the activities building and the layout of the campground; Mr. Thomas is the property owner and applicant.
- The mission of this ministry is to make opportunities for youth to encounter the Creator. All types of youth groups, including but not limited to scouts, athletic leagues, and church youth groups will be the core ministry.
- The remainder of the property is and will continue to be residential, his family home.
- The building pictured is his home, not a campground building.
- No part of the lake will be affected by or included in the campground.
- The facility will serve all ages, we want it to be generational, families are welcome, but the primary focus will be children and youth. The facility will be reserved by groups, not open to individuals. It is not a public campground.
- There is a lot of trash down by the lake every time it floods, they have groups come out to clean it up.

The Chair closed the Public Hearing and called upon staff to report on the site visit and findings of fact. Interim Planning Director Allison Hardin presented the staff report [see Staff Report attached to Agenda].

FINDINGS REGARDING USE: The proposal does not meet all the requirements of the ordinance for campgrounds (see table on page 6 of staff report).

Additional compounding challenges regarding the proposed plan, as well as Technical Review Committee comments, are found on pages 7-8 of the report.

FINDINGS REGARDING SPECIAL EXCEPTION CRITERIA:

The BZA has seven specific Findings of Fact, as set forth in UDO Section 9.2.13.B.5, that they must determine the development proposal meets.

Regarding whether the plan meets the UDO requirements, staff's review shows several gaps in the application as presented. **The following would need to be achieved in order for the use to be approvable.**

1. The survey must show all structures in and out of the proposed property boundary, and the proposed property boundary may not bisect any existing structures on site.
2. The site plan and survey must show the same information.
3. The site plan will clearly indicate which sites are intended for primitive camping, and which are intended for RV/trailer sites.
4. The property must be approved for subdivision, and meet all requirements of such.
5. The site plan must meet all conditions of Section 5.3.3 of the UDO, in particular:
 - a. 5.3.3.B – Cul-de-sacs shall not exceed 1,000 ft in length and shall have an improved turn-around radius of 90 ft.

- b. 5.3.3.D – Minimum street frontage (350 ft).
 - c. 5.3.3.D –Maximum primitive campsites (25% of total sites).
 - d. 5.3.3.D –Minimum water facilities (provided at 1 per 15 campsites).
 - e. 5.3.3.D –Minimum sewer hook ups (provided at 1 per 15 trailer campsites).
 - f. 5.3.3.D –Minimum garbage containers (provided at 1 per 15 campsites).
 - g. 5.3.3.D –A minimum of one service building is planned (1 per 15 campsites without hook-ups; at least 1 per campsite) with sinks, toilets, and showers.
 - h. 5.3.3.D.3 –Said service building is located no more than 350 feet from any primitive campsite, or multiple service buildings are shown and meet the maximum distance requirement.
6. A utility plan is provided for the site, including the locations of fire hydrants, water lines, and sewer facilities.
 7. An operations plan is provided, showing the following at minimum:
 - a. The overall maximum length of stay is 30 days (Section 2.5.1.A – short term human habitation is “less than a month’s duration.”).
 - b. The procedures to comply with Section 5.3.3.C (Registration of Occupants and Guests).
 - c. Cleaning schedule for service buildings (Section 5.3.3.D.3).
 8. An access road plan that is, at minimum, a “smooth, all weather, well-drained surface, free of objectionable dust” (Section 5.3.3.B) is presented to and approved by the Fire Marshal and Public Works.

Answering questions posed by members of the public during the Public Hearing:

1. Buffers: Activity Building; 20 foot minimum, also trees and bushes. Implemented on boundary of 20+ acre tract, not the larger parent tract. Type B buffer using evergreen trees and shrubs to mitigate sound, light, and visual.
2. This is not a rezoning, it is a Special Exception use under the existing zoning.
3. Kendelwood Road is a state road, so maintenance would be at the discretion of the SCDOT.
4. Lake Campbell: staff will check on whether the Lake is a public trust and subject to “waters of the US” provisions.

Recommendations by staff are summarized with the following statement of proposed conditions to approval:

Stated conditions:

1. That a revised conceptual plan be prepared and submitted to the Planning Department which addresses all of the outstanding code conflicts and Technical Review Committee comments;
2. That a site plan and matching survey be presented, and if subdivision is necessary, that the survey meet the requirements of Chapter 6 of the UDO;
3. That a utility plan be provided to and approved by the appropriate review bodies;
4. That an operations plan is provided, showing at the minimum:
 - The overall maximum length of stay be 30 days,
 - How the facility will comply with Section 5.3.3.C, and
 - Cleaning schedule for service buildings (addressing Section 5.3.3.D.3).
5. An access road plan that is, at minimum, a “smooth, all weather, well drained surface, free of objectionable dust” (per Section 5.3.3.B) is presented to and approved by the Fire Marshal and Public Works; and
6. That any outstanding site permit issues be resolved prior to issuance of a special exception permit.

Chair Frances Liu called for questions from Board Members to the Applicant(s). Adam Thomas recalled to podium.

Keye Jones: The proposed use does not seem to conform to the definition of campground.

On website you state there are heated/ac cabins on the campground, are there cabins on the site?

Thomas: No, the illustrations and descriptions on the website are proposals only. The ordinance does not allow cabins. The RV campsites would support vehicles with heat/ac.

Keye Jones: Activities stated include clay shooting; is that allowed on the property?

Thomas: not part of campground, on a different part of property.

Hardin: Any activities would be subject to code requirements, clay shooting not allowed in that zoning district.

Keye Jones: The capacity of the activity building is 294 people; the restrooms don't look sufficient.

Thomas: 294 people will ever be in that facility. Everything is based on one group's use of the facility.

Keye Jones: How are we as a Board going to assure ourselves about the limits on capacity?

Hardin: There is no way to assure that without an operations plan and length-of-stay provisions.

Keye Jones: I cannot judge impact on the community without knowing potential or intended capacity. How do we assure issues over traffic on that access road?

Hardin: All that we can do is request a Traffic Impact Analysis and improvements based on that.

Keye Jones: There are eight campsites on the sketch plan, what type of campsites are those? Why only eight, on 20 acres?

Thomas: The UDO requires 20 acres.

Keye Jones: Can you do all the things you want to do with your ministry, without it being a campground?

Thomas: Overnight stays require campground use.

Keye Jones: But 8 campsites don't add any great value.

Hardin: Can you do the camp activities without an overnight stay?

Thomas: No.

Frances Liu: How long is the typical stay?

Thomas: During the school year, weekends only; during the summer, we could anticipate longer stays, but less than a week.

Keye Jones: What do you anticipate is the average capacity?

Thomas: Really the question is, what is the maximum? Across eight campsites, 10-12 youth and two chaperones at each, so maximum 75-80 youth, 10-15 adults.

Frances Liu: Are you saying 10-12 kids and 2 adults in one RV?

Thomas: We're not talking about a family camper or tagalong trailer. One of our partners and donors is Camping World. They would remodel and configure large scale campers as "bunkhouses," with bathrooms, that can sleep 6-8. They would not be fixed on our site, but would be brought in as needed for reserved groups, as you would toilet facilities for an event. The other sites could be used by family campers if the chaperones needed them. Tents would be set up nearby.

Frances Liu: At what intervals would the [RV bunkhouses] be brought in?

Thomas: Only as needed, depending on reservations.

Frances Liu: Are portable toilet facilities allowed under this use?

Thomas: We are not proposing portable toilet facilities, I was just using that as an example.

Hardin: We would have to review such a vehicle/structure to see if it complies with code.

Gary Alden: What are the code requirements for toilet facilities/ amenities?

Hardin: Code requires comfort stations within 350 feet of campsites, to include sinks (handwashing), toilets, and showers. Has to be accessible to road, and to fire and emergency services, and has to meet DHEC code for capacity. Septic Permitting would be deferred to Technical Review and DHEC.

Frances Liu: So the requirement is for facilities to be within 350 feet of sites.

Thomas: This is a Sketch Plan, not the final site plan. Our engineer and architect can revise to meet those requirements. We can provide it if we have a continuance.

Frances Liu: I don't think there is enough information on this plan to make these decisions.

Keye Jones: The recommendations say the plan is "not approvable." Does that mean that we cannot vote to approve?

Hardin: The Board can vote to approve the Special Exception use, but the site plan will still need to be approved [meet code requirements].

Frances Liu: The definition of campground is for travelers and vacationers. If I had a relative come into town, could they call up and reserve a space?

Thomas: We may not have a vacancy.

Frances Liu: But could the public come in and reserve a space?

Thomas: We would put in the rules handbook.

Frances Liu: What is the distinction between a public campground and a private facility?

Hardin: There is no distinction. Most campgrounds are private. If a group reserved the facility, they would have exclusive use. One of our recommendations is for the applicant to provide a draft handbook and business plan that covers rules pertaining to these matters.

Keye Jones: What is going to be your policy regarding use of the lake?

Hardin: The campground does not touch the lake. I would advise against asking that question, there's no way to regulate that.

Francis Liu: One question brought up by the public is, have you secured the sewer permits for the site?

David Cox: The soil engineer's report is approved by DHEC. The site has not yet been surveyed for the exact boundary. Our architect and engineer would be happy to come and answer questions like these. We would love to have an opportunity to sit down with staff and talk through all of these points.

Francis Liu: I'm hearing a lot of words... but the question is, have you secured the sewer permits?

David Cox: Not yet.

Francis Liu: How many parking spaces are there, 50? So if the parking spaces are full, plus the 2 per campsite, then you could have more than 50 trips per day.

Thomas: The code requires 50 parking spots for this facility. We would never have 50 cars.

Francis Liu: Why? If you are having day events, team building events or corporate events, then there is the possibility of 66 cars. The cutoff for the Traffic Impact Analysis is 50.

Thomas: On any given day, but not every day. We have been informed that this is a low-impact use with regard to traffic.

Francis Liu: How will you address the issue of providing additional bathroom facilities?

Thomas: The code allows for us to build an accessory structure to house additional bathhouse.

Beverly Williams: The code requires that "primitive campsites" for tent camping would also have a bathhouse?

Francis Liu: We definitely need to know whether "temporary" facilities are allowed, because we won't have staff to go out and inspect every time there is a weekend event.

Beverly Williams: I want to clarify, my understanding is that there would have to be facilities for the RV sites and also for the tent campsites?

Hardin: I will check on that.

Francis Liu: To clarify, the eight sites shown are all for RVs?

Thomas: That is correct. Diagonally off the bottom right corner of the activity center is where we would propose having the tent sites. So they would definitely be within 350 feet of the facilities there.

Hardin: The requirement is one service building per campground, even if all sites are RV. We reviewed the plan as showing tent sites, not RVs with septic hookups, we saw no utility hookups on the plan, so we had to assume they were tent sites. That's where the comment about 350 feet location came in. If those are RV sites with water and sewer hookups, then there will need to be one additional building to serve the tent sites elsewhere.

Frances Liu: If I may speak for the Board? I think the questions from here on will be what we need to see next time. This plan is very fluid and not all of the information is here.

Thomas: Our detailed site plan would provide the necessary information. I wish we would have been notified that we need to provide the full site plan. We just received a notice that said come for the hearing. My understanding was that we would meet with staff and review this.

Hardin: Staff met with Mr. Cox several times, repeatedly made recommendations, this plan is the product of those conversations. In some instances, you do not need a fully detailed site plan, but we decided to take this through Technical Review because there were so many issues with the plan, we felt that was the best way to answer questions.

Beverly Williams: We went through this last fall, many of the issues are going to be answered by SCDOT and SCDHEC, it's up to us just to say whether we think this use is suitable.

Hardin: [The site] has enough space, it has the potential, but these are the issues that have to be resolved.

Keye Jones asks to make a motion.

Frances Liu: I think because this is a hybrid use that we have not seen before, that's why there are so many questions. It's very difficult to wrap our heads around possible questions.

The actions we can take are:

1. Approval;
2. Denial;
3. Approval with Stipulations and Conditions; or
4. Postpone to next meeting if information is not sufficient. Do we have a motion?

Keye Jones: I move that we postpone the decision for a minimum of one month [to the next meeting]. **Sheresa Ingram:** Second.

[Unintelligible conversation].

Beverly Williams: Do we need to add conditions?

[Sidebar on Rules of Order for amending].

Gary Alden: I move to amend the motion to add the conditions stated by staff in their recommendations, including an amended site plan. **Sheresa Ingram:** Second.

Vote on amendment to Motion: 6:0. Motion to amend is approved unanimously.

Vote on initial Motion to postpone, as amended: 6:0. Motion to postpone is approved unanimously.

6. New Business

a. Board Member of the Year Nomination

Each year County Council asks for nominations for Board Member of the Year from each board and Commission.

Kemesha Lowery nominates Beverly Williams. Seconded by Keye Jones.

Vote: 5:0 (abstention by Beverly Williams). The nomination is approved.

b. Other

Report on Ordinance 2023-1840: Connectivity

Since the last BZA meeting, Council has passed a text amendment (Ordinance 2023-1840) exempting landowners on County and State dead-end roads established prior to 2016 from the road length limit and 20-lot limit. The Wilson family has received approval for their minor subdivision.

7. Adjournment:

With there being no further business, Gary Alden moved to adjourn; motion seconded by Beverly Williams. The motion was approved by unanimous consent. Adjourned at 8:23 PM.



Board of Zoning Appeals Sign In Sheet

Item 5a: SE-2023-0595 David Cox/Spirit 1st Ministries: Campground

Application by David Cox on behalf of Spirit 1st Ministries (property owner Adam Thomas), requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of approximately 354 acres at 2878 Kendelwood Drive (TM # 0042-00-077.00) in the Rural Residential District.

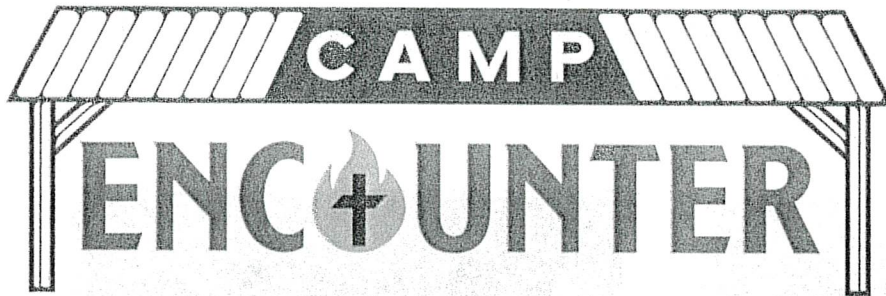
Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 2, 2023

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

PLEASE PRINT

1.	Stephanie Wyss
2.	Darrell Catoe
3.	Amanda Roberts
4.	Cole Capps

5.	Nicholas Albate
6.	Rich MARCELLO
7.	Nancy Marcello
8.	Francis L. Jan
9.	David Steel
10.	Bill Glassberg
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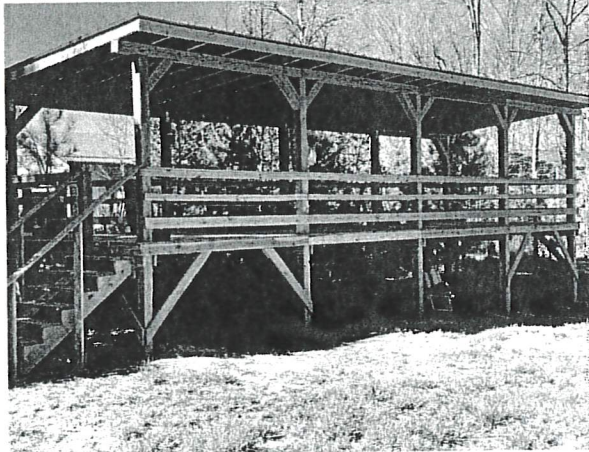


(<http://www.spirit1st.com.dream.website>)

**WELCOME TO CAMP
ENCOUNTER**

CAMP ENCOUNTER

Camp ENCOUNTER allows people to Encounter Creation, Encounter fellowship with each other and Encounter the Creator.



(http://www.spirit1st.com.dream.website/wp-content/uploads/2023/03/Target_shooting_platform-scaled.jpeg)



(<http://www.spirit1st.com.dream.website/wp-content/uploads/2023/03/hayride-scaled.jpeg>)



(http://www.spirit1st.com.dream.website/wp-content/uploads/2023/03/IMG_7955.jpg)

VIEW OUR PHOTO GALLERY
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Creating opportunities for individuals to fellowship

Participate, learn and play that develop life changing experiences.

Get In Touch
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CORE VALUES

**Our Core Values can be summarized with
S.W.E.A.T.**

Service ()

We seek to establish a world of good by providing programs that that create a desire to action rather than complacency. "Be doers of the Word, not just hearers." James 1:22

Worship ()

Worship prepares the heart to receive the Word of God. "If only you would prepare your

heart and lift up your hands to him in prayer!" Job 11:13

Evangelism ()

Tell the World of the Good News. "How will they believe in Him of whom they have never heard?" Romans 10:14

Activities ()

Creating opportunities for individuals to fellowship, participate, learn and play that develop life changing experiences. "May you experience the love of Christ, though it is too great to understand fully. Then you will be made complete with all the fullness of life and power that comes from God." Ephesians 3:19

Training ()

We are compelled to teach the next generation of the things to pursue and to avoid. "Train up a child in the way he should go; even when he is old he will not depart from it." Proverbs 22:6

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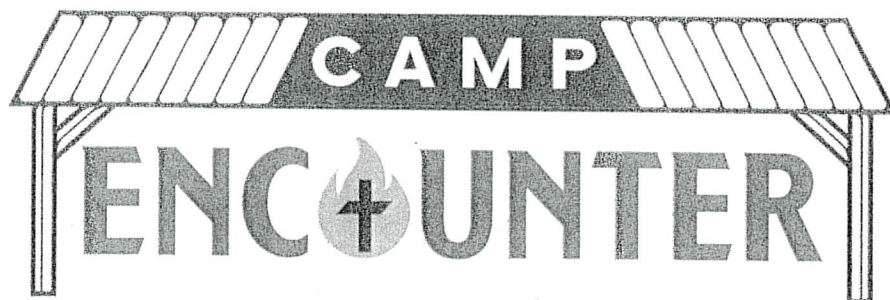
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Spirit 1st Ministries, a 501(c)3 nonprofit, operates Camp ENCOUNTER. Our purpose is to create an environment for visitors to Encounter Creation, Encounter fellowship with each other and Encounter their Creator.

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About Us pages:

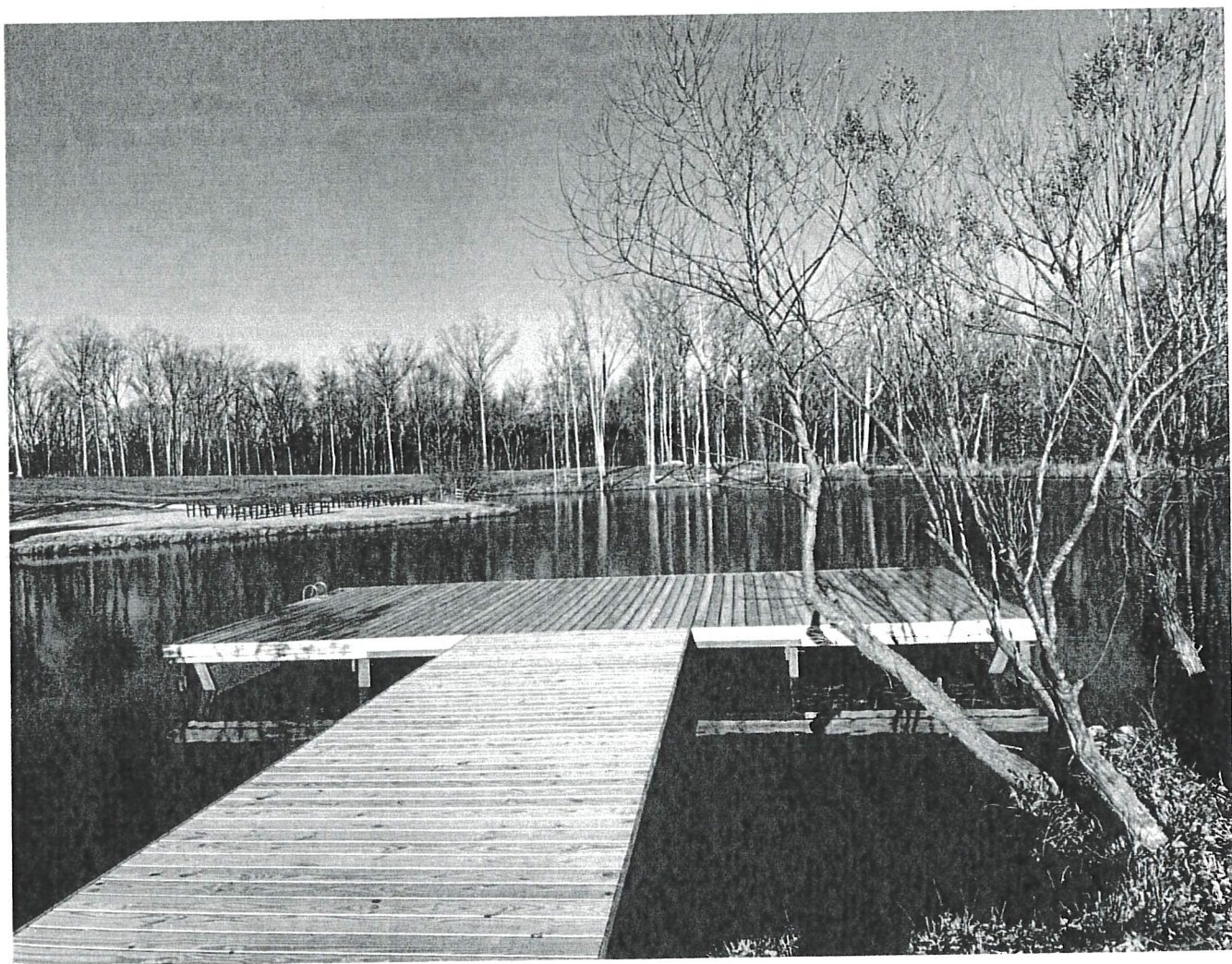
- *Who We Serve*
- *Our Mission*
- *Our Vision*



(<http://www.spirit1st.com.dream.website>)

Who We Serve

- Families
- Individuals
- Nonprofits
- Associations
- Religious Groups
- Private Groups
- Corporations
- Public Schools
- Private Schools

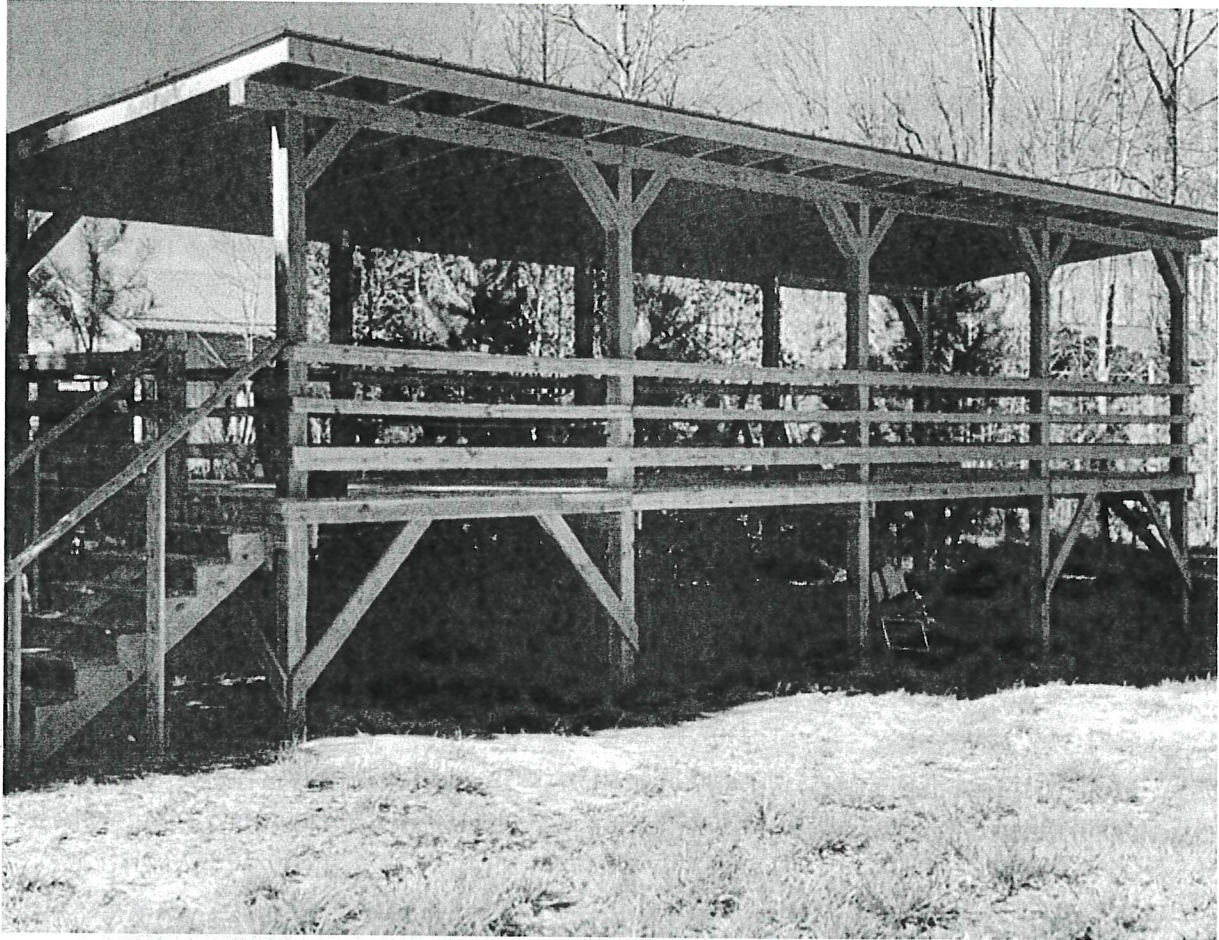


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Worship prepares the heart to receive the Word of God. "If only you would prepare your heart and lift up your hands to him in prayer!" Job 11:13

Evangelism

Tell the World of the Good News. "How will they believe in Him of whom they have never heard?" Romans 10:14

Activities

Creating opportunities for individuals to fellowship, participate, learn and play that develop life changing experiences. "May you experience the love of Christ, though it is too great to understand fully. Then you will be made complete with all the fullness of life and power that comes from God." Ephesians 3:19

Training

We are compelled to teach the next generation of the things to pursue and to avoid.
"Train up a child in the way he should go; even when he is old he will not depart from it." Proverbs 22:6





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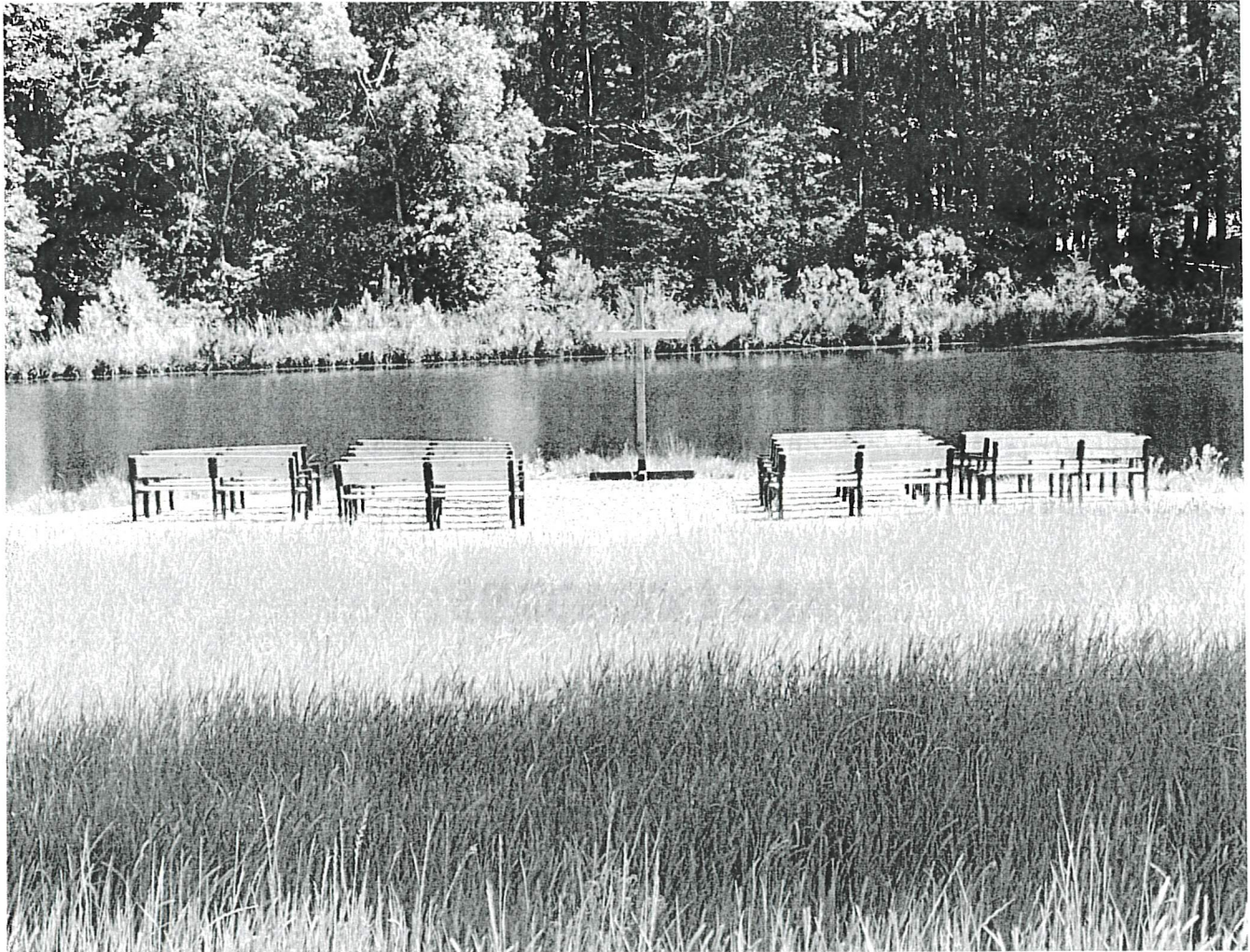
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Pricing

Pricing is based on your group's needs. While there are many factors that include the number of guests, number of nights spent at camp, the quantity of meals served and activities/facilities requested, we will work with you to develop an amazing camp experience so that our price matches your budget, so please request a no-obligation price estimate today!





(<http://www.spirit1st.com.dream.website>)

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(<Http://www.spirit1st.com.dream.website/wp-content/uploads/2023/04/Donation-Form-1.pdf>)

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Richardson Tree Services

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Travis & Mindy Thompson

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Walker Reece

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Experience Camp pages:

- Amenities
- Outdoor Academy
- What to Bring
- Photo Gallery



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(<http://www.spirit1st.com.dream.website>)

COURSES INCLUDE

- Activity & Worship Center (A/C & bathrooms)
- Overnight Camping
- Cabins offer AC and bathrooms w/ shower
- Primitive campsites are available remote to the rest of the camp
- Registration Center with Canteen



Web of Life



Outdoor Chapel



Low Ropes Course



Canoes & Kayaks



Fishing



Environmental Education



Forest Ecology



Animal Ecology



Ponds & Streams



Garden Connections



Outdoor Living Skills



Dendrology



Orienteering



Geology



Field Botany



Hayride



Stocked Fishing Pond

Recreational activities:



Frisbee Golf



Gaga Court



Pickleball



Basketball



Knockerball



Archery

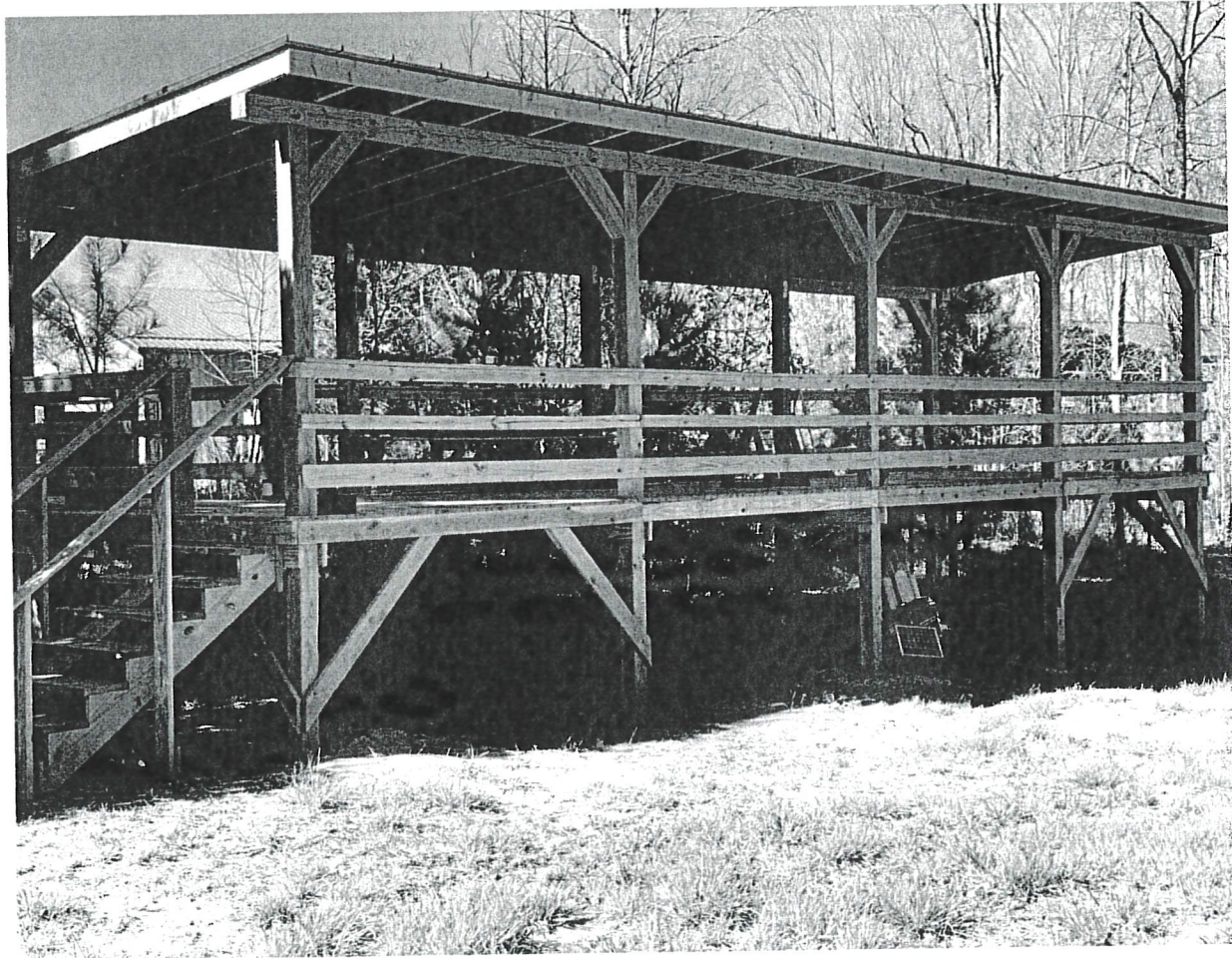


Clay shooting



Bonfires

And Much More...



OVERNIGHT CAMP FACILITIES

DAY CAMP FACILITIES

ACTIVITY CENTER

WORSHIP FACILITY

ENCOUNTER OUTDOOR ACADEMY

The ENCOUNTER Outdoor Academy (EOA) operates nine months of the year, offering field trips for public and private schools. EOA uses the environment to teach and inspire while increasing awareness and stewardship of the outdoors. Our rural setting offers unique ecosystems that students can find in their own backyard or communities. This allows transfer of knowledge to useful application.

With 350 wooded acres as an outdoor classroom, students will participate in 3-5 one hour courses, taking adequate water breaks and lunch break. Our instructors are well-trained and have extensive experience in outdoor education. All instructors have first aid and CPR training.

COURSES INCLUDE



Environmental Education



Forest Ecology



Animal Ecology



Ponds & Streams



Garden Connections



Outdoor Living Skills



Dendrology



Orienteering



Geology



Field Botany



Web of Life



Archery



Low Ropes Course



Canoeing



Fishing



Clay shooting

WHAT TO BRING

- Hangout clothes for camp

- Sunscreen and bug spray
- Camera (not a phone)
- Spending money for snack shack and store
- Sweatshirt for cold evenings
- Close-toed shoes for some activities
- Bathing suit and beach towel
- Bath towel
- Bedding (sheets and blanket or sleeping bag) and pillow
- Messy outfit (that can be thrown out)
- Toiletries
- Medications
- Rain jacket

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WHAT TO BRING

- Hangout clothes for camp
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- Toiletries
- Medications
- Rain jacket



CAMP ENCOUNTER



(<http://www.spirit1st.com.dream.website>)

Photo Gallery





(<http://www.spirit1st.com.dream.website>)

Get In Touch

We would love to hear from you.
Feel free to reach out using the below details.

Address: 2878 Kendelwood Drive Lancaster, SC 29720

Contact: Adam Thomas:

PHONE: 980-721-0474

EMAIL: schedulecamp@spirit1st.com

Name

Email

Message

Send

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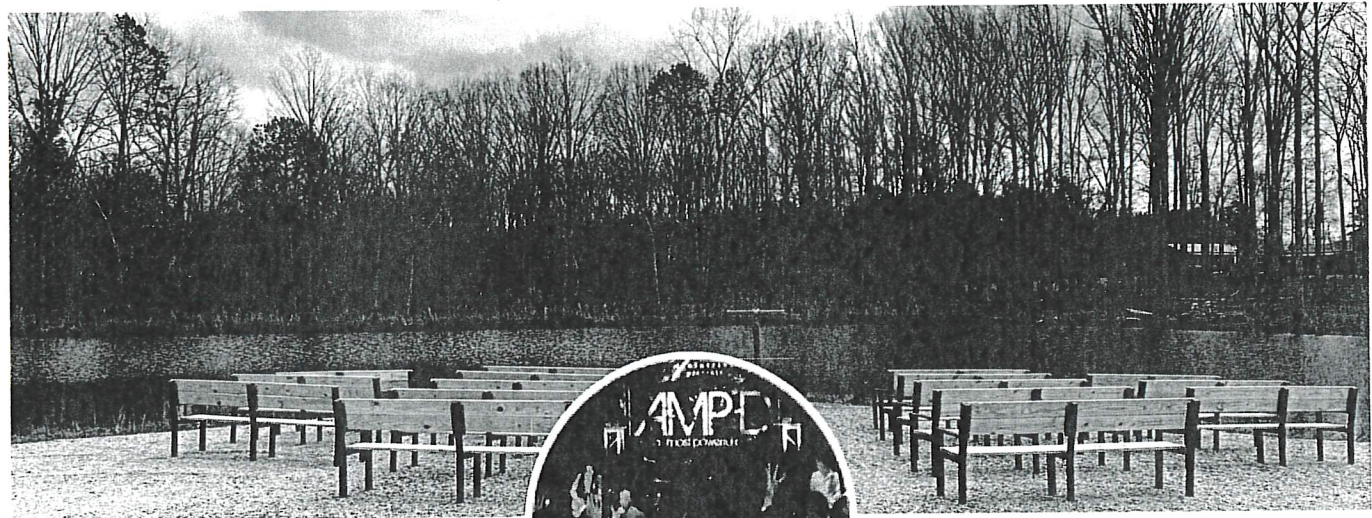
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12



Spirit First (Adam Thomas)

157 friends

Add Friend



Message

Posts

About

Friends

Photos

Videos

Check-ins

More ▾



About

Overview

Work and education

Places lived

Contact and basic info

Family and relationships

Details About Spirit



12



Contact info



No contact info to show

Websites and social links



<http://www.spirit1st.com/>

Website

Basic info



Male

Gender

Friends

All friends

Hometown

Following



12



Sandra Montague



Tony Thomas
Garinger High School

Add Friend

Photos

Spirit's Photos

Albums



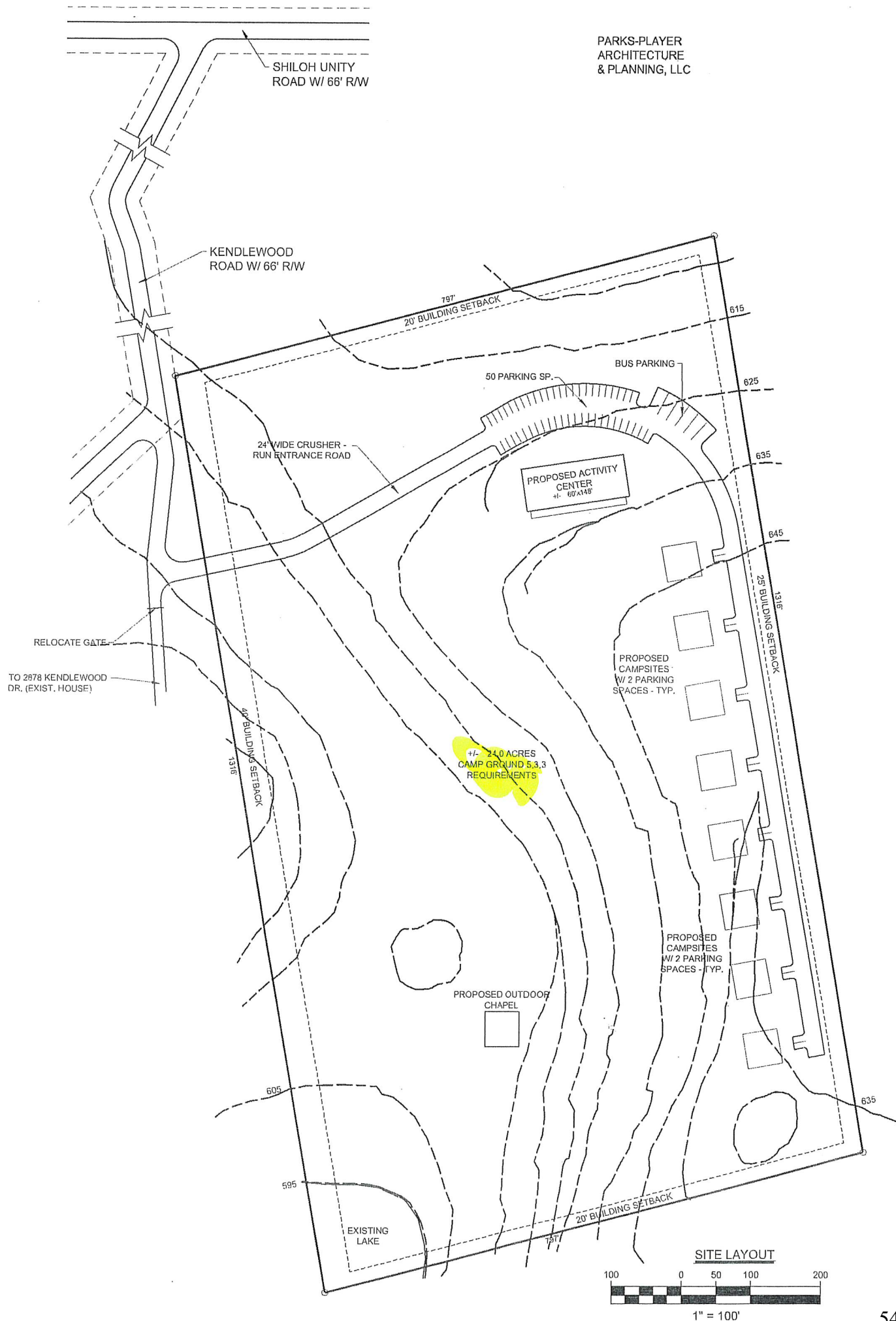
Videos

Spirit's Videos

Check-ins

Recent

No Recent to show







PRELIMINARY MAP

Purpose for Plot: Subdivision of Tax Map No. 0042-00-077.00 to create new parcel

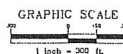
Prepared for:

ARROWHEAD FARM, LLC.

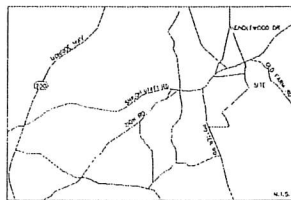
Prepared by:

ROBERT H. LADKEY SURVEYING, INC.

SITE MAP - September 20, 2012
 Jurisdiction - Subdivision of Tax Map No. 0042-00-077.00 (Garfield)
 Located approximately 1.5 miles northwest of the town of Lancaster - Lancaster County - South Carolina
 Reference: D.E. 1473, PG. 182, P.B. 2017, PG. 823
 A portion of this property is located in Road Core A as shown on Road Map #0042-00-077.00 & 0042-00-077.00, dated 5/15/2011.

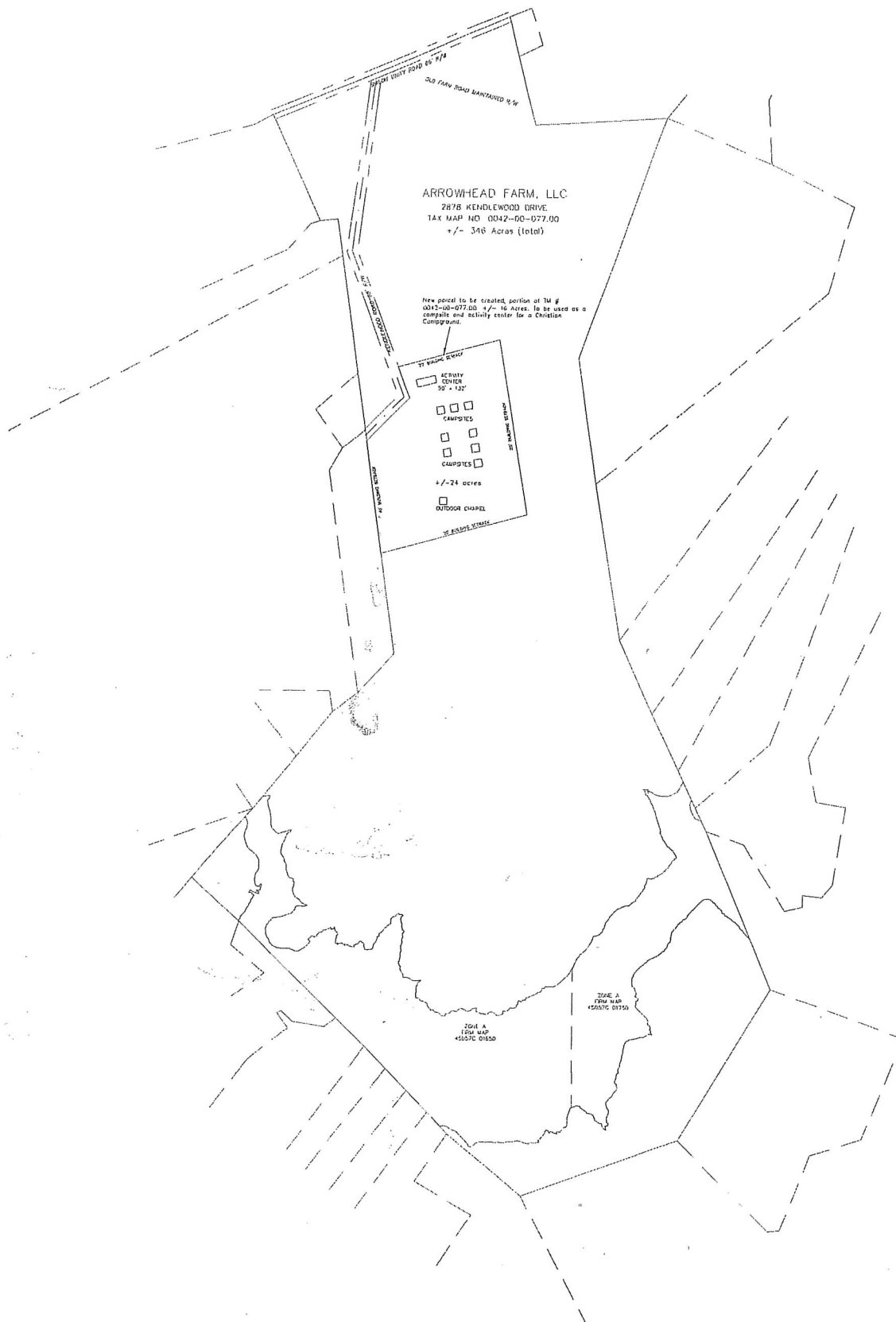


LEGEND:
 Iron Pin Found -
 Iron Pin Set -
 Light Pole -
 Telephone Pedestal -
 Sewer Manhole -
 Storm Drain Box -
 Fire Hydrant -
 Power Pole -
 Colored Point -
 Overhead utility line -



LOCATION MAP





PRELIMINARY MAP

Purpose for Plot: Subdivision of Tax Map No. 0042-00-077.00 to create new parcel

Prepared for:

ARROWHEAD FARM, LLC.

Prepared by:

ROBERT H. LACKEY SURVEYING, INC.

SITE MAP - September 30, 2022

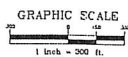
zoning: R8 - Suburban (Front) - 40' ; Side - 20' ; Rear - 30'

Tax Map No. 0042-00-077.00 (portion)

Located approx. 6.5 miles northwest of the Town of Lancaster - Lancaster County - South Carolina

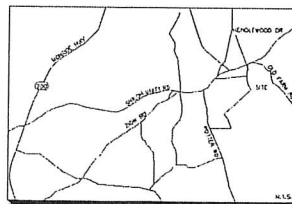
Reference: D.B. 1412, PG. 102; P.B. 2007, PG. 823

A portion of this property is located in Road Zone A, as shown on Road Map 45031C01850 & 45031C01750, dated 6/16/2011.



LEGEND:

Iron Pin Found -
 Iron Pin Set -
 Light Pole -
 Telephone Pedestal -
 Storm Manhole -
 Storm Drain Box -
 Fire Hydrant -
 Power Pole -
 Calculated Point -
 Overhead utility line -



LOCATION MAP



Fieldwork Date: 09/16/22 - PG. 1
Revised Date: 09/16/22 - PG. 1

11
1 = 300

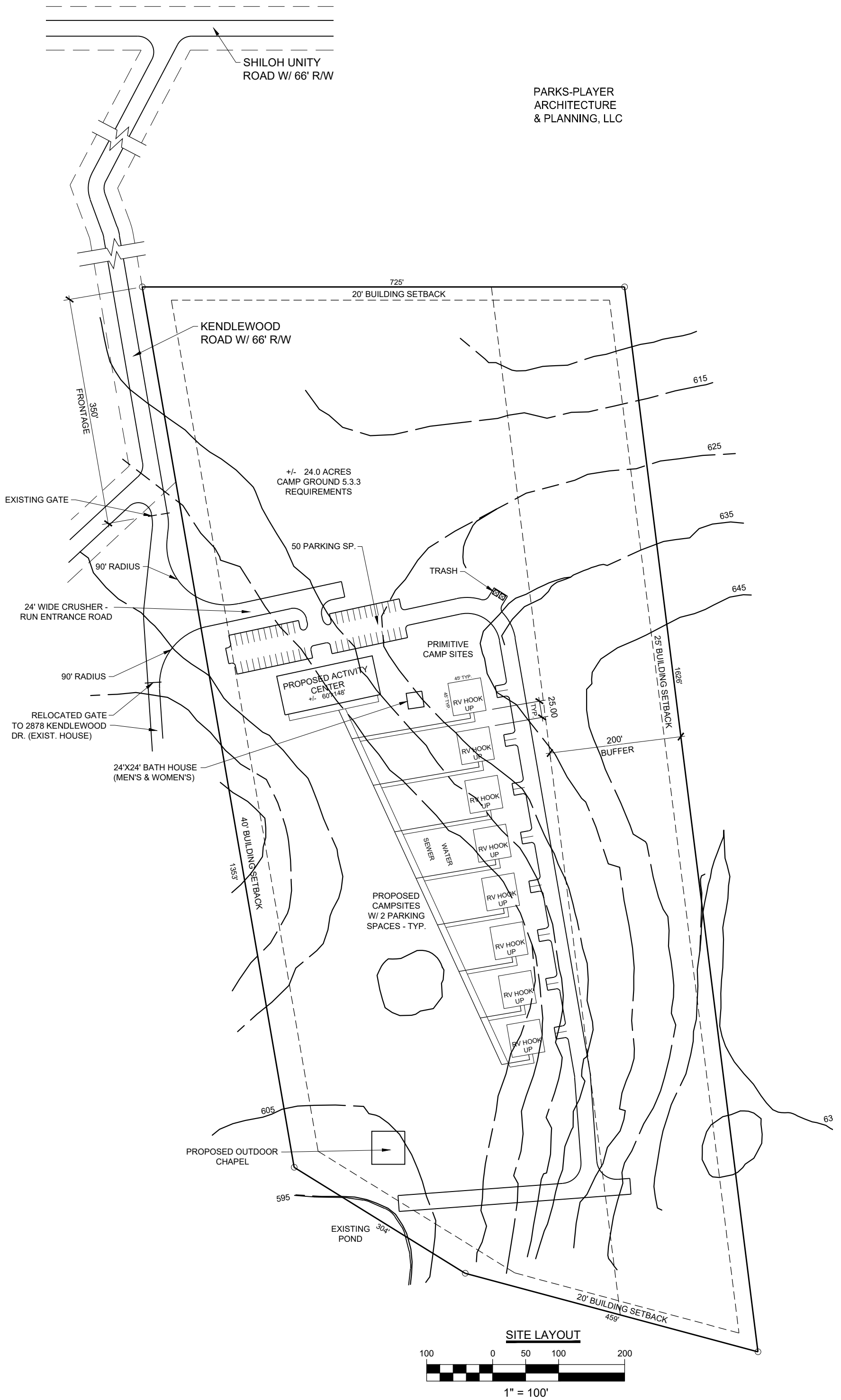
New parcel to be created, portion of TM #
0042-00-077.00. +/- 16 Acres. To be used as a
campsite and activity center for a Christian
Campground.

Parking 17 spaces for 3 people?

10' CONTOURS

ROAD DOES NOT
REFLECT ROAD
OR HOUSE OR ROAD
TO HOUSE??





Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Board of Zoning Appeals

Date Requested to be on Agenda: 6/6/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Amended Staff Report	5/31/2023	Exhibit
Application	4/26/2023	Exhibit
Revised Site Plan	5/30/2023	Exhibit
Location Maps	4/26/2023	Exhibit
Supporting Documents	4/26/2023	Exhibit
Easement Documentation	4/26/2023	Exhibit
Email re Site Plan 12-19 & 12-27-2022	5/30/2023	Exhibit

REQUEST: Special Exception pursuant to Unified Development Ordinance Section 9.2.13, to allow a Campground

PROPERTY LOCATION: 2878 Kendelwood Dr, Lancaster, SC 29720

TAX MAP NUMBER: 0042-00-077.00

ZONING DISTRICT: RR (Rural Residential)

OWNER: Adam Thomas

APPLICANT: David Cox

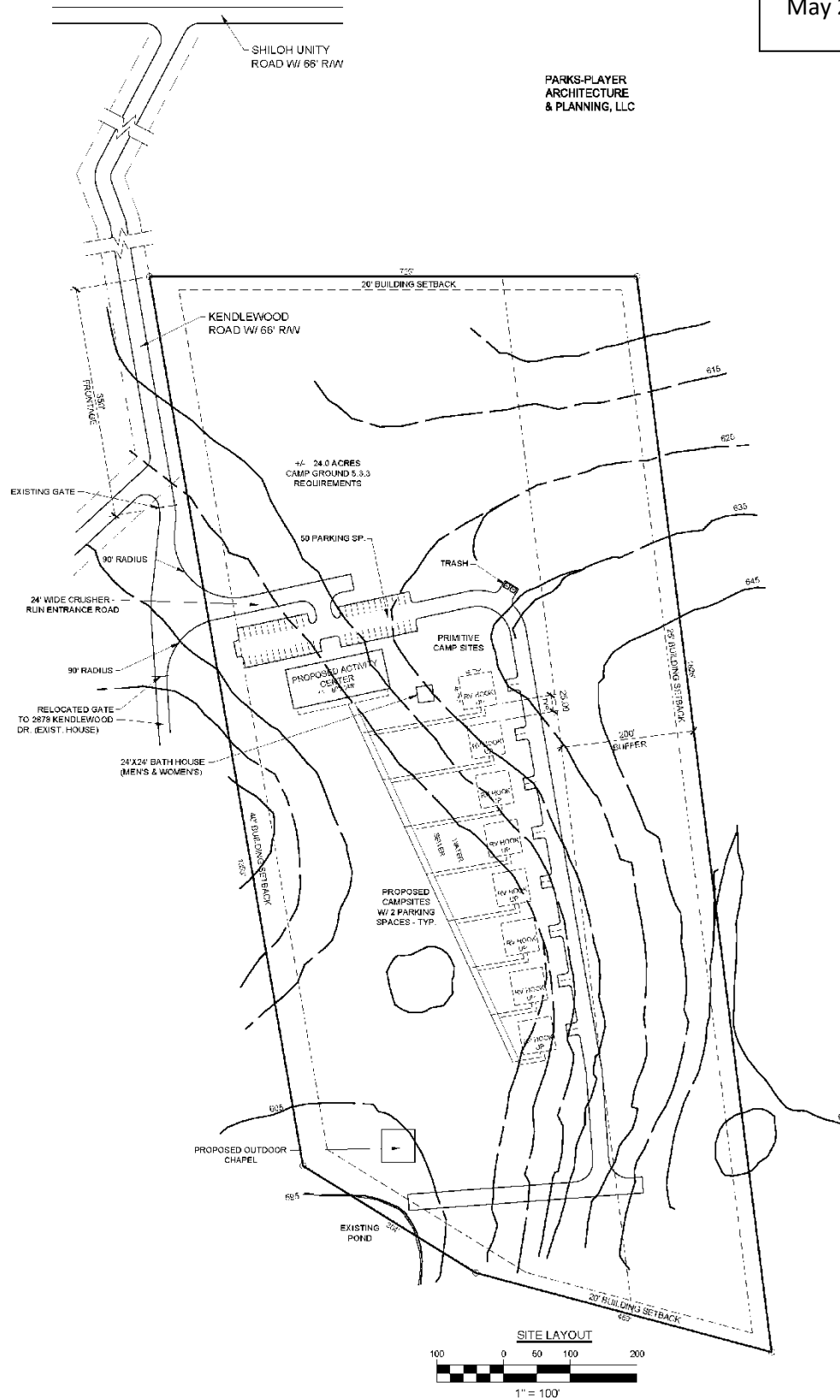
UPDATE:

Since the May 2, 2023 BZA meeting, the applicant has amended the proposed site plan for a campground off Kendelwood Dr. The following chart shows how staff would apply the code to the new site plan.

Sections 5.3.3.B, 5.3.3.D	Requirement	Site Plan
Access – Max Cul-de-Sac Length	1,000 ft	~900 ft
Access – Minim. Turnaround Radius	90 ft	300 ft
Minimum Size	20 acres	24 acres
Minimum Open Space	40% of total property (20 ac * 0.4 = 8 ac)	13 acres
Minimum Street Frontage	350 ft	350 ft
Maximum Density	15 campsites/acre (300 max)	8 RV sites
Minimum Campsite Size - Travel Trailer/RV	900 sq ft	2,025 sq ft
Minimum Campsite Size - Tent	500 sq ft	Open
Minimum Campsite Setback	50 ft from property lines	200 ft+ from proposed lot lines
Minimum Separation between Travel Trailers or Tents	20 ft	25 ft
Maximum Primitive Campsites	25% of the total number of tent campsites	Open
Minimum Water Facilities	1 per 15 campsites	1 per RV campsite
Minimum Sewer Hookups	1 per 15 trailer campsites	1 per RV campsite
Minimum Garbage Containers	1 per 15 campsites	2 receptacles shown
Minimum Service Buildings*	1 per campground	1 bath house
Minimum Service Buildings - per campsite w/o hookup*	1 per 15 campsites	1 bath house for 8 RV sites plus tents
Distance to Service Building	<350 ft	Tent sites – 150 ft
Section 7.2.4, Off Street Parking	1 per room	2 per RV campsite

Updated as of

May 22, 2023



RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:
SECTION 5.3.3, CAMPGROUND [AR, RR, OSP]

- A. Campground Use:** Campground Use: Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.
- B. Access:** No campsite shall be located so as to allow direct vehicular access to a road. A 25- foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.
- C. Registration of Occupants and Guests:** Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:
1. Names of all campsite or trailer occupants (guests).
 2. Make and license number of the travel trailer.
 3. Dates of arrival and departure of travel trailer or occupants of a campsite.

D. Dimensional Standards:

Minimum Size	20 acres
Minimum Open Space ¹	40% of total property
Minimum Street Frontage	350 feet
Maximum Density	15 campsites/acre
Minimum Campsite Size	900 square feet/travel trailer; 500 square feet/tent
Minimum Campsite Setback	50 feet from property lines
Minimum Separation between Travel Trailers or Tents	20 feet
Maximum Primitive Campsites ²	25% of the total number of tent campsites
Minimum Water Facilities	1 per 15 campsites
Minimum Sewer Hook Ups	1 per 15 trailer campsites
Minimum Garbage Containers	1 per 15 campsites
Minimum Service Buildings ³	1 per 15 campsites without individual hook-ups. At least 1 per campground use.

1. Open space areas shall be maintained in a natural state, including trees and open grassed areas. Site amenities, including streams, ponds, other natural areas, and open play areas are encouraged and may be included in the required percentage. Outdoor play facilities may also be counted in required percentage.

2. Primitive tent campsites are those campsites without electrical, water, or sewer hook-ups.

3. Service buildings must include lighted public restrooms and shower facilities. Such buildings shall be located no more than 350 feet to any primitive tent campsite. Such service buildings shall be maintained in a clean and sanitary condition and in good repair at all times.

UDO CITATIONS (CONTINUED):

SECTION 2.4, DISTRICT DEVELOPMENT STANDARDS

SECTION 2.5.3, USE TABLE

STANDARD	Rural Residential (RR)
1. DEVELOPMENT STANDARDS	
A. District/Development Area (min)	n/a
B. Development/District Exterior Setback/Buffer	n/a
C. Density (max)	1 unit/acre
D. Open Space (min)	Exempt
E. Park Space (min)	Exempt
F. Building Floor Area (max)	n/a
G. Development Floor Area (max)	n/a
2. LOT STANDARDS	
A. Lot Area (min)	1.0 acre
B. Lot Width at Front Setback (min)	130 ft
C. Pervious Surface (min)	50%
3. PRINCIPAL BUILDING	
A. Principal Front Setback (min)	40 ft
B. Street Side/Secondary Front Setback (min) Corner	20 ft
C. Side (from adjacent lot) Setback (min)	20 ft
D. Rear Setback (min)	25 ft
E. Other Standards	n/a
4. ACCESSORY STRUCTURE	
A. Side Setback	5 ft
B. Rear Setback	5 ft
C. Other Standards	See Below (1, 2)
5. PARKING CONFIGURATION	
A. Parking Location per Section 7.2	See Chart 7.2.3
B. Parking in Exterior Setback	n/a
6. BUILDING HEIGHT	
A. Principal Building (max)	35 ft
B. Accessory Structure (max)	35 ft
C. Additional Height Permitted with Additional Setback	n/a

B. LODGING	RR	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	5.3.1
Boarding or Rooming House	-	5.3.2
Campground	SE	5.3.3
Dormitory	-	
Fraternity/Sorority House	-	
Hotel/Motel	-	

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.

1. Accessory structures over 600 sf must comply with principal setback requirement.
2. No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.
3. Manufactured/Mobile Home Parks have additional standards that apply to each designated manufactured/mobile home space as required in Chapter 5.
4. For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.

UDO CITATIONS (CONTINUED):**SECTION 7.1.5.A.1, REQUIRED YARDS BY DISTRICT:**

1. **Required Yards by District:** Buffer yards shall be required in accordance with the table below, and the buffer yard types defined Section 7.1.5.B.

		Adjacent Zoning District					
		AR, RR, RM, OSP, MH, LDR, MDR, HDR	UR, RMX, INS	NC, GB	MX, IMX, PB, NB, GB	RB	LI, HI, M
District of Proposed Development	AR, RR, RN, OSP, MH, LDR, MDR, HDR	X	X	X	X	C*	C*
	UR, RMX, INS**	A	X	X	X	X	X
	NB, GB**	B	A	X	X	X	X
	MX, IMX, PB, NB, GB	A	A	X	X	X	X
	RB	C	C	B	A	X	X
	LI, HI, M	C	C	C	C	B	X
	* Only required where adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property ** Only multifamily and non-residential uses shall provide buffers between adjacent single family uses in detached homes						X = No Buffer Required

SECTION 7.2.4, OFF-STREET PARKING AND LOADING REQUIREMENTS**A. Parking Requirements By Use Table**

If required, permanent off-street parking (including on-street parking and bicycle parking in accordance with the requirements below) shall be provided at the time of erection, alteration, enlargement, establishment, or change of use of any building or open use of land which requires additional off-street parking.

The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator.

Use Category	Minimum Required Auto Spaces
Lodging – All Uses	1 per room

SECTION 10.3, DEFINITIONS, USE TYPE

CAMPGROUND A lot, tract, or parcel of land upon which campsites for trailers, tents, or RV's are permitted for the purpose of temporary habitation for the travelling or vacationing public.

RELEVANT INFORMATION FROM PREVIOUS REPORT:

The subject property is approximately 335 acres in size and is located on the south side of Shiloh Unity Road with access to Kendelwood Dr (off Potter Rd). The property contains a single-family residence, ponds, and a portion of the watercourse known as North Prong Cane Creek.

The applicant states in the application that the use is proposed as a “Christian youth retreat campground,” and the accompanying project description indicates that the applicant is limiting the use area to approximately ~~20~~ 24 of the 335 acres. “Overnight campers/visitors will utilize RVs and/or primitive camping tents” is also mentioned in the plan.

The project description includes the applicant’s vision that the site will include uses not restricted to youth, including couples retreats and team building events.

The 20-acre site has not been divided from the parent tract.

Summary of Adjacent Zoning and Uses

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	RR	Residential
South	Lancaster County	RR	Residential/Campbell Lake
East	Lancaster County	RR	Vacant
West	Lancaster County	LDR	Residential

SECTION 9.2.13.B.5, FINDINGS OF FACT

1. **Findings of Fact:** *In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted), the Board of Zoning Appeals must find the following:*
 - a. *That the proposed special exception conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site;*
 - b. *That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;*
 - c. *That adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use;*
 - d. *That the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;*
 - e. *That the establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district;*
 - f. *That the establishment, maintenance and/or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare; and*
 - g. *That the establishment will be operated in compliance with all local, state and federal laws and will not become a nuisance by creating criminal activity or public disturbance.*
-

STAFF ANALYSIS:

Is the use allowed? **In part.** Pursuant to UDO Section 2.5.3, within the RR District, a Campground is a permissible use subject to approval of a Special Exception permit by the Board of Zoning Appeals (BZA).

The project description addresses that the site will “*in addition to overnight camps, we will offer Parent/Child outings, couples retreats, day camps and tinkering academies that teach life skills....Churches, schools, corporations, recreation leagues, and other organizations are constantly looking for opportunities*

... to host team bonding events.” This description may be more suited to a conference center, community facility, event venue, or place of assembly – each of which has a separate use listing in the UDO’s use table, and some of which are allowed in the RR District:

USE TYPES	RURAL				
E. CIVIC	AR	RR	RN	RUB	MH
Cemetery	PR	PR	PR	PR	-
Conference/Convention Center	-	-	-	-	-
Cultural or Community Facility	-	-	-	P	-
Event Venue/Banquet Hall	P	P	PR	PR	-
Places of Assembly	PR	PR	PR	PR	CU
Private Recreation Facilities	-	-	-	PR	-
Public Recreation Facilities	PR	PR	PR	PR	PR
Public Safety Station	P	P	P	P	-
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-

Does the use meet the definition? In part. Pursuant to UDO Section 10.3, the definition of Campground states that the use is for “temporary habitation for the travelling or vacationing public.” While the campground description implies that the stays will be short term, currently no formal rules or covenants have been submitted detailing the maximum length of stay allowed at this facility.

As stated, the other uses may be better described as one of the Civic use types in Section 2.5.3.E.

Are there specific requirements for the use? Yes. Pursuant to UDO Section 5.3.3, campgrounds must meet the definition of the use, have adequate access, have a process to register occupants and/or guests, and the site must meet specific dimensional requirements.

See page 1 for the staff site plan review chart.

DISCUSSION

Regarding whether the plan meets the UDO requirements, staff’s review of the amended site plan indicates that many of the criteria have been addressed. Additionally, staff will anticipate completion of the following:

1. The survey must show all structures in and out of the proposed property boundary, and the proposed property boundary may not bisect any existing structures on site.
2. The site plan and survey must show the same information.
3. The property must be approved for subdivision, and meet all requirements of such.
4. The site plan must meet all conditions of Section 5.3.3 of the UDO.
5. A utility plan is provided for the site, including the locations of fire hydrants, water lines, and sewer facilities.
6. An operations plan is provided, showing the following at minimum:
 - a. The overall maximum length of stay is 30 days (Section 2.5.1.A – short term human habitation is “less than a month’s duration.”).
 - b. The procedures to comply with Section 5.3.3.C (Registration of Occupants and Guests).
 - c. Cleaning schedule for service buildings (Section 5.3.3.D.3).

-
7. An access road plan that is, at minimum, a “smooth, all weather, well-drained surface, free of objectionable dust” (Section 5.3.3.B) is presented to and approved by the Fire Marshal and Public Works.
 8. TRC comments must be addressed.

Comments from Technical Review follow below.

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS:

County Engineer

We realize this is for the Special Exception for the Board of Zoning Appeals. We have prepared preliminary comments as we would on a Sketch Plan to make the owner aware of any general concerns we have. The one-page Conceptual Site Plan does not provide adequate detail to formally comment, but the following are general items of note from the information given. These comments continue from the previous site plan:

- It appears that the 24+/- new parcel has the existing barn/residence at 2878 Kendlewood within its area.
- There is a pond on site that is not depicted on the site layout sheet. This does not seem safe or efficient.
- The contours provide do not align with what our GIS data shows of this area as well.
- The location of the campsites and the proposed activity center does not match on the two plan views provided.
- Are the campsites raised areas, pervious, impervious, or cabins? We need more information to fully make an informed judgement of this.
- A Traffic Impact Analysis (TIA) may be required for this project. If more than 50 peak hour trips are generated a TIA will be required.
- Off-site road and or intersection improvements may be required. If there are other projects planned for this site the cumulative trip generation for all development may trigger a TIA later.
- SCDOT encroachment permit will be needed for the proposed driveway access off of Kendlewood Road.
- SCDHEC will regulate the Stormwater in this area, but we will review perform a review and provide comments as needed.

Fire Marshal

This is a preliminary review, a more detailed review will be done at civil submission.

1. Proposed Activity Building, chapel and all RV camping sites must be within 500 feet of a fire hydrant or other approved water source.
2. Fire apparatus access roads longer than 150 feet in length must have an approved turnaround. See IFC appendix D for examples.
3. Fire apparatus access road must reach within 150 feet of all sides of all buildings.

Lancaster Soil and Water Conservation District (email attached)

"This property is on the upper end of one of our high hazard flood control lakes. ... Our easement allows for us to maintain the property since it was made to hold runoff water to protect the City of Lancaster from flooding.

"The drainage area/ watershed for the lake is 5,210 acres so any new developments in this watershed could cause runoff that would cause this lake to fill up faster and flow into the spillway. The upper end of this lake is made to also fill up with sediment over time. This will also cause the flood area to change over time on the property."

RECOMMENDATION:

The BZA has seven specific Findings of Fact, as set forth in UDO Section 9.2.13.B.5, that they must determine the development proposal meets. Staff has provided information to help the Board determine if the application conforms to the Findings of Fact.

If the BZA finds that the application is in keeping with the Findings of Fact, the BZA should approve the special exception. Staff will complete final review of the site plan and technical application of regulations.

If the BZA feels that additional requirements should be applied to the special exception, they should be included in the motion with clear indication of how the requirements will be measured, so that staff may adequately review the permit to ensure compliance.

ATTACHMENTS:

1. Special Exception Application
2. Location / Zoning Maps
3. Proposed Plan as amended May 22, 2023
4. Additional information from the applicant
5. Email and easement documentation from the Lancaster County Soil and Water Conservation District

STAFF CONTACT:

Allison Hardin, Interim Planning Director
ahardin@lancastersc.net | 803-416-9422

Lancaster County

South Carolina

BOARD OF ZONING APPEALS SPECIAL EXCEPTION APPLICATION

IF YOU REQUIRE ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT THE PLANNING DEPARTMENT AT 803-285-6005. THE COMPLETED APPLICATION, THE APPLICATION FEE OF \$400.00, AND ALL SUPPORTING MATERIALS ARE REQUIRED TO BE SUBMITTED.

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

PROPERTY INFORMATION:

TAX MAP NUMBER: 0042-00-077.00
STREET ADDRESS: 2878 Kendelwood Drive
CITY/STATE/ZIP CODE: LANCASTER, SC 29720
LOT DIMENSIONS/ LOT AREA: ± 354 PLAT BOOK/PAGE: 2007 / D.B. 1473 PG 182 P.B. 2007
CURRENT ZONING CLASSIFICATION: RR - Rural Residential PG 823

PROPERTY OWNER OF RECORD:

NAME: Adam Thomas
ADDRESS: 6010 Bluebird Hill Lane
CITY/STATE/ZIP CODE: MATTHEWS, NC 28104 TELEPHONE: 980 721 0474
EMAIL ADDRESS: ADAMTHOMAS@CAROLINA.RR.COM
SIGNATURE OF OWNER/ DATE: [Signature] 11/4/2022

I HAVE APPOINTED THE INDIVIDUAL OR FIRM LISTED BELOW AS MY REPRESENTATIVE IN CONJUNCTION WITH THIS MATTER RELATED TO THE BOARD OF ZONING APPEALS.

AGENT OF OWNER:

NAME: DAVID A. COX
ADDRESS: 569 Winy Waters Dr.
CITY/STATE/ZIP CODE: Greent Hills 29055 TELEPHONE: 803-504-3530
EMAIL ADDRESS: clmcox@compuserve.net
SIGNATURE OF AGENT/ DATE: [Signature] 11/12/2022
SIGNATURE OF OWNER/ DATE: [Signature] 11/4/2022

Updated June 2022

SPECIAL EXCEPTION APPLICATION

DATE FILED: _____ APPLICATION NO. _____

1. APPLICANT HEREBY APPEALS TO THE BOARD OF ZONING APPEALS FOR A SPECIAL EXCEPTION FOR USE OF THE PROPERTY DESCRIBED IN THE NOTICE OF APPEALS (FORM 1) AS:
- Christian Youth Retreat Campground

WHICH IS A PERMITTED SPECIAL EXCEPTION UNDER THE DISTRICT REGULATION IN SECTION 2.5.3 and 5.3.3 OF THE UNIFIED DEVELOPMENT ORDINANCE.

2. APPLICANT WILL MEET THE STANDARDS IN SECTION 5.33 OF THE ZONING ORDINANCE WHICH ARE APPLICABLE TO THE PROPOSED SPECIAL EXCEPTION IN THE FOLLOWING MANNER:
- see attached: Shows how the Project
complies with the Ordinance.

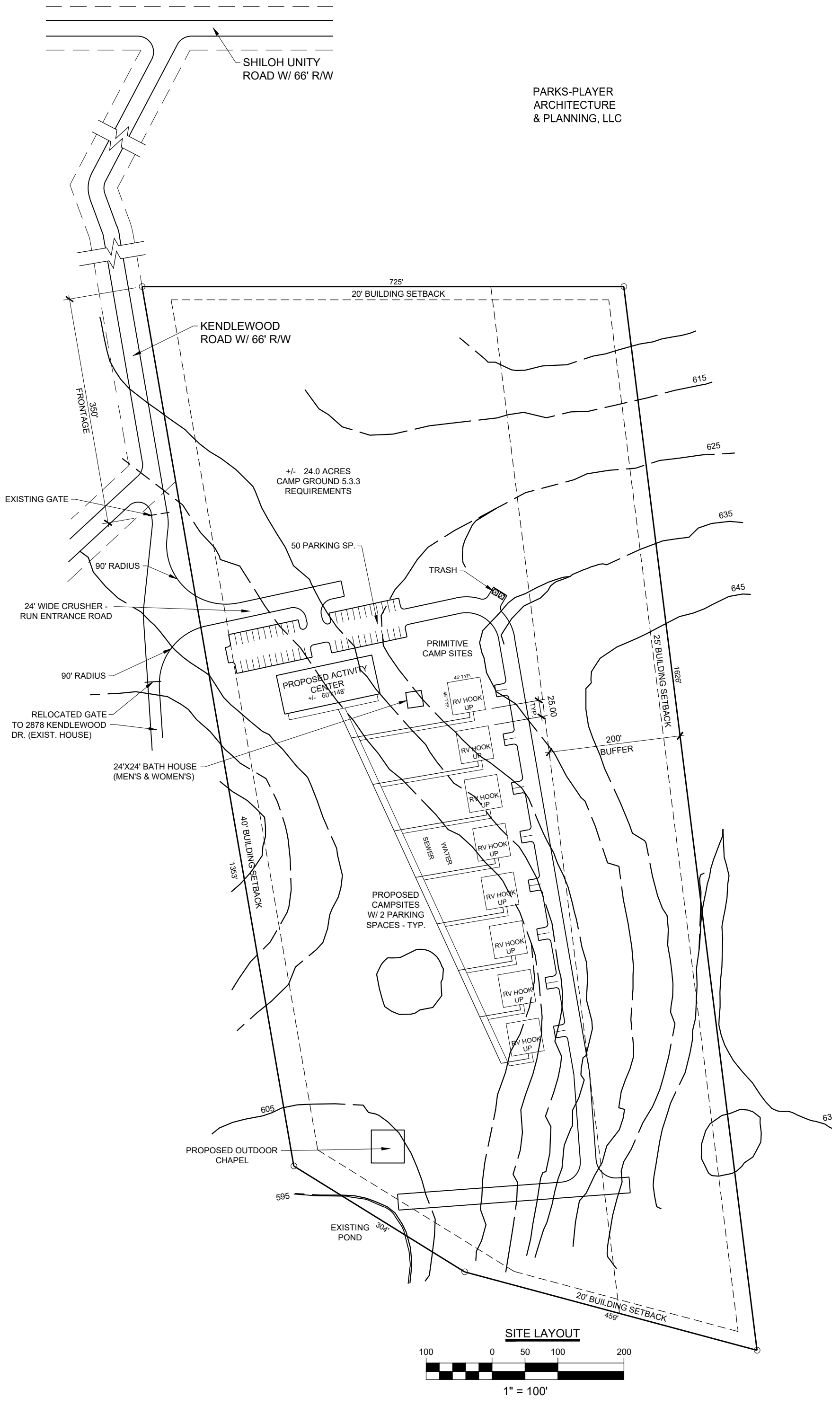
3. APPLICANT SUGGESTS THAT THE FOLLOWING CONDITIONS BE IMPOSED TO MEET THE STANDARDS IN THE ZONING ORDINANCE:
- No conditions recommended in addition to the
requirements listed in the Zoning Ordinance.

4. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A SITE PLAN OR SKETCH PLAN MUST BE SUBMITTED)

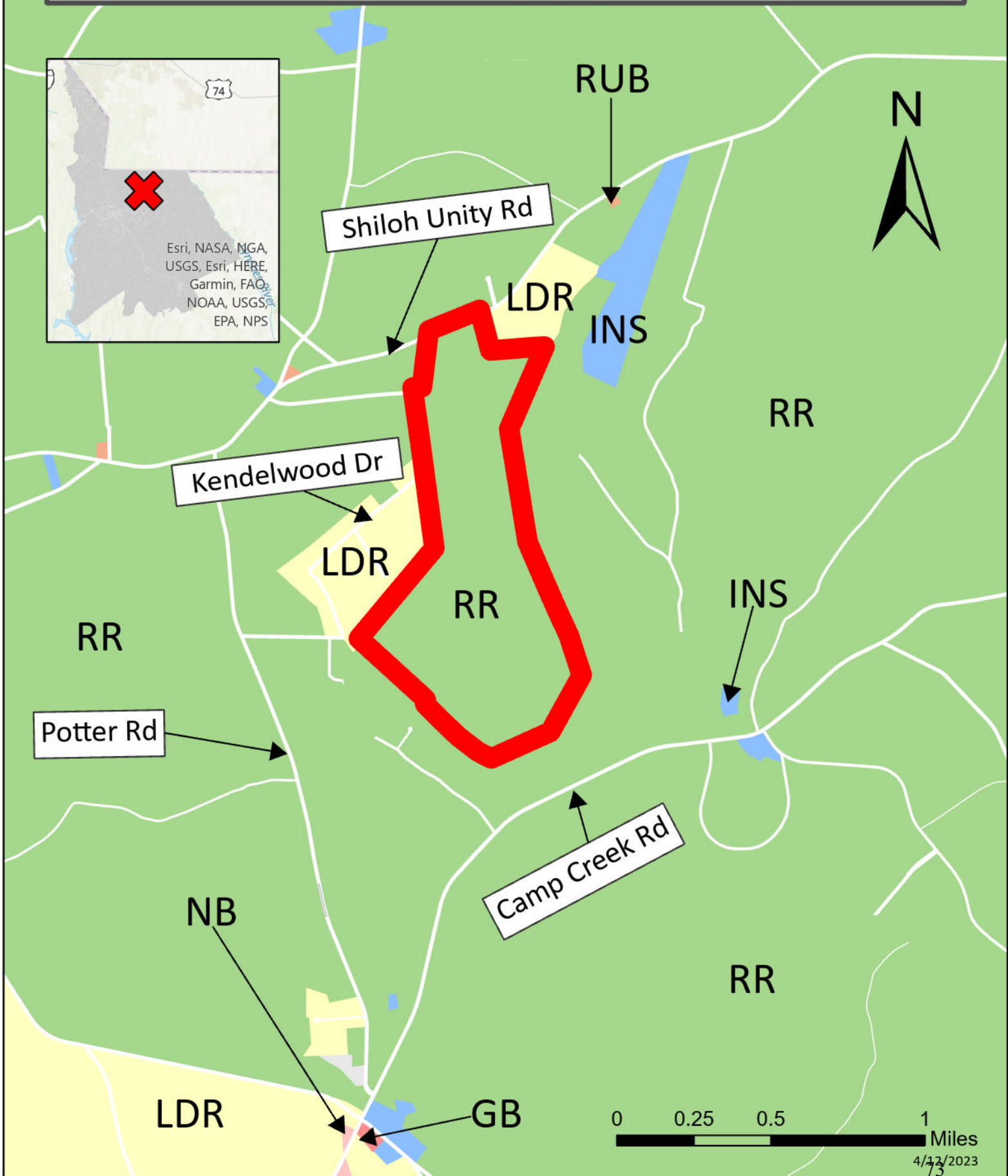
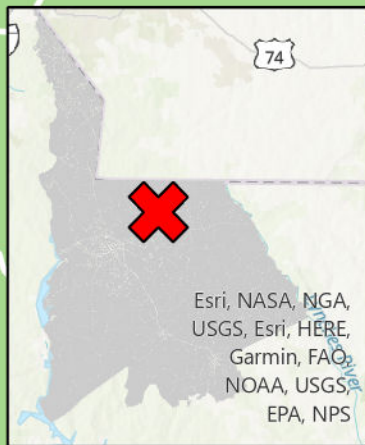
- (1) PROJECT Description
(2) Worcester County Zoning Ordinance 2.5.3
(3) use Table and Section 5.3.3 Campground
Plot Boundary Plan. (Preliminary, Design, layout)

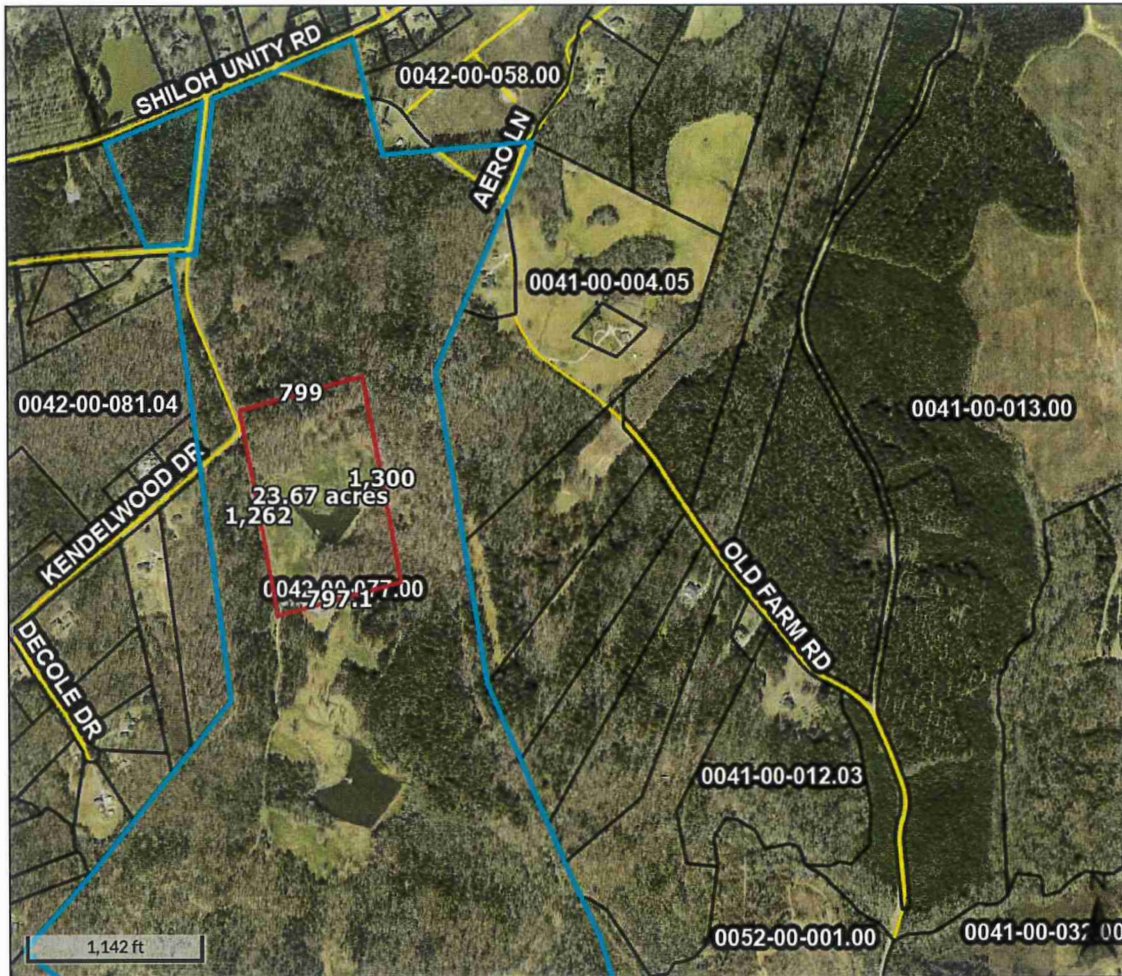
Date: 11/4/2022

Applicant Signature: _____

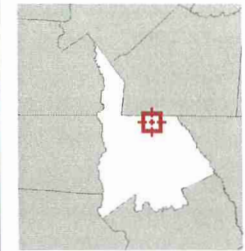


SE 20230595 - Cox Campground





Overview



Legend

- Parcels
- Roads
- 10 Foot Contours

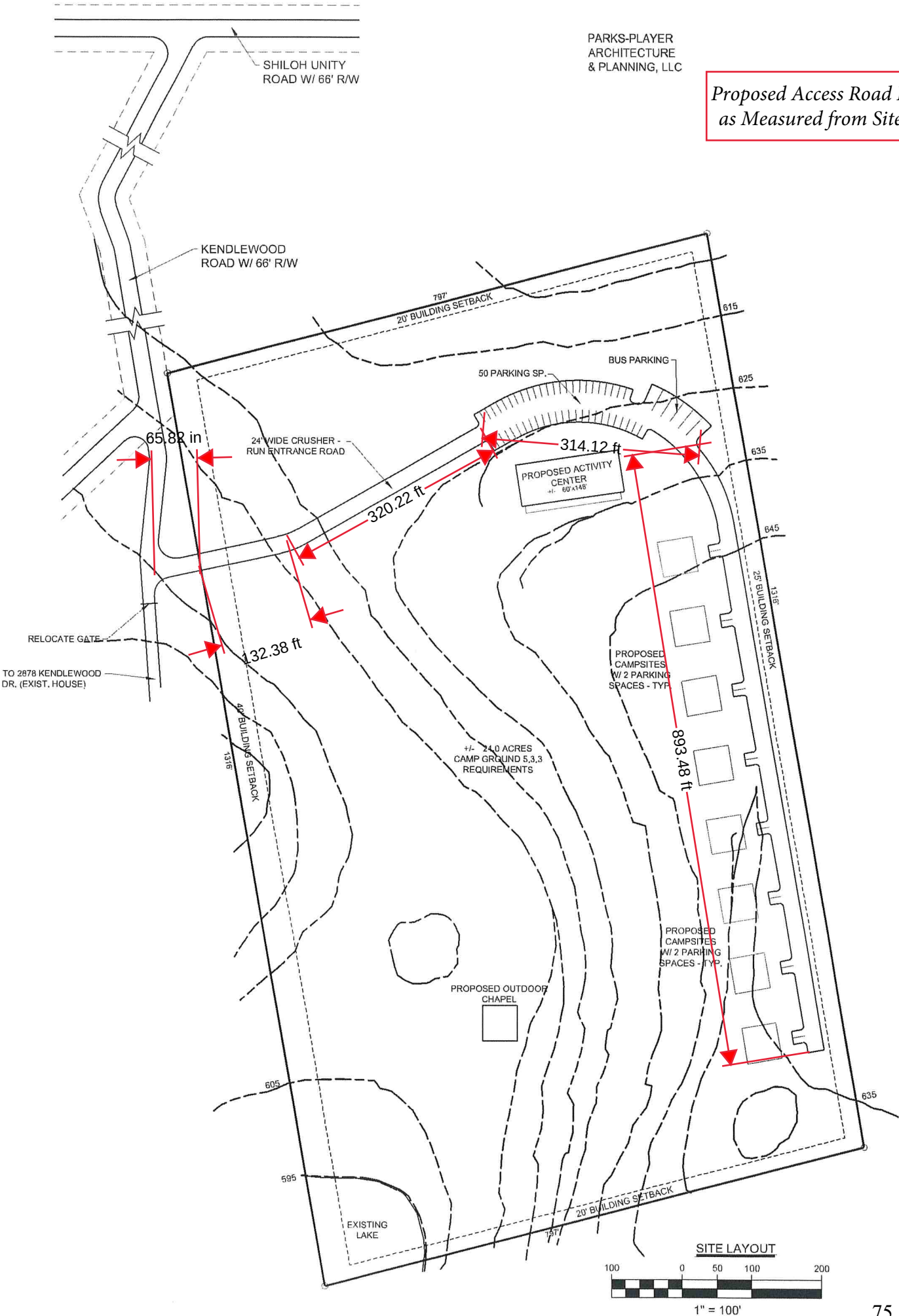
Parcel ID	0042-00-077.00	Owner	THOMAS ADAM	Last 2 Sales			
Class	Non Qualified		ROSS	Date	Price	Reason	Qual
Code	Residential		6010 BLUEBIRD HILL	9/22/2021	\$2800000	TRUE SALE	Q
Taxing	County		LANE	3/5/2012	\$750000	SOLD DOES NOT MATCH	Q
District	LANCASTER		MATTHEWS, NC			APPRAISAL RECORD	
Land Size	354.62	ACRES	28104				
		Physical Address	2878				
		Assessed Value	KENDELWOOD DR				
			Value \$1726				

(Note: Not to be used on legal documents)

Date created: 4/20/2023
Last Data Uploaded: 4/20/2023 6:30:00 AM

Developed by  **Schneider**
GEOSPATIAL

*Proposed Access Road Length
as Measured from Site Plan*





I. Executive Summary

Spirit 1st Ministries (S1M), a South Carolina based (501c3) non-profit, is developing ministry opportunities that will be housed in Lancaster, SC. ENCOUNTER is a religious based Christian, cross-denominational ministry that will provide opportunities for children, youth, college students and adults to *encounter* creation, *encounter* fellowship with one another and *encounter* their Creator.

ENCOUNTER will focus on missions and educational programming that span all age groups using a rural setting that offers many ministry opportunities.

Camp ENCOUNTER will use approximately 20 acres, on the parcel of 2878 Kendelwood Drive, Lancaster, SC 29720. The total lot size is 335 acres. The large parcel is remote so that there will be minimal impact to neighbors. S1M will upfit the portion of the parcel with utilities, activity center, campsites and ancillary structures, as identified in the ordinance to offer a Spirit led ministry. Overnight campers/visitors will utilize RVs and/or primitive camping tents.

Currently, Lancaster requires a Special Exception to the current RR zoning. The application for the Special Exception is attached.

II. General Ministry Description

Mission Statement: ENCOUNTER will provide a positive, energetic environment for the community and individuals across age groups to develop life-skills and personal reflection through dedicated time involved in outdoor activities, missions and ministry.

Ministry Goals and Objectives: To know Christ and make Him known. We believe that God is first, people are second and we are third. Our focus is for everyone we come in contact with to encounter Christ on a personal level.

Camp ENCOUNTER is a year-round campground ministry that will focus on improving the development of the mind, body, and soul for all ages, as supported in Deuteronomy 6:5. ENCOUNTER will host educational field trip opportunities for students of area schools. ENCOUNTER will offer youth camps for children and youth groups chaperoned by adults. We will target youth groups and athletic teams. Camp scholarships will be awarded to underprivileged and less fortunate children. In addition to overnight camps, we will offer Parent/Child outings, couples retreats, day camps and tinkering academies that teach life skills to be successful in the outdoors. These skills may include operating tools, sharpening blades, fishing and basic farming. Churches, schools, corporations, recreation leagues, and other organizations are constantly looking for opportunities for their children to participate in activities and locations to host team bonding events. There are currently no facilities in Southwestern Union County and Lancaster County that are able to accommodate this demand.

Spirit 1st Ministries requests approval of the Special Exception Application so that we can move forward with infrastructure and campsite development. Thank you for your consideration. We look forward to working with the community to *encounter* nature as it was created and intended.



OCTOBER 24, 2021

Owner and Construction Manager and Contractor Agreement

ADAM THOMAS /SPIRIT 1ST MINISTRIES

D.C. DEVELOPMENT & CONSTRUCTION LLC

9789 CHARLOTTE HWY.

AND

569 LIVING WATER DR.

INDIAN LAND, S.C. 29707,

GREAT FALLS, 29055S.C. 29055

THIS AGREEMENT IS BETWEEN BOTH PARTIES THAT D.C. DEVELOPMENT & CONSTRUCTION LLC(DC) WILL CONSTRUCTION MANAGER AND THE CONSTRUCTION OF THE NEW CHURCH BUILDINGS ON THE PROPERTY AS SHOWN ON BOUNDARY SURVEY FOR W.A. DAVIS ESTATE.

DC WILL PRODUCE THE BUILDINGS FOR SPIRIT 1ST MINISTRIES FOR THE ~~SUM OF 10% OVERHEAD & 10% PROFIT (108,10)~~

THIS IS A STANDARD AGREEMENT THAT WILL FOLLOW THE GUIDELINES OF THE DESIGN BUILD AIA CONTRACT AND GENERAL CONDITIONS OF CONSTRUCTION.

BOTH PARTIES AGREE THAT SPIRIT 1ST MINISTRIES HAS A LONG-TERM LAND LEASE OF THE PROPERTY AS SHOWN ON THE BOUNDARY SURVEY FOR W.A. DAVIS ESTATE.

SPIRIT 1ST MINISTRIES IS IN GOOD STANDINGS WITH THE INTERNAL REVENUE SERVICE (IRS) AS A 501(c) 3.

ALL IMPROVEMENTS TO THE PROPERTY WILL BE UNDER THE GUIDELINES OF THE SPIRIT 1ST MINISTRIES IRS (DECEMBER 05, 2017), NON-PROFIT 501 (c) 3. FOR A CHURCH.

ADAM THOMAS

DATE

10/24/2021

DAVID COX

10/24/2021



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com
INSURED D C Development and Construction 1491 Kershaw Camden Hwy Lancaster, SC 29720	INSURER(S) AFFORDING COVERAGE INSURER A: Next Insurance US Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 16285

COVERAGES

CERTIFICATE NUMBER: 130173471

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		NXTL0WW1ZY-01-GL	03/27/2022	03/27/2023	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMP/OP AGG \$2,000,000.00 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ ☐						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ☐ Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions	X		NXTL0WW1ZY-01-GL	03/27/2022	03/27/2023	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is ENCOUNTER. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the Insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

ENCOUNTER
SPIRIT 1ST MINISTRIES
8 Kendlewood Dr
Lancaster, SC 29720

LIVE CERTIFICATE

Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 05 2017

SPIRIT 1ST MINISTRIES
9789 CHARLOTTE HWY STE 400-266
INDIAN LAND, SC 29707

Employer Identification Number:
82-1778174
DLN:
17053228317027
Contact Person:
GLENN W COLLINS ID# 31392
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
June 5, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

SPIRIT 1ST MINISTRIES

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

LANCASTER COUNTY, SC	
2021019383	DEED
RECORDING FEES	\$15.00
STATE TAX	\$7280.00
COUNTY TAX	\$3080.00
PRESENTED & RECORDED	
09-23-2021	10:34:04 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: PAM FAULKENBERRY	
BK:DEED 1473	PG:182-185

LANCASTER COUNTY ASSESSOR

Tax Map:

0042 00 077 00

**RECORDED THIS 23rd DAY
OF SEPTEMBER, 2021
IN BOOK 00 PAGE 00**

Augusta C. Mungin

Auditor, Lancaster County, SC

LUTZEL, GANDY AND BROADWAY, PLLC
ATTORNEYS AND COUNSELORS AT LAW
3440 TORINGDON WAY, SUITE 308
CHARLOTTE, NC 28277

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF Lancaster

KNOW ALL MEN BY THESE PRESENTS, That Arrowhead Farm, LLC, a North Carolina limited liability company in consideration of the sum of Two Million Eight Hundred Thousand and No/100 Dollars (\$2,800,000.00) to it in hand paid at and before the sealing of these presents by ARROWHEAD FARM, LLC, (the receipt whereof is hereby acknowledged) has/have granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto *At* the said ADAM ROSS THOMAS, his heirs/successors and assigns, the following described property, to wit:

See Exhibit "A"

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, which said restrictions, if any, are not intended to be reimposed hereby.

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

Property Address: 2878 Kendlewood Drive; Lancaster, SC 29720

TAX MAP NUMBER: 0042-00-077.00

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said, ADAM ROSS THOMAS his heirs/successors and assigns forever.

And the said Arrowhead Farm, LLC does/do hereby bind itself and it's successors and/or assigns, to warrant and forever defend all and singular the said premises unto the said ADAM ROSS THOMAS his successors and/or assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Arrowhead Farm, LLC has caused these presents to be executed this 22nd day of SEPTEMBER, in the year of our Lord Two Thousand Twenty (2021).

*SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:*

ARROWHEAD FARM, LLC, a North Carolina
Limited liability company

BY: 
DAVID L. BROXTON, JR., AS MANAGER

Property & Grantee's Address:

2878 KENDLEWOOD DRIVE

LANCASTER, SC 29720

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Witness:

Ashley N. Brown

Witness:

Tina P. Broadway

STATE OF NORTH CAROLINA

)

COUNTY OF MECKLENBURG

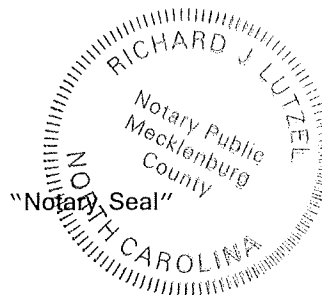
)

PERSONALLY APPEARED before me the undersigned witness, who, in oath, says that (s)he saw the within named, DAVID L. BROXTON, JR., as Manger for ARROWHEAD FARMS, LLC sign the within document, and the said Corporation, by said officer, seal the said Deed, and, as its act and deed delivery the same, and that (s)he along with Tina P. Broadway, witnessed the execution thereof.

Witness

SWORN to before me this 22nd
day of SEPTEMBER, A.D. 2021.

Notary Public: Richard J. Lutz



Notary Public for State of North Carolina
Commission Expires: 06-22-26

Exhibit "A"

BEING all that certain piece, parcel or tract of land together with any and all improvements located thereon lying, being and situated in Gills Creek Township, Lancaster County, South Carolina, and fronting on Shiloh Unity Road, containing 354.62 acres, more or less, and being more particularly shown and described on plat of survey entitled "Boundary Survey for W.A. Davis Estate" made by Pittman Professional Land Surveying, dated May 24, 2007 and recorded as Plat No. 2007-823 and revised on plat of survey entitled "Arrowhead Farm LLC" made by Enfinger & Associates Professional Land Surveyors, dated September 05, 2021 and recorded in Plat Book 2021 at Page 633 on September 10, 2021 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof having such metes and bounds, coursed and distance as reference to said plat will more fully appear; reference to which plat is hereby made for a more particular description.

SUBJECT to all exceptions described in Exhibit "B" as shown in that certain Deed recorded in Book 656 at Page 327, Lancaster County Public Registry.

DERIVATION: Being the same property conveyed to ARROWHEAD FARM, LLC, under Deed from COMMUNITY ONE BANK, N.A. recorded on March 07, 2012 in Book 656 at Page 327, Lancaster County Public Registry.

The within described property is conveyed subject to existing easements and to restrictive covenants, if any, appearing in the chain of title or apparent upon a reasonable inspection of the premises, which said restrictions, if any, are not intended to be reimposed hereby.

Tax Identification #0042-00-077-00

Property Address

2878 Kendlewood Drive
Lancaster, SC 29720

Mailing Address:

6010 Bluebird Hill Lane
Matthews, NC 28104

Allison Hardin

From: Roberts, Amanda - FPAC-NRCS, SC <Amanda.Roberts@sc.nacdnet.net>
Sent: Wednesday, April 19, 2023 12:45 PM
To: Allison Hardin
Subject: Campbell Lake Site 7 High Hazard Flood Control
Attachments: 000a-6.pdf; site 7 easement.pdf; plat 18-2.png

 The System couldn't recognize this email as this is the first time you received an email from this sender Amanda.Roberts@sc.nacdnet.net

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Allison,

I work for the Lancaster SWCD and Watershed Boards in the county. I noticed that a piece of property that we sponsor an easement on is set to have a hearing on May 2, 2023. I wanted to make sure you were aware this property is on the upper end of one of our high hazard flood control lakes. Attached is information on a right away easement that was given to T.A. Parker and his immediate family to access and use said property. Our easement allows for us to maintain the property since it was made to hold runoff water to protect the City of Lancaster from flooding. I attached our easement for you to look over if you need it along with plat number 18.

The drainage area/ watershed for the lake is 5,210 acres so any new developments in this watershed could cause runoff that would cause this lake to fill up faster and flow into the spillway. The upper end of this lake is made to also fill up with sediment over time. This will also cause the flood area to change over time on the property.

Please let me know if you have any questions.

Thank you,

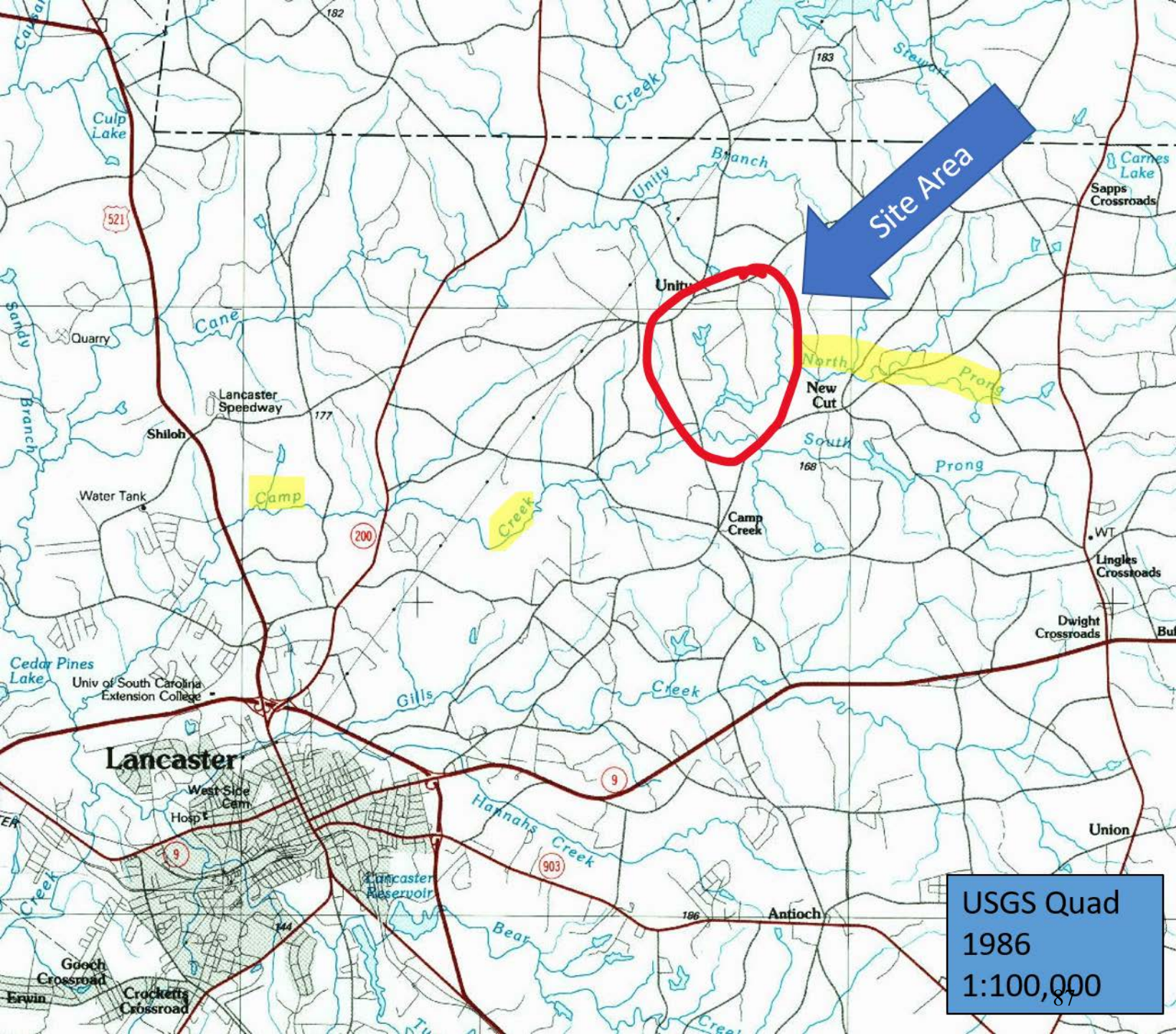
Amanda Roberts



District Manager for the Lancaster Soil & Water Conservation District
Administrative Assistant for the Cane Creek and Little Lynches Watershed Boards
PO Box 2274
Lancaster, SC 29721
Office Phone: 803-286-4455, extension 100
Fax: 1-855-589-9004
Email: amanda.roberts@sc.nacdnet.net
Website: www.lancasterswcd.com

All programs and services of the Lancaster Soil and Water Conservation District are offered on a non-discriminatory basis without regard to race, color, age, gender, national origin, religion, handicap or marital status.

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STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

AFFIDAVIT

PERSONALLY appeared before me W. Thomas Myers, Jr. who on oath says that he is a resident of the County and State aforesaid.

Deponent further states that he is married to the former Isabelle Davis; that his wife is the daughter of W. N. Davis, who died intestate in the County of Union, North Carolina; that the said W. N. Davis was a child of and heir of R. A. Davis who died intestate in the County of Union, North Carolina; that the said W. N. Davis died seized of a certain tract of land in the County of Lancaster, South Carolina; that the said R. A. Davis died/seized of a certain tract of land in the County of Lancaster, South Carolina, which tract contains two hundred and twenty (220) acres, more or less.

Deponent further states that the following named persons are the heirs at law of the said W. N. Davis, Deceased and R. A. Davis, Deceased:

1. Ione P. Davis-widow of W. N. Davis.
2. Isabelle D. Myers-child of W. N. Davis
3. Robert A. Davis-child of W. N. Davis
Nancy
4. ~~Mary~~ H. Davis-child of W. N. Davis
5. Newman P. Davis- Child of W. N. Davis
6. W. N. Davis, Jr.-child of W. N. Davis

Deponent further states that the above named persons are the sold heirs at law of W. N. Davis and R. A. Davis.

Sworn to before me this the

2nd day of October, 1967.

NOTARY PUBLIC FOR SOUTH CAROLINA

W. TOM MYERS, JR.

For and in consideration of One Dollar (\$1.00) and other good and valuable
considerations, the receipt whereof is hereby acknowledged, R. A. Davis &
W. N. Davis Estate
(Name)

of c/o Ione P. Davis, Waxhaw, N. C., Grantor, does
(Address)
hereby grant and convey unto the Camp Creek Watershed Conservation District
of Lancaster County, Lancaster, S. C., Grantee, its successors and assigns,
(Address)

an easement in, over and upon the following described land situated in the
County of Lancaster, State of South Carolina, to wit:

A portion (hereinafter designated on Sketch Map) of that certain tract or
parcel of land located on Camp Creek, containing
380 acres, conveyed from Adelaide Nelson to
(Name)

W. N. Davis Est. & R. A. Davis Est. by deed or other means of con-
veyance dated 4-28-30 and recorded in Book of Deeds, Volume
C, Page 650, Office of The Clerk of Court in
Lancaster County, South Carolina, which description, by
reference, is incorporated herein.

For or in connection with the construction, operation, maintenance, and
inspection of a floodwater retarding structure, designated as site 7 in
the plans for Cane Creek Watershed, to be located on
the above described land; for the flowage of any waters in, over, upon, or
through such structure; and for the permanent storage and temporary detention,
either or both, of any waters that are impounded, stored, or detained by such
structure.

The approximate location of the area involved in the easement herein
conveyed is shown on Sketch Map of Floodwater Retarding Structure No. 7, Camp Creek
Watershed Conservation District, Cane Creek Watershed in Lancaster County,
South Carolina, recorded in Plat Book, Volume 18, Page 2, Office
of the Clerk of Court, Lancaster County, South
Carolina, which sketch map is, by reference, incorporated in and made a part of
this instrument. Identified on sketch map structure No. 7 as W. N. Davis Estate but
being the estates of W. N. Davis and R. A. Davis.

1. In the event construction of the works of improvement herein described
is not commenced within 96 months from the date hereof, the rights and
privileges herein granted shall at once revert to the Grantor, his(her) heirs
and assigns.

2. This easement includes the right of ingress and egress over and upon
the above described land as necessary to survey, construct, inspect, and main-
tain the above referred to structure; such routes of ingress and egress to be
designated by the landowner or his or her agent.

3. There is reserved to the Grantor, his(her) heirs and assigns, the right
and privilege to use the above described land of the Grantor at any time, in any
manner and for any purpose not inconsistent with the full use and enjoyment by
the Grantee, its successors and assigns, of the rights and privileges herein
granted.

4. The Grantee is responsible for operating and maintaining the works of
improvement herein described.

5. Special Provisions: 1. The Grantee shall have the right to clear and
remove underbrush and trees from the normal pool area and a 15-foot horizontal
strip adjacent to the normal pool and borrow area. Provided, however, if the
grantor desires to salvage merchantable timber from the area to be cleared, they
will do so prior to the time the contractor begins work. It is understood that the
grantee will advise the grantor at least 3 months in advance of construction.

Special Provisions (cont'd)

- The Grantee shall have the right to obtain embankment material from acres as needed to construct the dam.

TO HAVE AND TO HOLD the aforesaid easement in, over and upon the above described land of the Grantor, with all the rights, privileges and appurtenances thereto belonging or in anywise appertaining, unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the

2nd day of Oct, 1967.

(Witness) Mrs. Jane P. Davis
(Witness) Mrs. Isabel Davis Myers
(Witness) Robert A. Davis (L.S.)
(Signature of Grantor)

(Witness) William H. Davis
(Witness) William H. Davis (L.S.)
(Signature of Grantor)

STATE OF SOUTH CAROLINA

COUNTY OF Lancaster

AFFIDAVIT OF PROBATE

Personally appeared before me W. Town Myers and Jane P. Davis, Isabel Myers, Robert Davis, William H. Davis, Mary Davis made oath that (s)he saw the within named William H. Davis sign, seal and, as (his)(her) act and deed, deliver the written Easement for the uses and purposes therein mentioned, and that (s)he with C. C. Hauer witnessed the execution thereof.

SWORN to before me this

2nd day of Oct, 1967.

(L.S.) W. Town Myers
Notary Public for South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF

RENUNCIATION OF DOWER

I, Mrs. Davis, Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs.

the wife of within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named Camp Creek Watershed Conservation District, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and release for the purposes herein mentioned.

Given under my Hand and Seal, this

day of, 1967.

(L.S.)
Notary Public for South Carolina

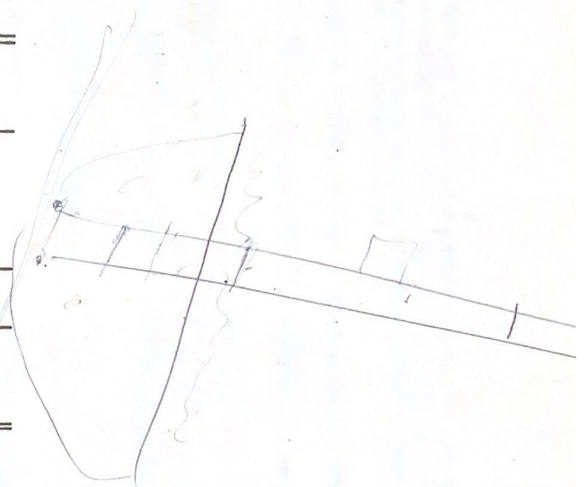
STATE OF SOUTH CAROLINA
COUNTY OF Lancaster

R. A. Davis
&
W. N. Davis Estate
(Grantor)

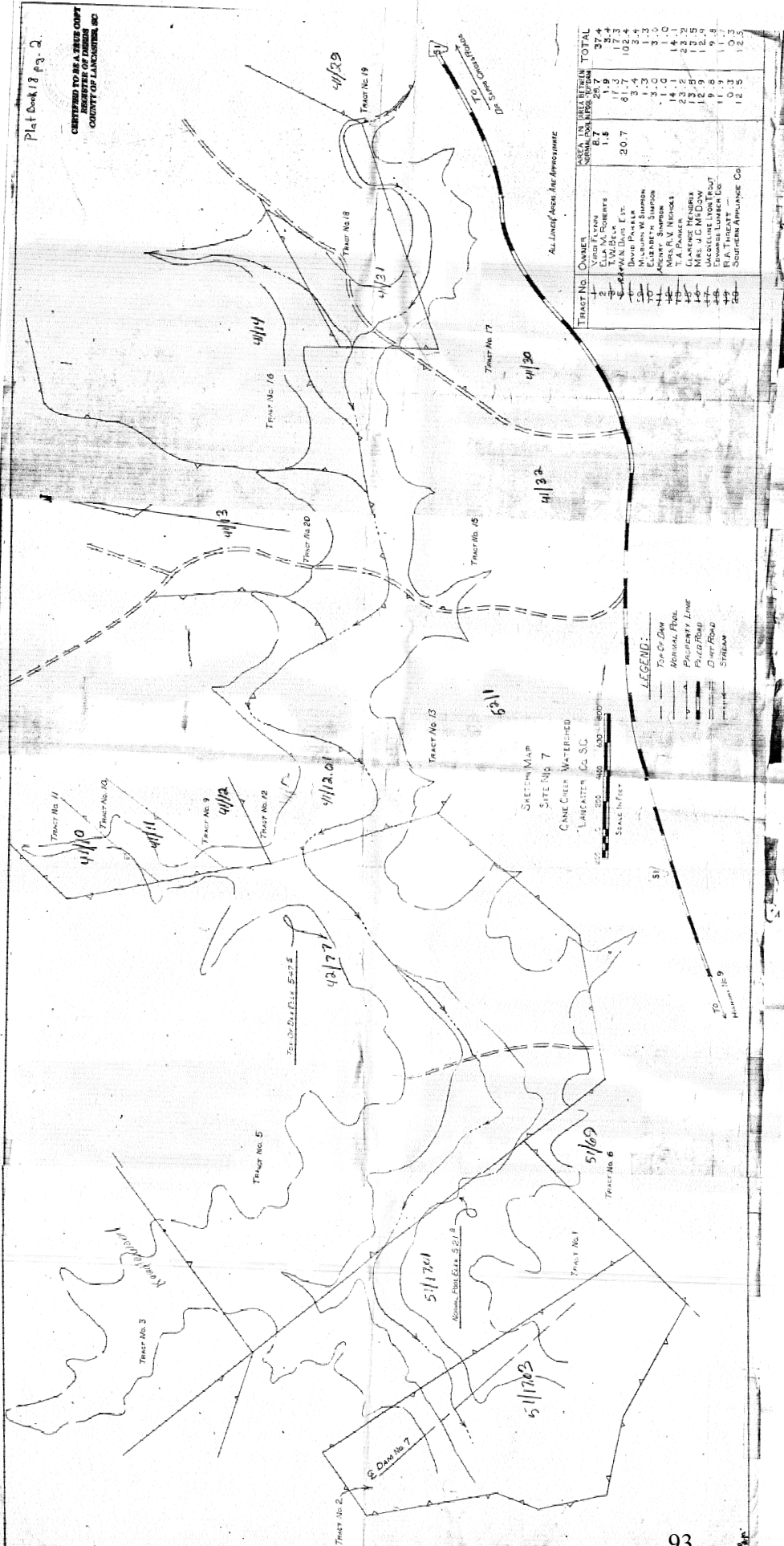
TO
Watershed
Camp Creek/Conservation District
(Conservation District)
Lancaster County, Lancaster, S. C.

EASEMENT TO REAL ESTATE

I hereby certify that the within
Instrument was filed for record in my
office at 11:30 AM O'clock on the 2nd
day of October, A.D., 1967,
recorded in Book X-5 of Deeds,
Page 228.
Marion E. Mahaffey
(Clerk of Court)



CERTIFIED TO BE A TRUE COPY
BY THE CLERK OF THE
COUNTY OF LANCASTER, MO



All Lines, Area, etc. Approximate

TRACT NO.	OWNER	AREA IN AREA BEHIND TOTAL
1	John A. Roberts	1.5
2	John A. Roberts	1.5
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LEGEND:

- Top of Dam
- Bottom of Dam
- Property Line
- Water
- Gravel
- Gravel Road
- Gravel
- Gravel

SCALE IN FEET
0 100 200 300 400 500 600 700 800 900 1000

SKETCH MAP
SITE NO. 7
CINE CREEK WATER-HED
LANCASTER CO. SC

Jennifer Bryan

From: David Cox <dacox@comporium.net>
Sent: Tuesday, December 27, 2022 10:50 AM
To: Jennifer Bryan
Cc: LACKEY
Subject: Re: Site plan requirements

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support@lancastercountysc.net

CHECK THIS OUT??

From: "Jennifer Bryan" <jbryan@lancastersc.net>
To: "dacox" <dacox@comporium.net>
Cc: "LACKEY" <lackeyrh@att.net>
Sent: Monday, December 19, 2022 1:25:45 PM
Subject: Site plan requirements

Mr. Cox,

Ashley and Matt have reviewed the materials that you brought. As previously communicated, the site plan submitted is essentially a boundary survey, and does not meet the minimum requirements for an engineered site plan. Staff would at this point have to recommend denial if this were submitted. The previous Campground Special Exception (Scharpenberg) met with some degree of resistance from the Board even with a much more defined proposal.

Please have your engineer review the Sketch Plan application checklist and the campground regulations, as well as the example of the recent Scharpenberg site plan, for information that should be depicted on the site plan.

Here is a link to the [Sketch Plan Application](#). As Ashley had previously communicated, it would be to your advantage to submit your engineered site plan through the Sketch Plan review process before you submit it for the Special Exception process, to iron out any technical issues.



Jennifer Bryan, Admin. Assistant
Planning
Lancaster County Government
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Lancaster, SC 29720
P: (803) 285-6005 F: (877) 636-7963
jbryan@lancastersc.net

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