

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 3, 2021

5:00 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**

WORKSHOP AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. Lancaster County School District Impact Fee Study

a. Lancaster County School District Impact Fee Study

[Item continued from April 20, 2021 and May 18, 2021 Planning Commission Meetings]

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

Application by Fred & Nancy Brackett 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.

k. Overview of next month's Agenda

l. Other

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: Lancaster County School District Impact Fee Study

Contact Person / Sponsor: LCSD

Department: Planning

Date Requested to be on Agenda: 6/3/2021

Points to Consider:

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: 6/3/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	6/2/2021	Planning Staff Report
Ex 1: Location / Zoning Map	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

ATTACHMENTS:

1. Location Map/ Zoning Map

STAFF CONTACT:

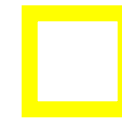
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

RZ-2021-0881
Shareena Webb
Location Map

Proposal:

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

Legend:



Subject Property



Parcel to be Rezoned



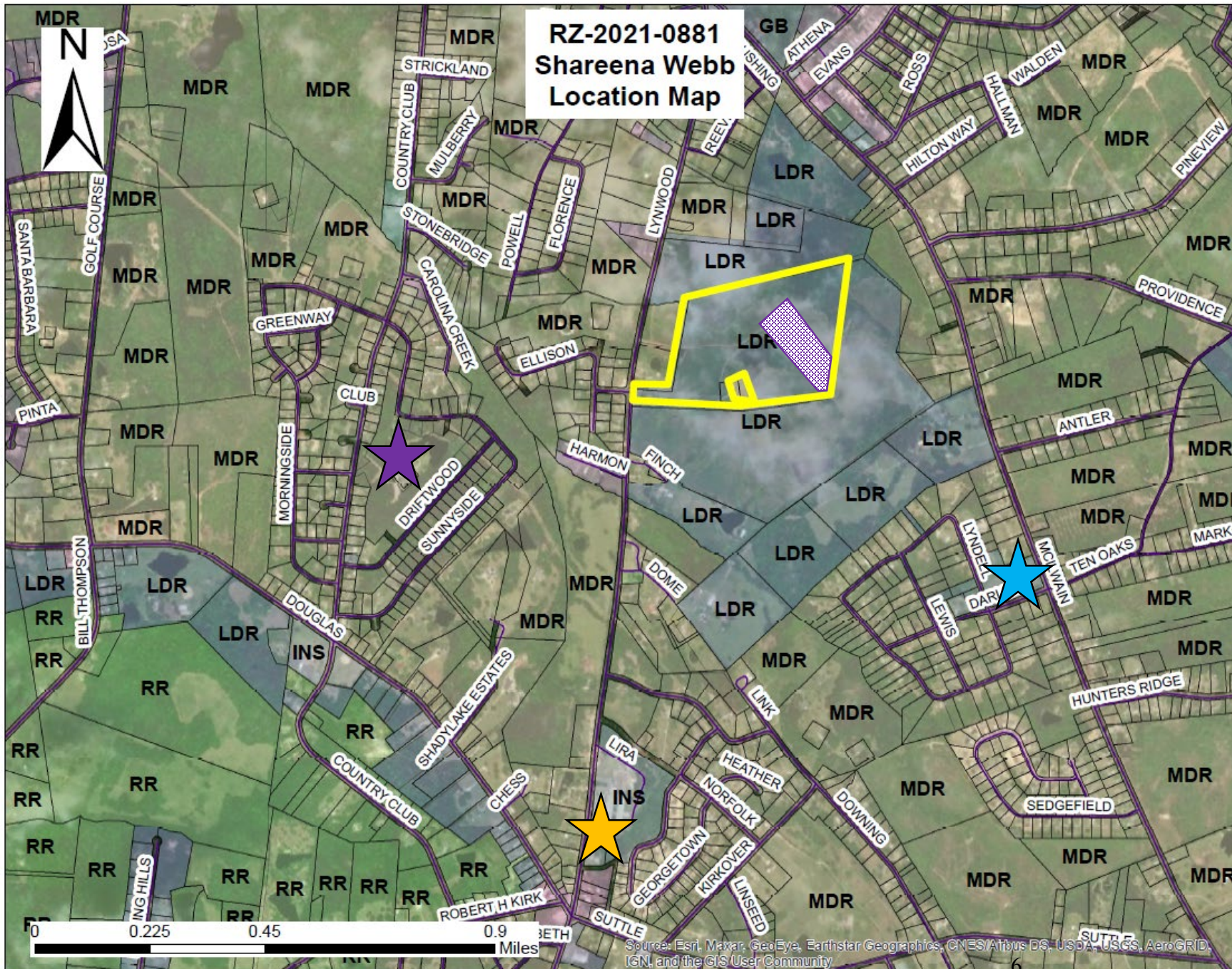
McDonald Green
Elementary School



Sherwood Baptist
Church



Rosewood on Country
Club



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0959

Contact Person / Sponsor: Ashley Davis /Planning

Department: Planning

Date Requested to be on Agenda: 6/3/2021

Points to Consider:

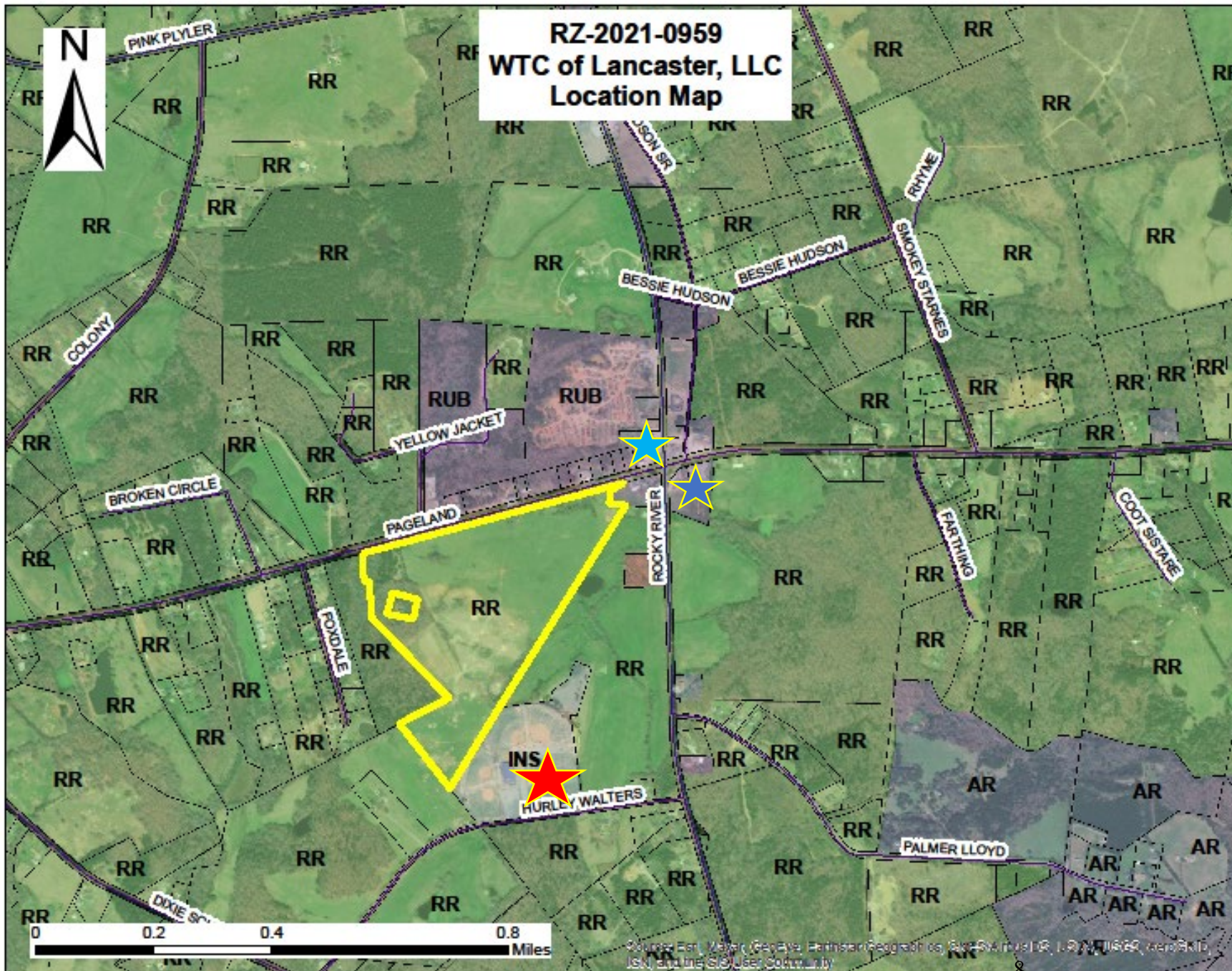
Lot Reconfiguration and Nonconformance Review

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.

ATTACHMENTS:

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

RZ-2021-0959
WTC of Lancaster, LLC
Location Map



Proposal:

Rezone a portion of property from
RR to RUB

Legend:



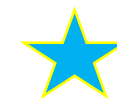
Subject Property



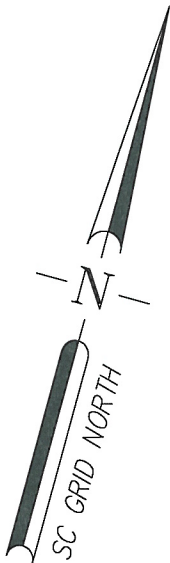
Dollar General



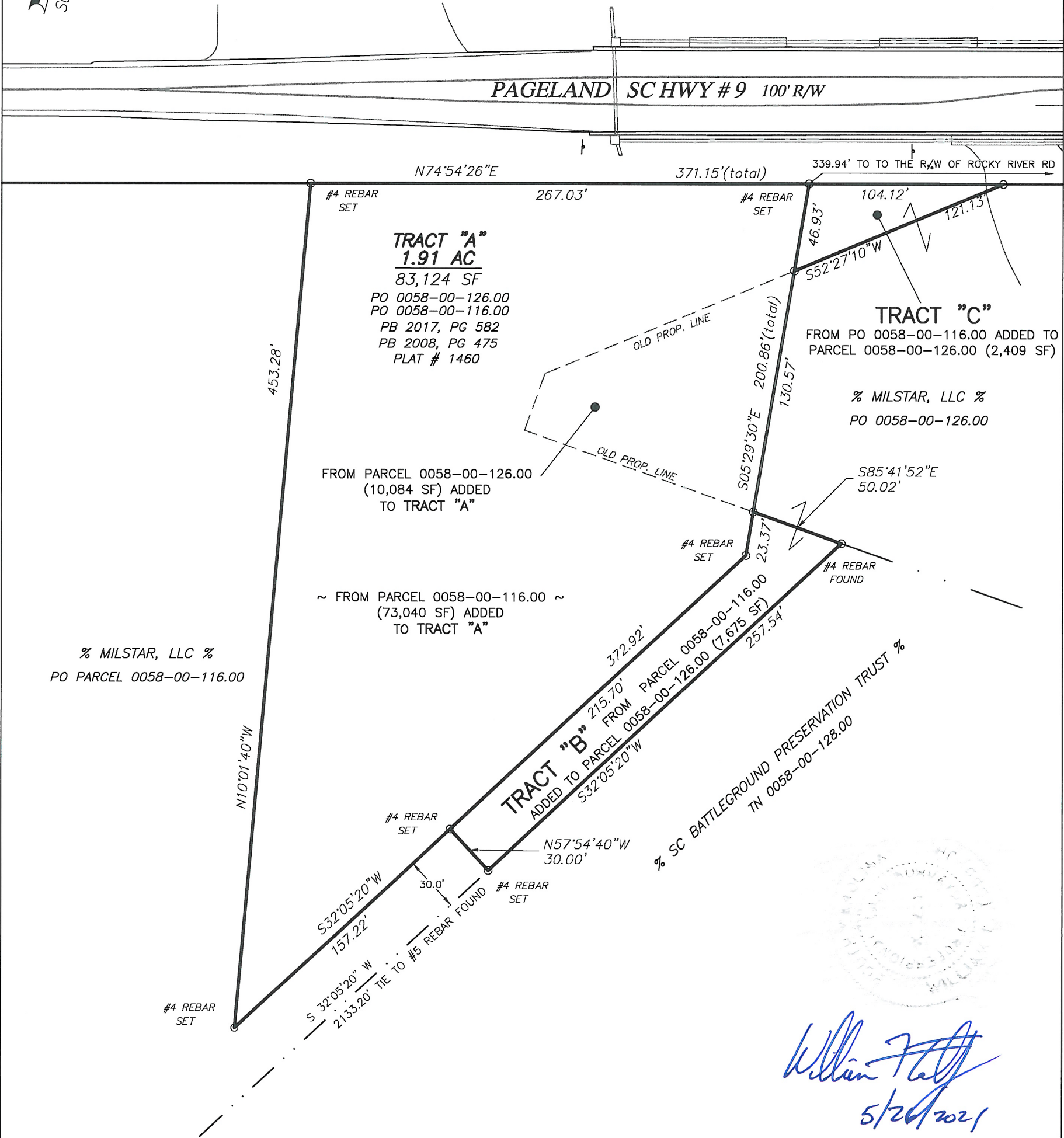
Buford Recreation
Center



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."



William F. Todd, Jr.
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: 6/3/2021

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.

ATTACHMENTS:

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



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address _____

City Indian Land State SC Zip 29707 Tax Parcel ID 0006N-DB-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 Hoopangh

Address 960 Halsenille 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.

Nicole Burkhardt Hopewell
Applicant

April 26, 2021
Date

Private Investments, LLC. Nicole Burkhardt Hopewell
Property Owner(s) President

April 26, 2021
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

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

3. County Council

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



Planning Department

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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 9839 Kohut Drive (South Winds)
City Indian Land State SC Zip 29107 Tax Parcel ID 0006N-03-008.00-1601
Current Zoning HDR 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 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.

Heidi DeLoe
Applicant

April 26, 2021
Date

Prueille Investments, LLC Heidi DeLoe
Property Owner(s)

April 26, 2021
Date

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

LANCASTER COUNTY OFFICE USE ONLY

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Amount Paid _____ Check Number _____ Cash Amount _____

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- Rezoning Application Fee – multi parcel \$610.00

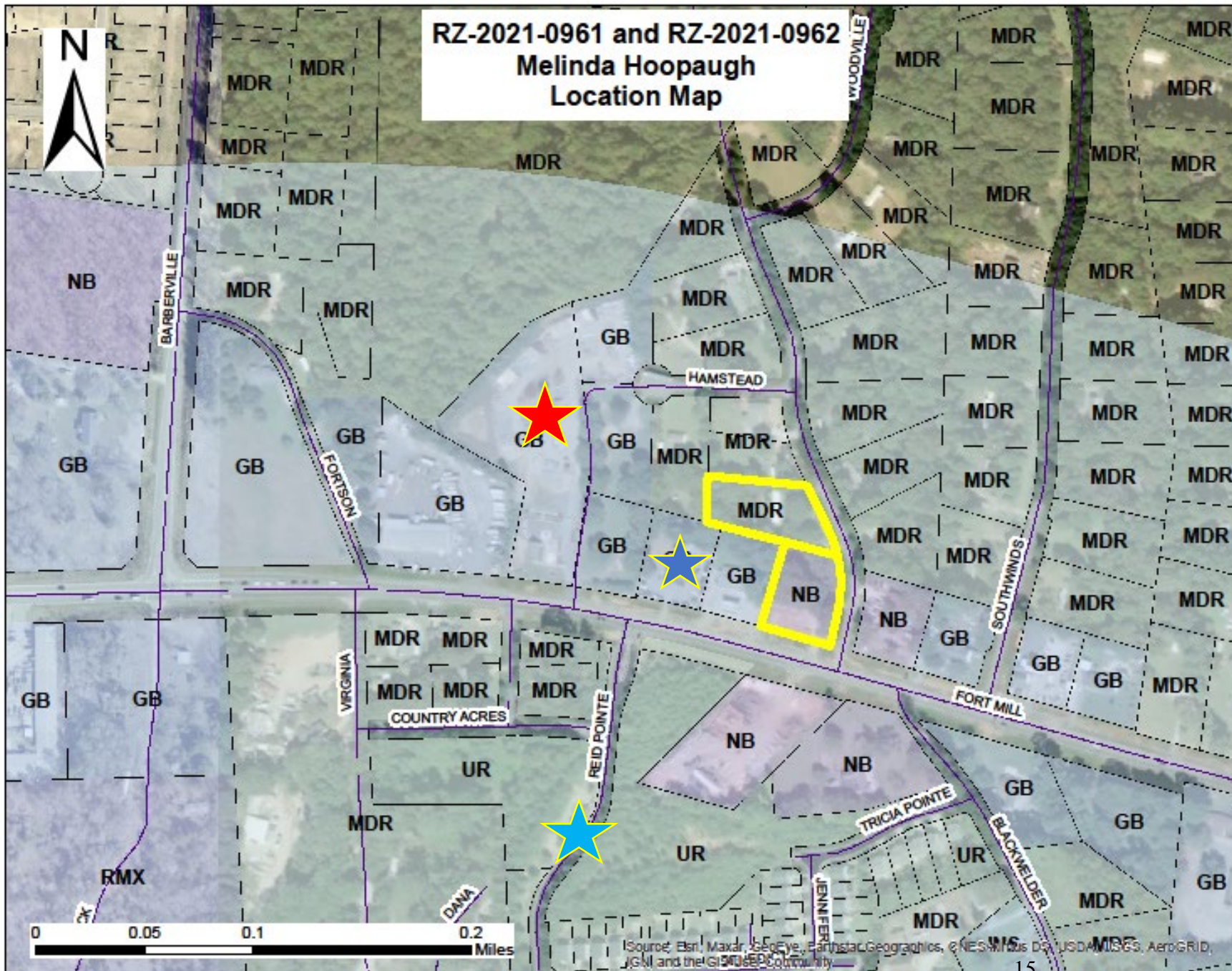
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RZ-2021-0961 and RZ-2021-0962
Melinda Hoopaugh
Location Map



Proposal:
Rezone two properties from
MDR and NB to GB

Legend:



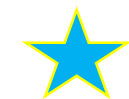
Subject Property



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: 6/3/2021

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

ATTACHMENTS:

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

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

APPLICATION Fee

WAIVED Per Steve Willis

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 CR Total Acres 1.67
Project Description to rezone parcel to correct
zoning

Surrounding Property Description CHURCH and RR

CONTACT INFORMATION

Applicant Name SALOB MEYERS
Address 585 MONROE HWY
City LANCASTER State SC Zip 29720 Phone (803) 271-5208
Fax _____ Email SJM SPARKY@COMcast-SC
Property Owner Name SALOB MEYERS
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

5.27.21
Date


Property Owner(s)

5.27.21
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
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Phone: 803.285.6005, planning@lanastercountysc.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

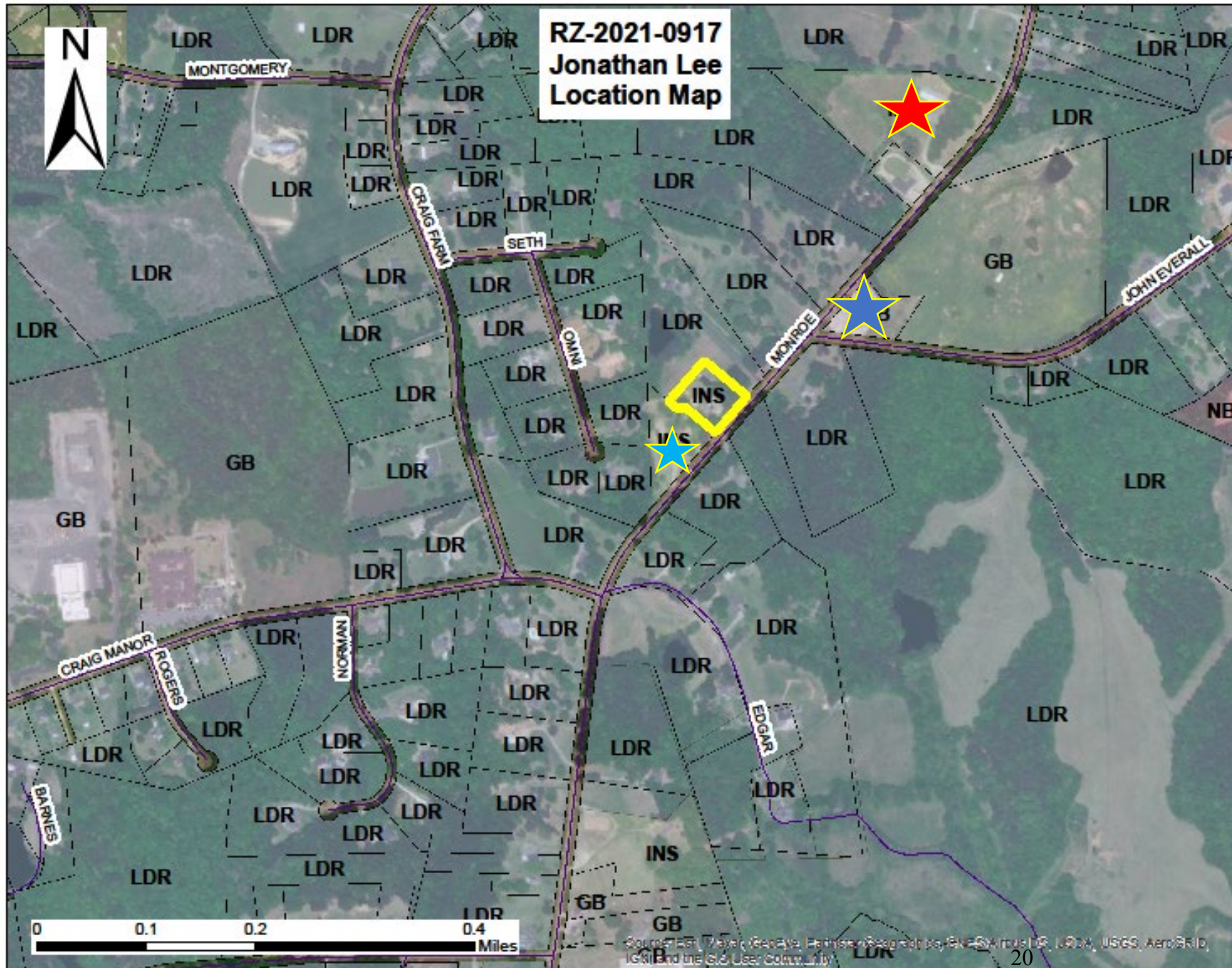
GENERAL INFORMATION

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 QR

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



Proposal:

Rezone a portion of property from
INS to LDR

Legend:



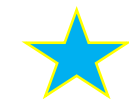
Subject Property



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

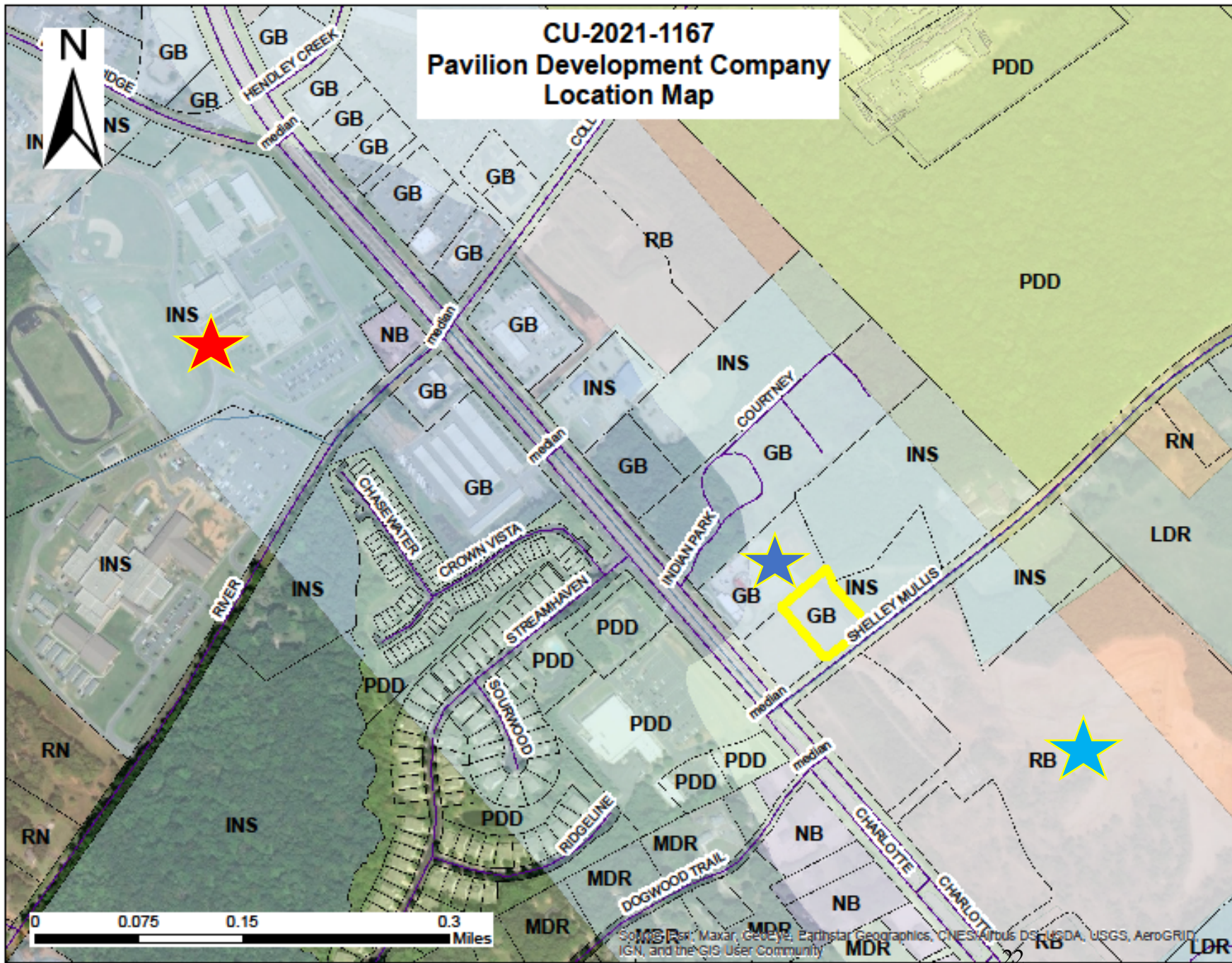
Date Requested to be on Agenda: 6/3/2021

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.

ATTACHMENTS:

Description	Upload Date	Type
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 to allow Minor
Automotive Maintenance and
Repair

Legend:



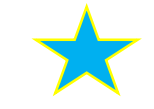
Subject Property



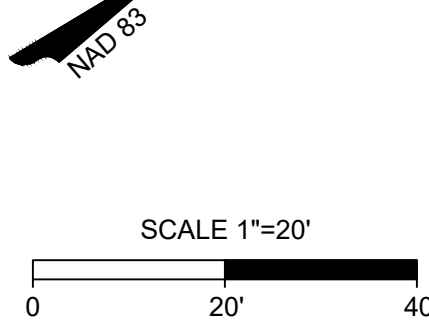
Sam's Car Wash and
Gas Station



Indian Land Schools
Campus



Widewaters
Development



ZONING CODE SUMMARY

PROJECT NAME:	JEFFY 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 IF 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.

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.



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
adavis@lancastersc.net

Not Approved

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:

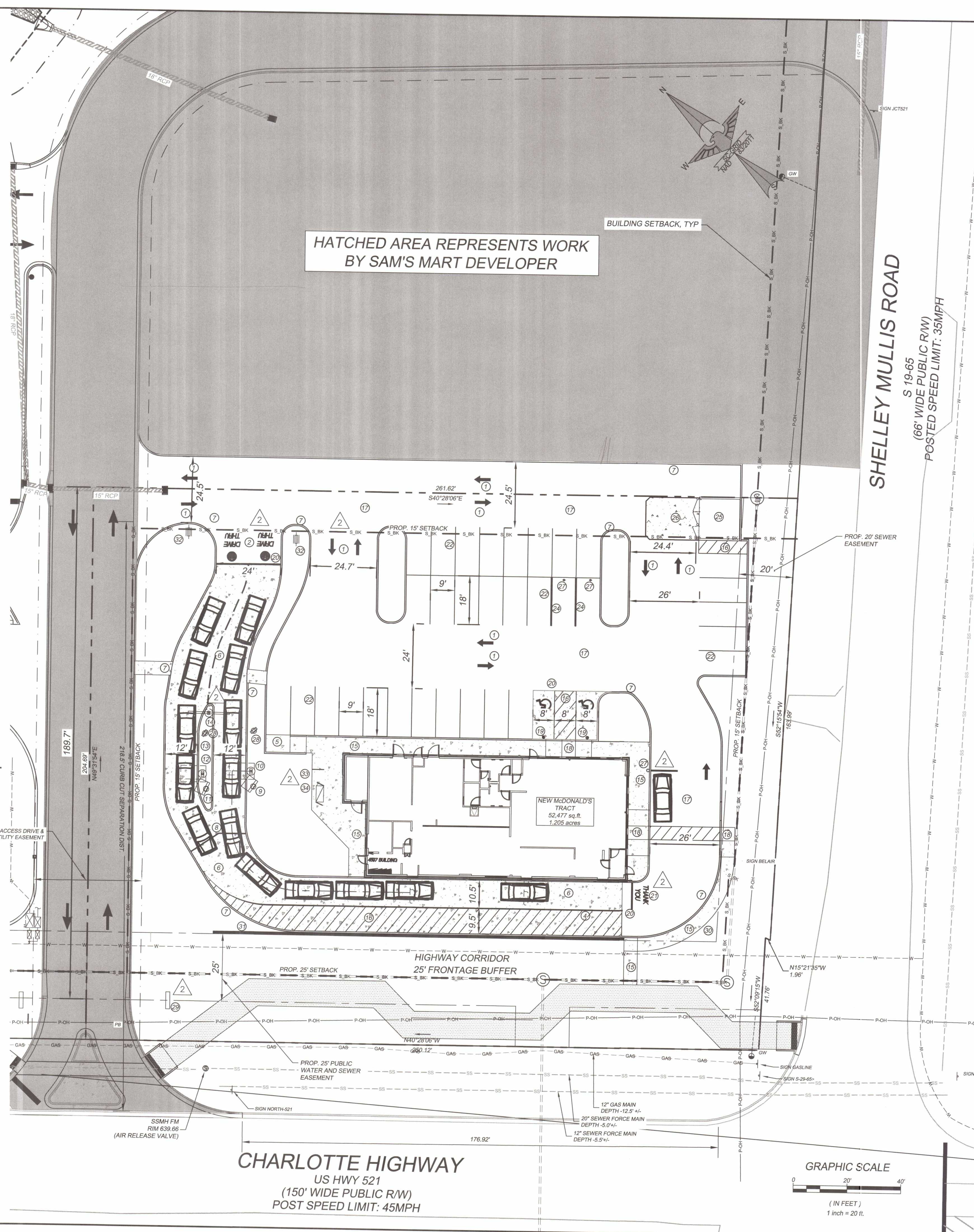


SITE KEY NOTES:

- ① - PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
- ② - PAINT "DRIVE THRU" DIRECTIONAL ARROW, YELLOW, PER DETAIL SHEET
- ③ - PAINTED CURBED DIRECTIONAL ARROW, YELLOW, PER DETAIL SHEET
- ④ - PAINT 6" 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 SIGN (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
- ㉜ - INSTALL DIRECTIONAL SIGNAGE (PER DETAIL SHEET)
- ㉝ - INSTALL WAVY BICYCLE RACK, (4 SPACE MIN), PER DETAIL SHEET
- ㉞ - INSTALL BICYCLE LOCKER, (PER DETAIL SHEET)

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 REMOVAL, RELOCATION 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 AGENCIES. 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 THE 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 PROSOCCO, 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 + 10 SP
REQUIRED PARKING - BICYCLE	MAX SP = 2 + REG + 38 SP 3 SHORT TERM/1 LONG TERM

PROPOSED PARKING INFORMATION

TOTAL SPACES	2-HC	SPACES	8'	X	18'	@	9
	40	SPACES	9'	X	18'	@	9
	XX	SPACES	9'	X	18'	@	6

LEGEND

•	COMPUTED POINT	— — — — — SD —	STORM DRAIN
⊗	EXISTING IRON PIPE	P-OH —	OVERHEAD UTILITIES
⊕	BORE HOLE	— — — — — P-180 —	UNDERGROUND ELECTRIC
⊕	EXISTING IRON REBAR	— — — — — F-0 —	UNDERGROUND FIBER OPTICS
⊕	SANITARY SEWER MANHOLE	T-6H —	OVERHEAD TELEPHONE
⊕	STORM SEWER CLEANOUT	— — — — — S-3 —	SANITARY SEWER LINE
⊕	WATER VALVE	— — — — — GAS —	GAS LINE
⊕	WATER METER	X — — — —	FENCE LINE
⊕	FIRE HYDRANT	AC =	ACRES
⊕	TELEPHONE PEDESTAL	ACM =	AMERICAN CONGRESS ON SURVEYING AND MAPPING
⊕	TELEPHONE MANHOLE	ALTA =	AMERICAN LAND TITLE ASSOCIATION
⊕	ELECTRIC BOX	EIP =	EXISTING IRON PIPES
⊕	LIGHT POLE (SINGLE)	ELEV =	ELEVATION
⊕	LIGHT POLE (DOUBLE)	FFE =	FINISHED FLOOR ELEVATION
⊕	POWER POLE	FIRM =	FLOOD INSURANCE RATE MAP
⊕	CURB INLET	GPS =	GLOBAL POSITIONING SYSTEM
⊕	STORM DRAINAGE MANHOLE	HUD =	HOUSING URBAN DEVELOPMENT
⊕	YARD INLET	HDV =	FIRE HYDRANT
⊕	SPILL CURB	ICV =	IRRIGATION CONTROL VALVE
⊕	HANDICAP RAMP	INV =	INVERT
⊕	HANDICAP STALL	IPS =	IRON PIPE SET
⊕	CONCRETE	LLC =	LIMITED LIABILITY COMPANY
⊕	PROPERTY LINE	MB =	MAIL BOX
⊕	SIGN	NP =	NOW OR FORMERLY
⊕	BOLLARD	NFS =	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
		NTS =	NOT TO SCALE
		RCP =	REINFORCED CONCRETE PIPE
		RF =	RIGHT-OF-WAY
		SW =	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

COUNTY
LANCASTER

PARCEL ID
0013-00-048.00 & 0013-00-049.01

LOCATION CODE NUMBER

39-1048

[illegible]

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

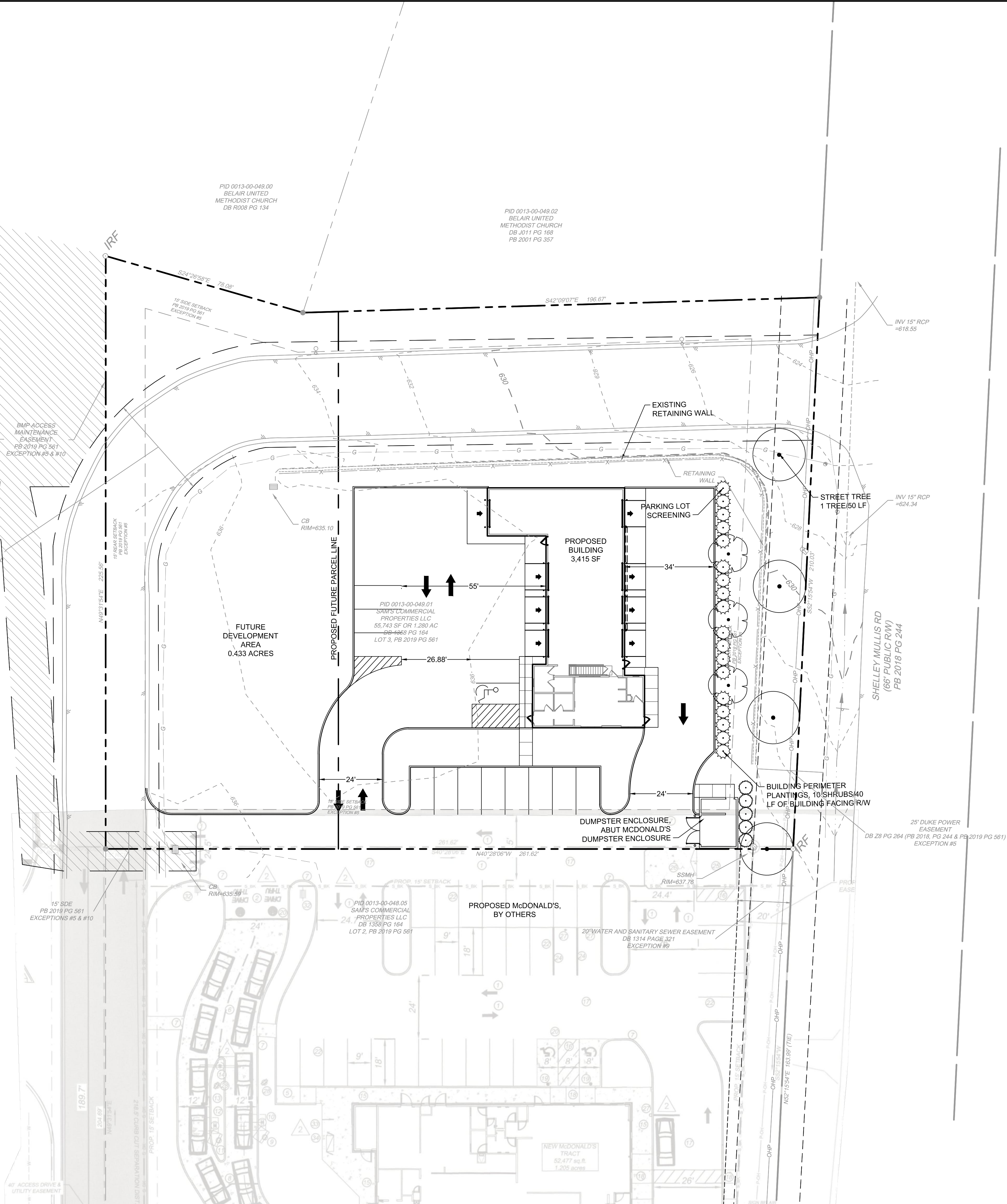
McDonald's[®]

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

SS	4601 SIX FORKS ROAD - SUITE 200 - RALEIGH N.C. 27609
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PLAN APPROVAL			CO-SIGN SIGNATURES
STATUS	SIGNATURE (2 REQUIRED)	DATE	
FINAL	REGIONAL MGR		
PLAN CHECKED	REGIONAL DEV. DIRECTOR		
AS-BUILT	REGIONAL CONSTRUCTION MGR		
	REGIONAL REAL ESTATE MGR.		
	AREA CONSTRUCTION MGR.		
	CONTRACTOR		

C-3
SITE
PLAN



	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

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)

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' (9.0 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 RW OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED UNDER ALL 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 704.376.1076 www.timmons.com
North Carolina License No. C-1652

JIFFY LUBE INDIAN LAND LANCASTER COUNTY, SOUTH CAROLINA CONDITIONAL USE SITE PLAN		JOB NO.	47918
		SHEET NO.	CUSP1.0
		SCALE AS SHOWN	
		CHECKED BY B. CRUTCHFIELD	DESIGNED BY J.DOLAN
		DRAWN BY S. ELIASON	DATE 05/18/2021
		REVISION DESCRIPTION	
		Address County Comments	05/27/2021

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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: 6/3/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
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

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: _____

(see attached signatures)

Applicant Signature

Property Owner Signature

Date

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
Property Owner(s) Signature

3-31-2021
Date

Elizabeth N. Martin

Property Owner(s) Print Name
ELIZABETH N. MARTIN

Property Owner(s) Signature
(Mary Heath Tinsley (AKA Heath Purvis Tinsley))
Property Owner(s) Print Name

Date

Property Owner(s) Signature
Sarah Purvis Williams
Property Owner(s) Print Name

Date

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	

<i>Sarah Purvis Williams</i>	<i>3-30-21</i>
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. Patton Phyllis W. Patton

Property Owner(s) Signature

3-31-21

Date

Robert L. and Phyllis W. Patton

Property Owner(s) Print Name

ROBERT L. PATTON

Phyllis W. Patton

Sent from my iPhone

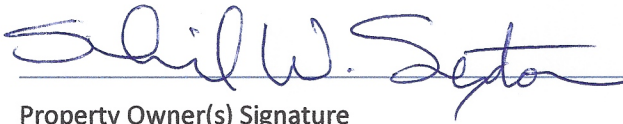
Major Subdivision Preliminary Plat Application Signature Page

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

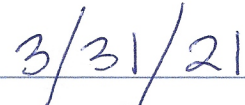
Lot 2

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

Area: **24.57 ac**



Property Owner(s) Signature



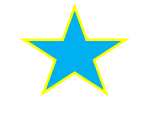
Date

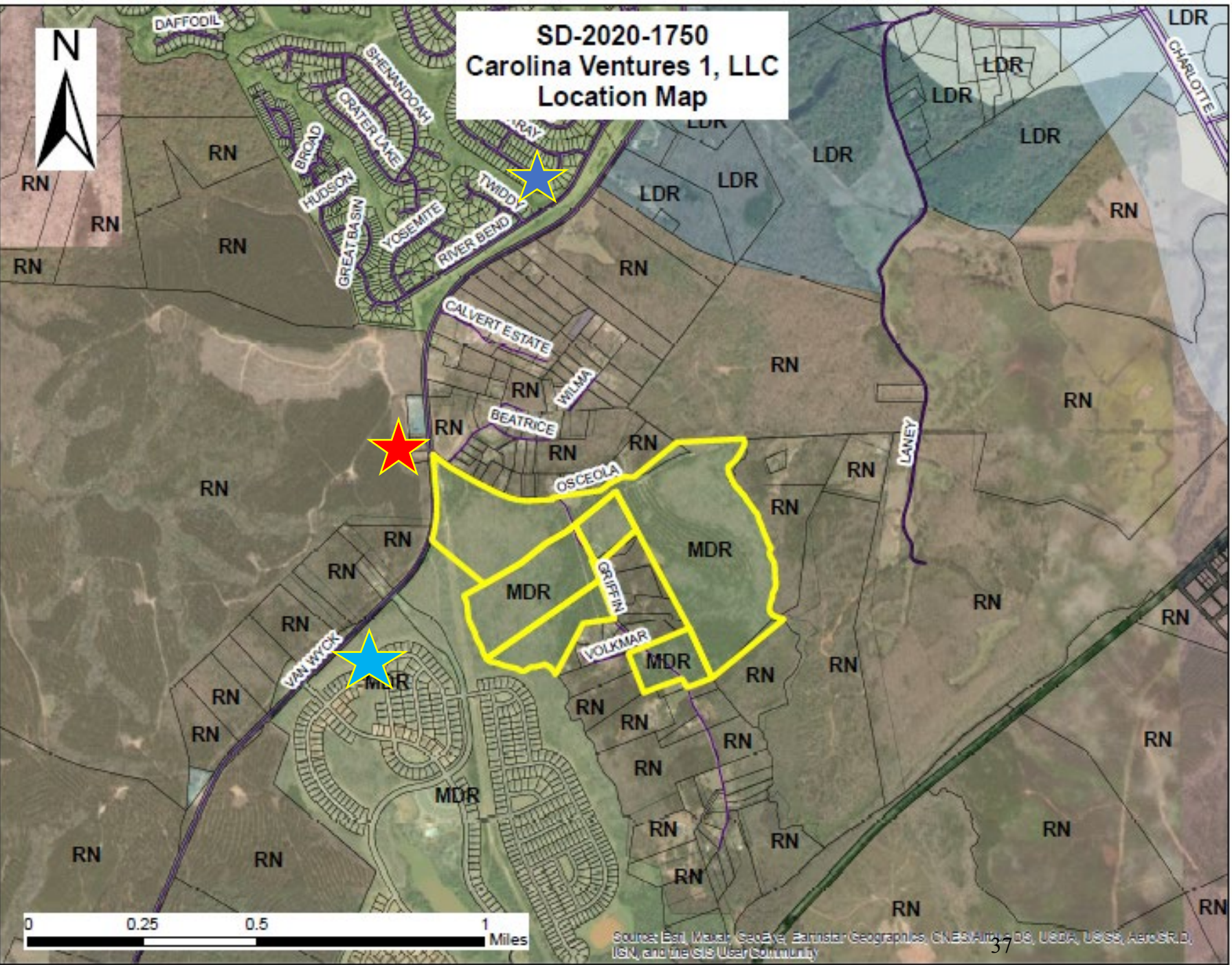
Shirley Sexton (manager of Robert Wilson Trust)

Property Owner(s) Print Name

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

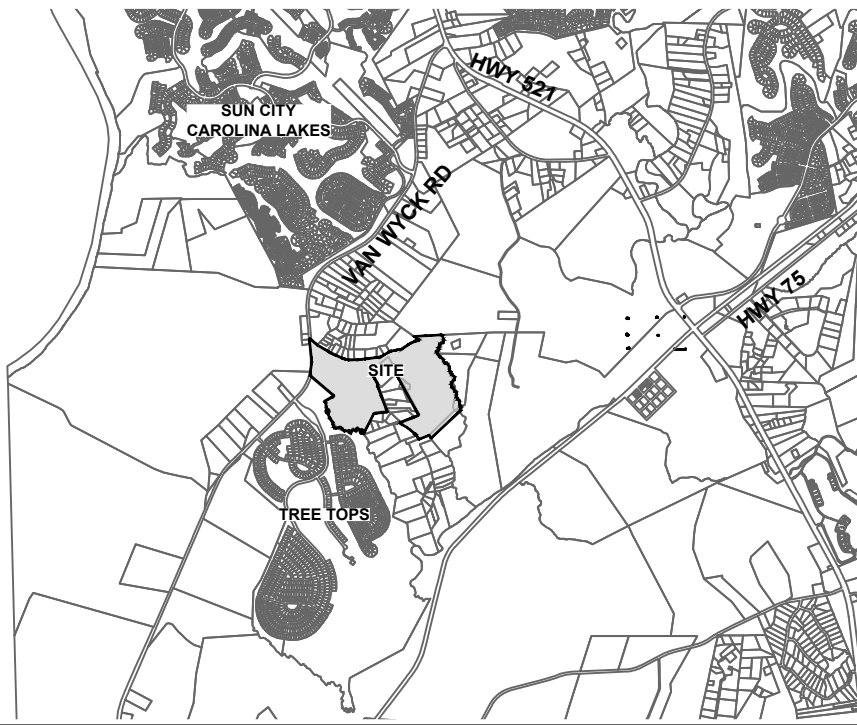
ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)

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@summittlandgroup.com
PHONE: (760) 505-7968

WATER AND SEWER

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

CIVIL ENGINEER

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

LANCASTER COUNTY

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

GEOTECH ENGINEER

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

ZONING DEPARTMENT

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

PUBLIC WORKS DEPARTMENT

(803) 283-2101
CONTACT: JEFF CATOE

ENVIRONMENTAL

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

STORM WATER DEPARTMENT

POHNE: (803) 286-3607
CONTACT: SCOTT EDGAR

FIRE DEPARTMENT

(803) 313-8056
CONTACT: MIKE MAGETTE

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

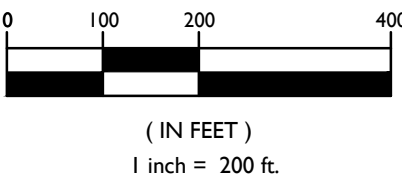
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

ELECTRIC

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

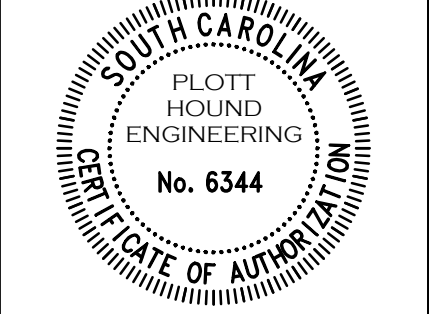
DRAWING SHEET SUMMARY

	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.PLOTTBOUNDENGINEERING.COM



PRELIMINARY PLAT
GRIFFIN ROAD
LANCASTER COUNTY, SC

COVER SHEET

BCL
ENG
BCL
DRAWN BY
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



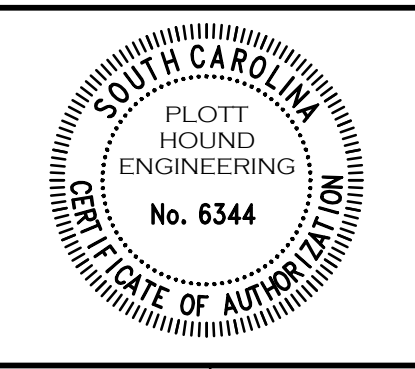
C200





PLOTT HOUND
ENGINEERING

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



PRELIMINARY PLAT
GRIFFIN ROAD
LANCASTER COUNTY, SC

OVERALL UTILITY PLAN

BCL	BCL
ENG	DRAWN BY
	3/10/2021
	DATE

REVISIONS



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PROJECT NUMBER
20.25.002

C300
Sheet 13 of 13



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,

A handwritten signature in black ink that reads "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
Bryan.Vaughn@lcsdmail.net

No Review Done

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
GambleDD@scdot.org

Conditional

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 -
jcatoe@lancastersc.net

Conditional

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.



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.

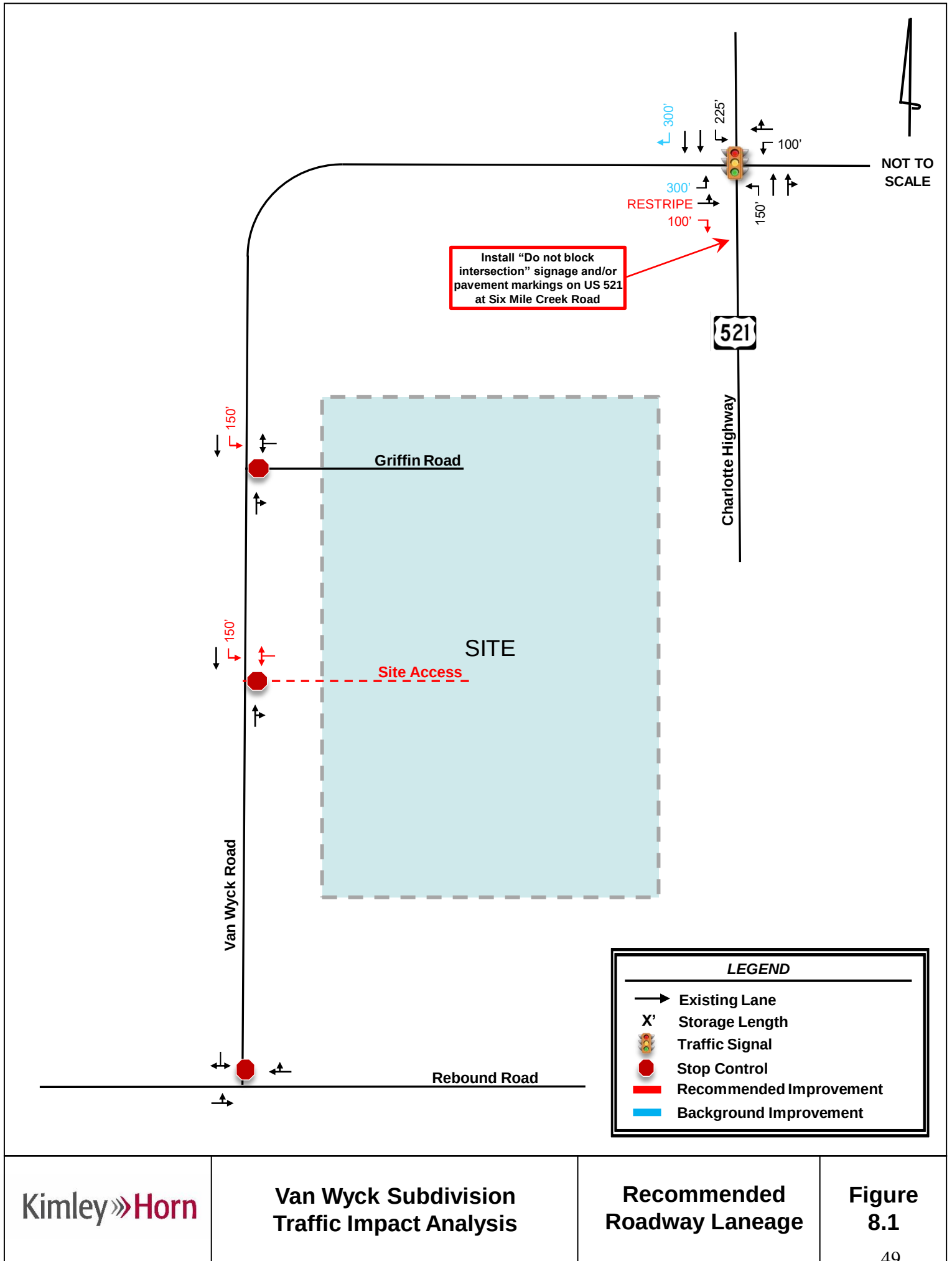
Van Wyck Road and Griffin Road

- 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.



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: 6/3/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	6/2/2021	Exhibit
Boundary Survey	6/2/2021	Exhibit
Boundary Survey	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.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

2347
Property Address 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 5.014Ac
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
Applicant

3-22-2021
Date

NANCY L. BRACKETT FRED BRACKETT
Property Owner(s) 23417 CHARLOTTE HWY

3-22-2021
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
Applicant

3-22-2021
Date

Kimberly Dawn Brackett
Property Owner(s)

3-22-2021
Date

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

LANCASTER COUNTY OFFICE USE ONLY

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LANCASTER COUNTY ASSESSOR
Tax Map:
0049 00 050 01

RECORDED THIS 7th DAY
OF MARCH, 2013
IN BOOK 2013 PAGE B-1

Cheryl A. Morgan

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)

**TITLE TO REAL ESTATE
GENERAL WARRANTY DEED**

COUNTY OF LANCASTER)

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 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

LOT "B" TO BE RE ZONED TO "GB"
TAX MAP 0049-00-096.00 TO BE RE ZONED TO GB



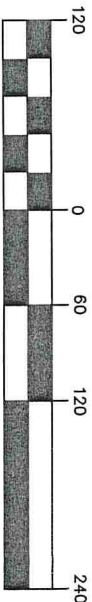
"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class 1B survey as specified therein."

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

DEBRA MAHAFFEY, et al
187 WEST SHILOH UNITY ROAD
DEED BOOK 503 PAGE23
PLAT BOOK 6 PAGE 23
TAX MAP 0049-00-093.00

Lancaster County

GRAPHIC SCALE

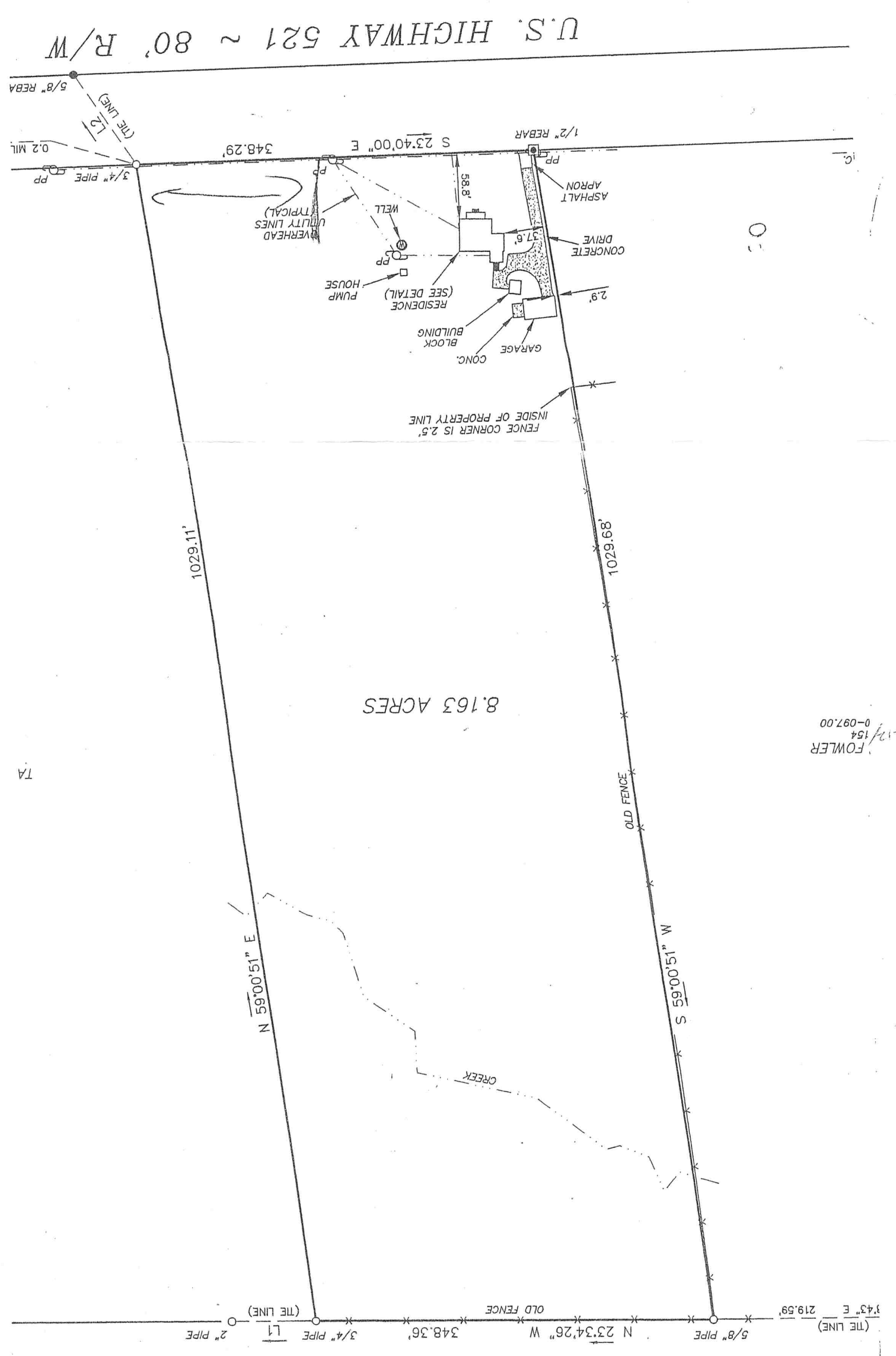


Survey By: J. C. Crumpler

S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818

ESTHER
PROPE

1/24/14 2005/275



FOWLER
2/12/15
0-097.00

Came to Store

To the best of my knowledge, the survey shows hereon was made in accordance with the Minimum Standard Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class A survey as specified therein.

CANE MILL ASSOC. OF ELGIN
2329 CHARLOTTE HWY.
TAX MAP 49 / 97
D3 212 PG 154

NO NEW LOTS, NO NEW EASEMENTS
OR RIGHT OF WAYS ESTABLISHED.

DEBRA MAHAFFEY
TM 49 / 93
209.13
N28°00'42"W
139.13
21/2" PLAT IR.
CAPPED HUBS ON

TRACT B
1.670 AC.

564.09
567°59'49"W 668.05

SHILOH UNITY
521

THOMAS CROCKETT
TM 49 / 142.06

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.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PLAT OF SURVEY FOR

THOMAS MIDDLETON
2299 CHARLOTTE HWY.
TM 49 / 141

TRACT A
3.397 AC.

1037.43
567°59'15"W

5-1" OVER
LINE
OLD SHED
HERN. SHED ON SLAB

103.96
#4 BAR ON LINE

OPEN CAR SHELTER
MOBILE HOME
359.59
562°19'57"W

2311 CHARLOTTE HWY.

RENT #4 BAR ON LINE @ 100'

YMH ELLOTT CH
145.20
S20°17'41"E

125 YMH S.U.
M. 2221 8IN
34.112
#4 BAR 3.75' B.O.S.

Came to Store

Philip G. Smith

PHILLIP G. SMITH
PROFESSIONAL LAND SURVEYOR

PHONE: 803 285-0010
DRAWN BY

SC REG. NO. 18669

3248 THE KNOLL LN.
LANCASTER, SC 29720

PS

SCALE
1" = 100'

TAX MAP
49 / 98 & 139

FILE:

WILSREF0

DATE

24 JUNE 2010

FAX: 803 283-1256

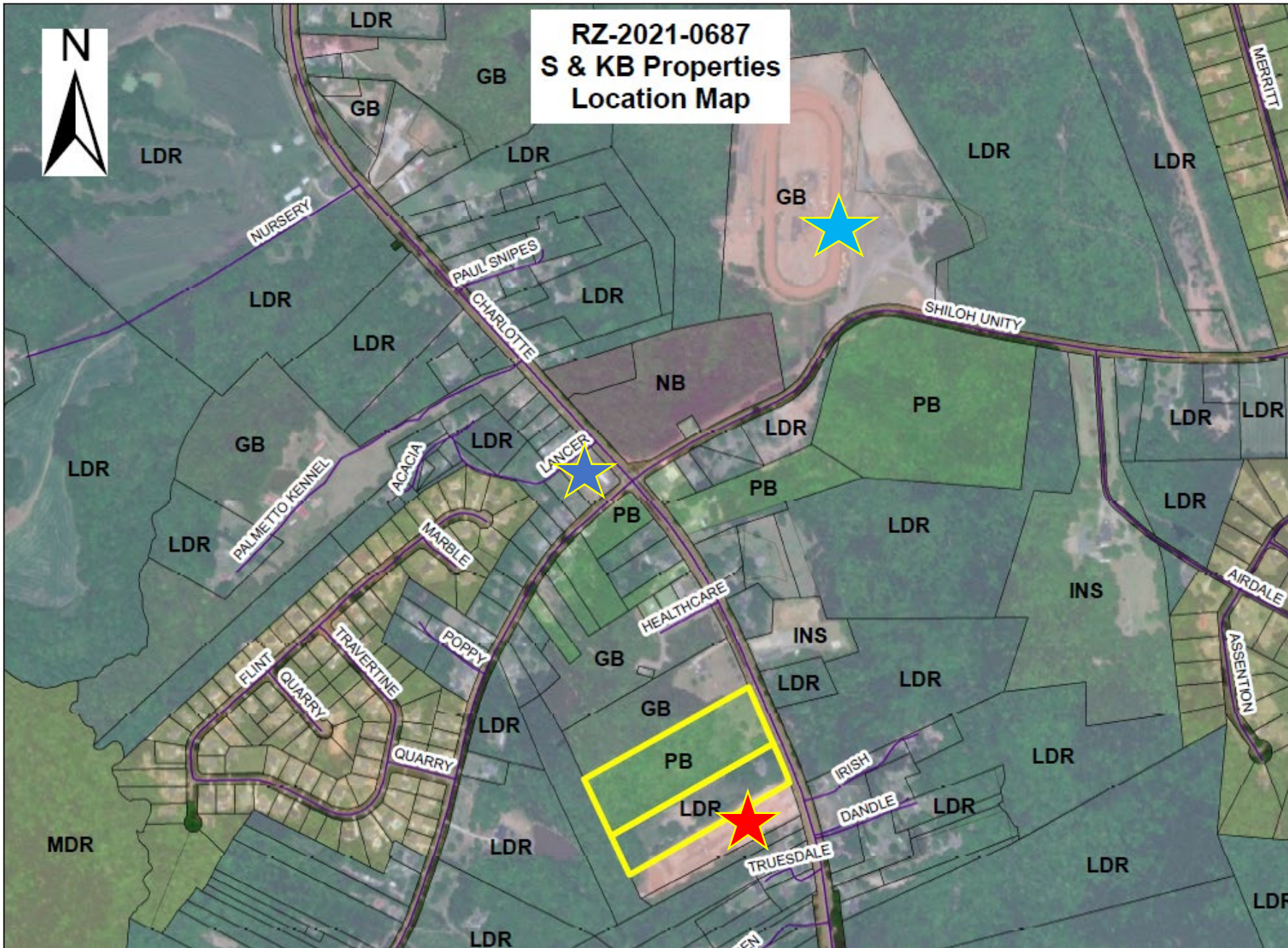
2010008244

\$5.00

PLAT SMALL
RECORDING FEES
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

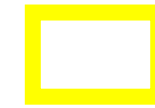


**RZ-2021-0687
S & KB Properties
Location Map**



Proposal:
Request to rezone from
LDR & PB to GB

Legend:



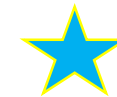
Subject Properties



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: 6/3/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	6/2/2021	Exhibit
Plat	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
 Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address _____
 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 EB 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 803 285 8302
 Fax _____ Email _____
 Property Owner Name Fred Brackett Mary Brackett
 Address 1980 Tara Trail
 City Lancaster State SC Zip 29720 Phone 803 285 8302
 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 H 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
L1	25.00
L2	86.30
L3	55.74
L4	133.27
L5	26.73
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) ZONED PB (PROFESSIONAL BUSINESS) TAX ID 0049-00-102.00

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.

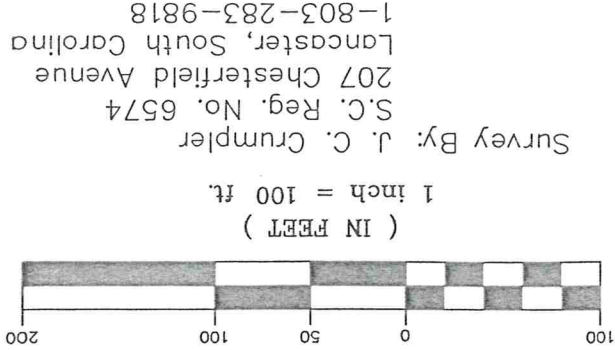
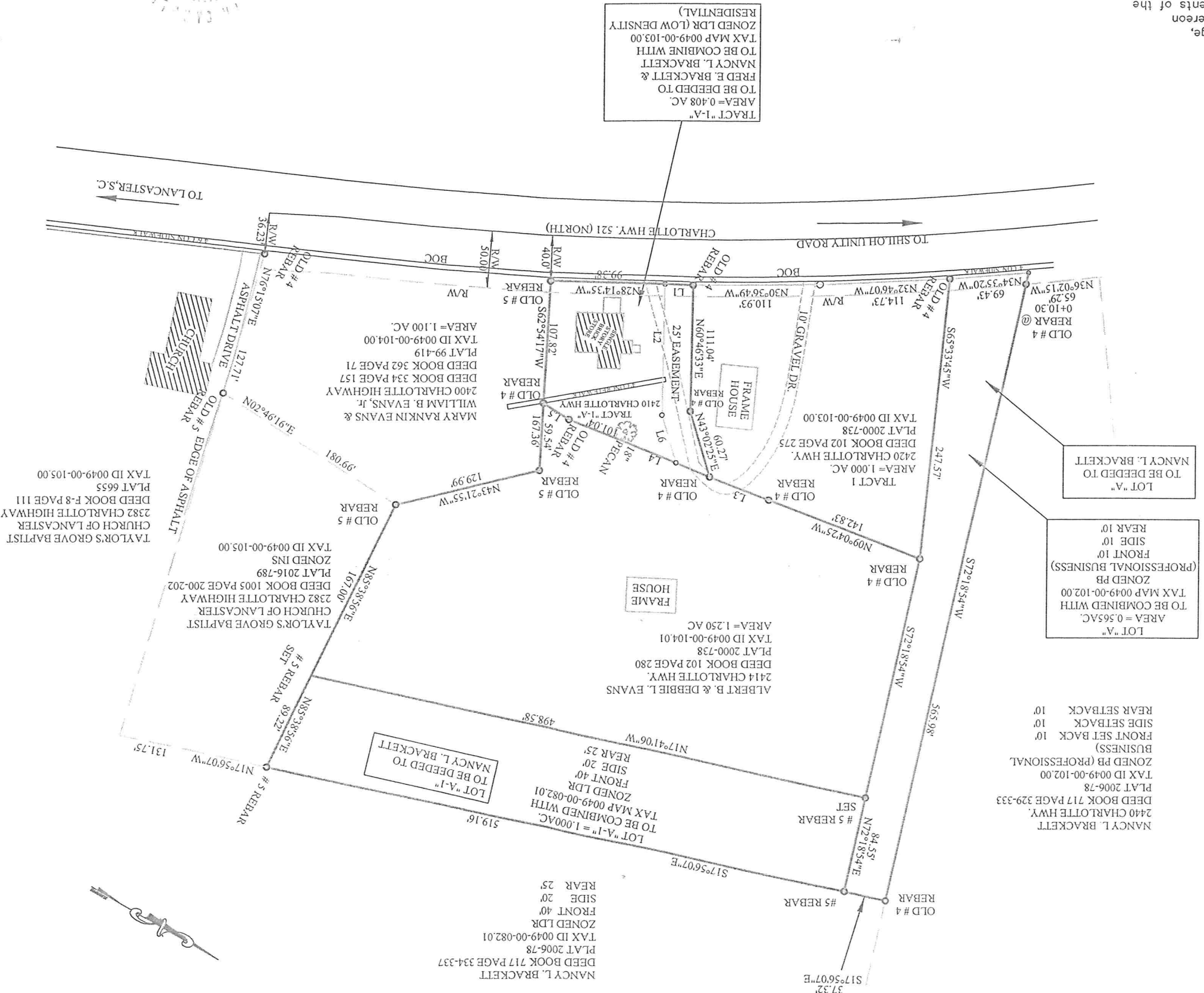
TRACT "A" & "A-1" TO BE DEDED TO NANCY L. BRACKETT.

TRACT 1 & 1A TO BE DEDED TO FRED E. & NANCY L. BRACKETT

"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."

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plot.

DRAWN BY: JCC	DATE: 10/13/2020	CHECKED BY: JCC	JOB NO.: 16-11-7
A PORTION OF TAX MAP 0049-00-104.02 & 0049-00-103.00		SHEET 1 OF 1	



Scale 1" = 100' Date 10/13/2020

Plat Of Property Of
Fred E. & Nancy L. Brackett
Located At
2410 & 2420 Charlotte Hwy.
3 Miles North Of
Lancaster, South Carolina
Lancaster County

APPROVED FOR RECORDING
Date Approved: 11-16-2020
Must be recorded by: 5-16-21
Planning Official

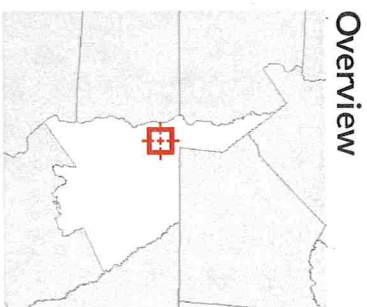
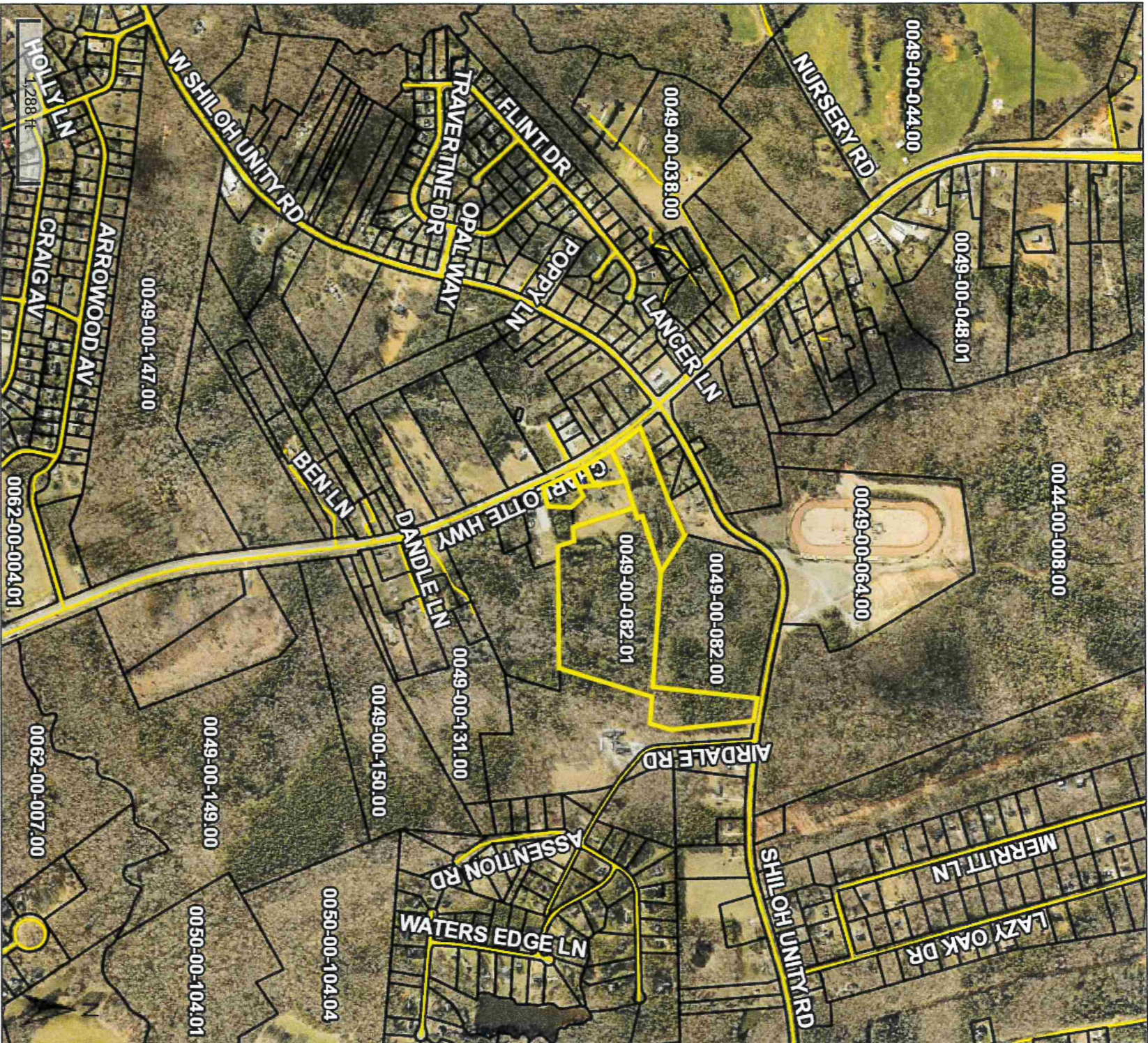
2020022119
PLAT ANY SIZE
RECORDING FEES \$25.00
PRESENTED & RECORDED:
12-07-2020 04:24:43 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT
PG: 847
BK: PLAT 2020





Public.netTM

Lancaster County, SC



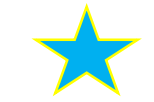
- Legend**
- Parcels
 - Roads
 - + Railroad

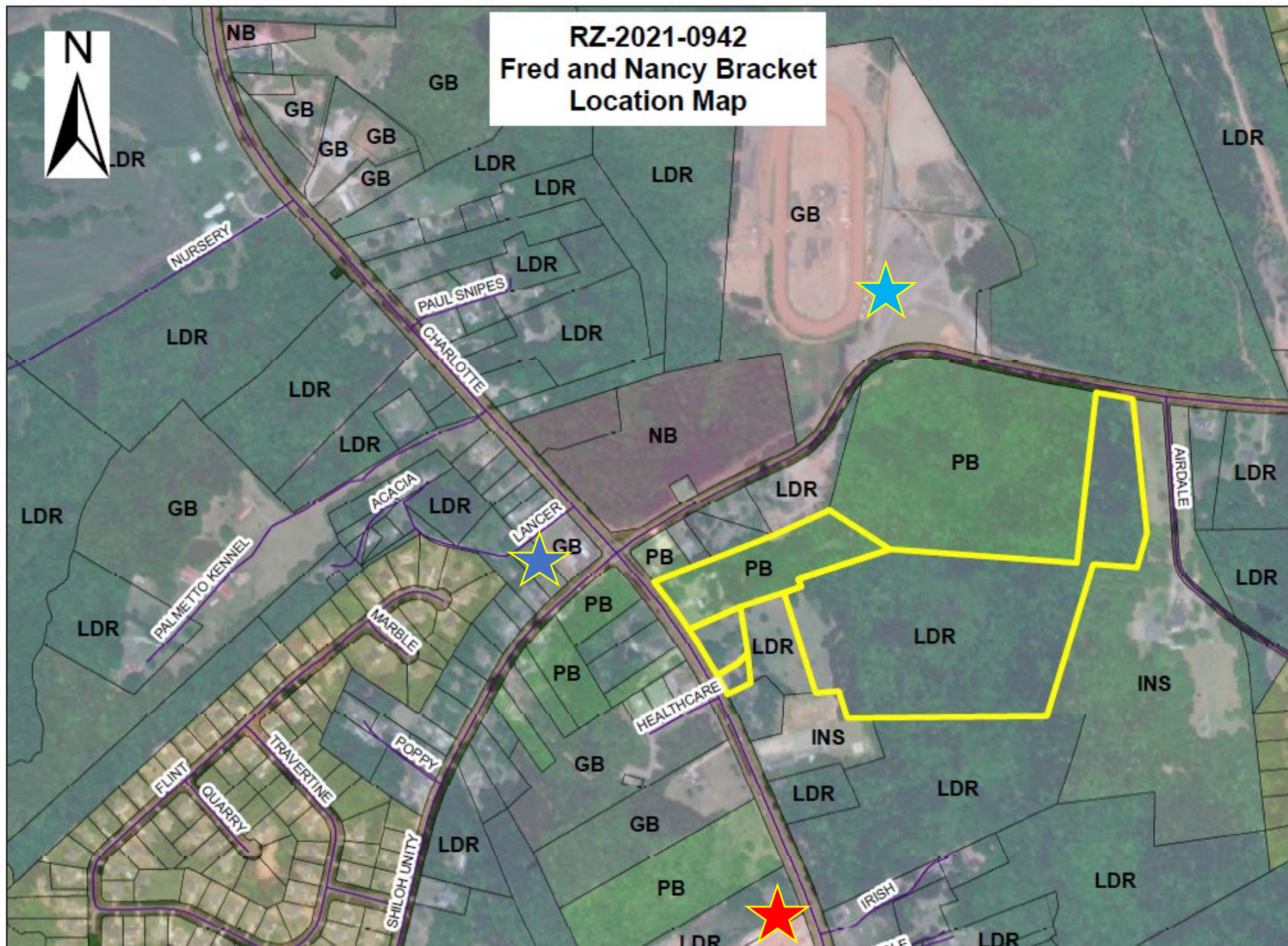
Date created: 4/22/2021
Last Data Uploaded: 4/21/2021 10:04:59 PM
Developed by **Schneider**
GEO SPATIAL

**RZ-2021-0942
Fred and Nancy Bracket
Location Map**

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: 6/3/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	6/2/2021	Exhibit
Plat	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit

**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
 Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.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

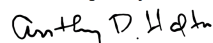
Property Address 10925 Pettus Farm Road
 City Indian Land State SC Zip 29707 Tax Parcel ID 0003-00-051.00
 Current Zoning LDR Current Use Single Family Residence
 Proposed Zoning MDR Total Acres 5.24
 Project Description Seeking rezoning to MDR to be more compatible with
surrounding properties and approved developments.

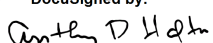
Surrounding Property Description Mix of single family homes and newer
approved subdivisions.

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 -

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:

 Applicant **Anthony D. Haltom, Sr.** 3/26/2021
 Date

DocuSigned by:

 Property Owner(s) **Anthony D. Haltom, Sr.** 3/26/2021
 Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

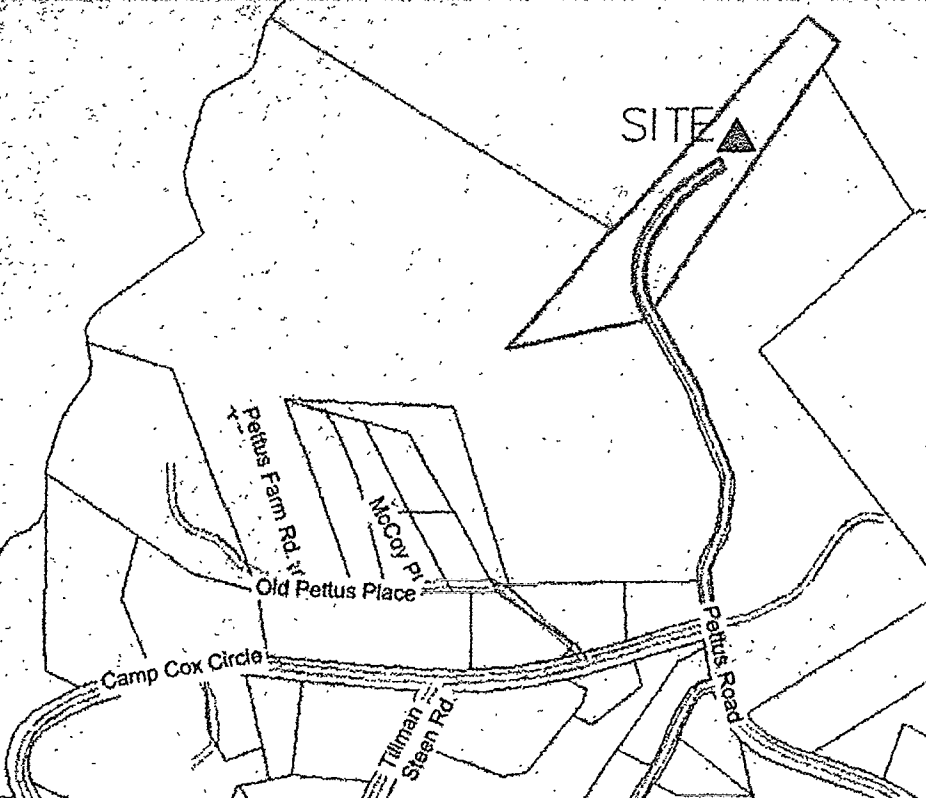
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

2. Planning Commission

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

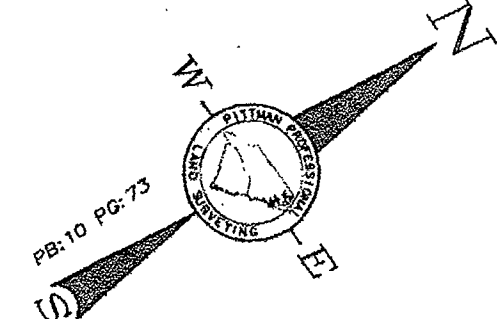
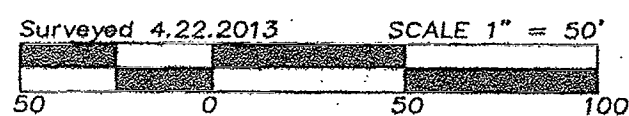
3. County Council

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VICINITY MAP (NOT TO SCALE)

NUMBER	DIRECTION	DISTANCE
L1	N 44°40'48" E	28.62'
L2	S 40°20'33" W	67.49'
L3	S 36°44'43" W	12.43'



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
Pg. 2731

Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-051.00
Pg. 10 Pg. 73
5.24 Acres ± Crds.

Tax Map # 3-00-049.16
ELIZABETH P HOWEY
Db. 6 Pg. 1090
Pg. 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



General Notes:
1. Measurements on this map are in feet and decimals thereof.
2. All set corners are #5 (3/8") 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, this 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
Kent@pplsurvey.com
PLS#27451

BOUNDARY & PHYSICAL SURVEY FOR

ANTHONY D. HALTOM SR

10925 PETTUS FARM ROAD
INDIAN LAND TOWNSHIP, SOUTH CAROLINA
LANCASTER COUNTY,

SHEET NO.

S1

REVISION

DATE

No.

PROJECT No:

POD14

DATE

SCALE

DES.

DR.

CKD.

REVISION

DATE

No.

PROJECT No:

POD14

DATE

SCALE

DES.

DR.

CKD.

Proposal:
Request to rezone from
LDR to MDR

Legend:



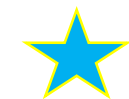
Subject Property



Covington Development



Sugar Creek Development



Shamrock Landscaping

