

Planning Commission Members

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

**County Attorney**

Ginny L. Merck-Dupont

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

June 1, 2023

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**

AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. CU-2023-0695 Tommy's Car Wash

Application by The Timmons Group, TIL Holdings of Texas, George McGinn and Sallie Cooper for a Conditional Use Permit for a 2.9-acre parcel at 168 Fort Mill Highway/Highway 160 (TM# 0008-00-007.00) for development of an automated car wash facility.
Location map will be provided at Workshop.

b. RZ-2023-0596 Dylan & Tammy Ellis

Application by Dylan & Tammy Ellis for a rezoning of 4.77 acres at 1993 Beacon Road (TM# 0089-00-086.01) from Rural Neighborhood (RN) to Agricultural Residential (AR) district, in order to locate a mobile home on the property.
Location map will be provided at Workshop.

c. RZ-2023-0629 Teresa Johnson

Application by Teresa Johnson to rezone a 1.0 acre parcel at the corner of Mackey and Douglas Roads (TM# 0103F-0F-006.03) from Medium Density Residential (MDR) to Manufactured Housing (MH) District, in order to locate a mobile home on the property.
Location map will be provided at Workshop.

d. SD-2023-0161 Edgewater Phase 11

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B & C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 146 detached single-family homes and 50 townhomes.
Location map will be provided at Workshop.

e. UDO-TA-2023-0972 Sec. 2.4 MDR Standards

Chapter Two, Sec 2.4 District Standards (MDR): Application by Planning Department on behalf of County Council to amend standards for MDR district, regarding lot size, front setbacks, usable open space, block length, and density calculation.

Draft text will be provided at the Workshop.

f. UDO-TA-2023-0973 Sec. 4.4.1 CSOD Standards

Chapter 4, Sec. 4.4 1 Cluster Subdivision Overlay Standards: Application by Planning Department on behalf of County Council to amend standards for Cluster Subdivision Overlay District, regarding lot size, front setbacks, usable open space, block length, CSOD lot size mix, and density calculation.

Draft text will be provided at the Workshop.

g. UDO-TA-2023-0975 Sec. 6.5 County Street Classification & Design

Sec. 6.5 County Street Classification & Design: Application by Planning Department on behalf of County Council to amend Section 6.5 County Street Classification & Design.

Draft text will be provided at the Workshop.

h. Vested Rights Extension for Patterson Preserve

Request by Exeter Development Company to extend its vested rights for the Patterson Preserve pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.

Project SD-2019-001.

Location map will be provided at Workshop.

i. New Road Name Approvals

Review new road names submitted to County E-911 Addressing. Available documents will be provided at the Workshop.

j. Overview of next month's Agenda

k. Other

i. School District Data

Discussion with Bryan Vaughn regarding school district data and impact on plan review.

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: CU-2023-0695 Tommy's Car Wash

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	5/9/2023	Exhibit
Site Plan	5/9/2023	Exhibit
Survey Plat	5/9/2023	Exhibit
Turning Analysis	5/9/2023	Exhibit

Banks McGinn
1825 Shady Pine Circle
Fort Mill, SC 29715

Sallie M. Cooper
10 Shaded Way
Round Rock, TX 78664

March 20, 2023

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

To Whom It May Concern:

We, George Banks McGinn and Sallie M. Cooper, give permission for TIL Holding of Texas LLC to apply for the conditional use zoning for the use of a car wash and office to be located at 168 Fort Mil Highway.

Signed,

George Banks McGinn
Property Owner

George Banks McGinn

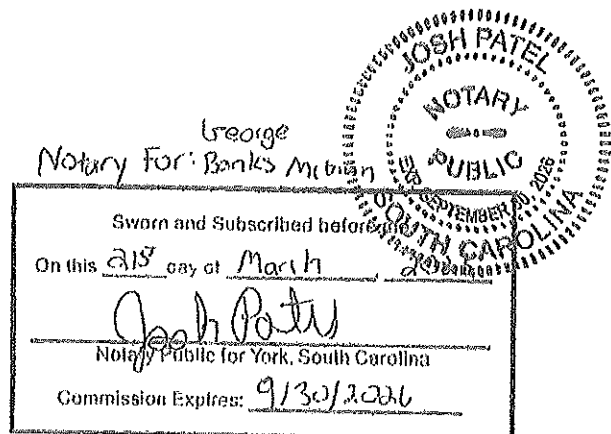
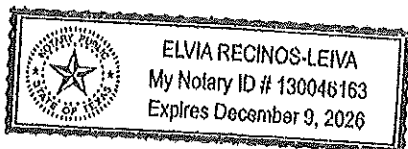
Sallie M. Cooper
Property Owner

Sallie M. Cooper

Notarized

Subscribed and sworn to before me by
Sallie M. Cooper
on this the *21* day of *March*, 20*23*.

Elvia Recinos-Leiva
Notary Public





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

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

Property Address 168 Fort Mill Highway
City Indian Land State SC Zip 29707 Tax Parcel ID 0008-00-007.00
Current Zoning GB Current Use Single Family (vacant)
Total Acres 2.9 Surrounding Property Description Undeveloped (AR),
Commercial (GB), Industrial (GB)
Proposed Conditional Use Express car wash and Office

CONTACT INFORMATION

Applicant Name TIL Holdings of Texas, LLC
Address 1225 Mercedes Benz Dr
City Shreveport State LA Zip 71115 Phone 318-698-5770
Fax 318-797-6504 Email sburson@tixpresswash.com
Co-Property Owner Name GEORGE BANKS MEGINN
Address 1825 SHADY PINE CIRCLE
City FORT MILL State S.C. Zip 29715 Phone 803-482-7156
Fax _____ Email BANKSMEGINN@GMAIL.COM

CONDITIONAL USE PLAN CHECKLIST

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

APPLICATION CERTIFICATIONS

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

[Signature]
Applicant TIL Holdings of Texas, LLC

3-21-2023
Date

[Signature]
Property Owner(s) *[Signature]*

3/21/23
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$325.00

2. Planning Commission

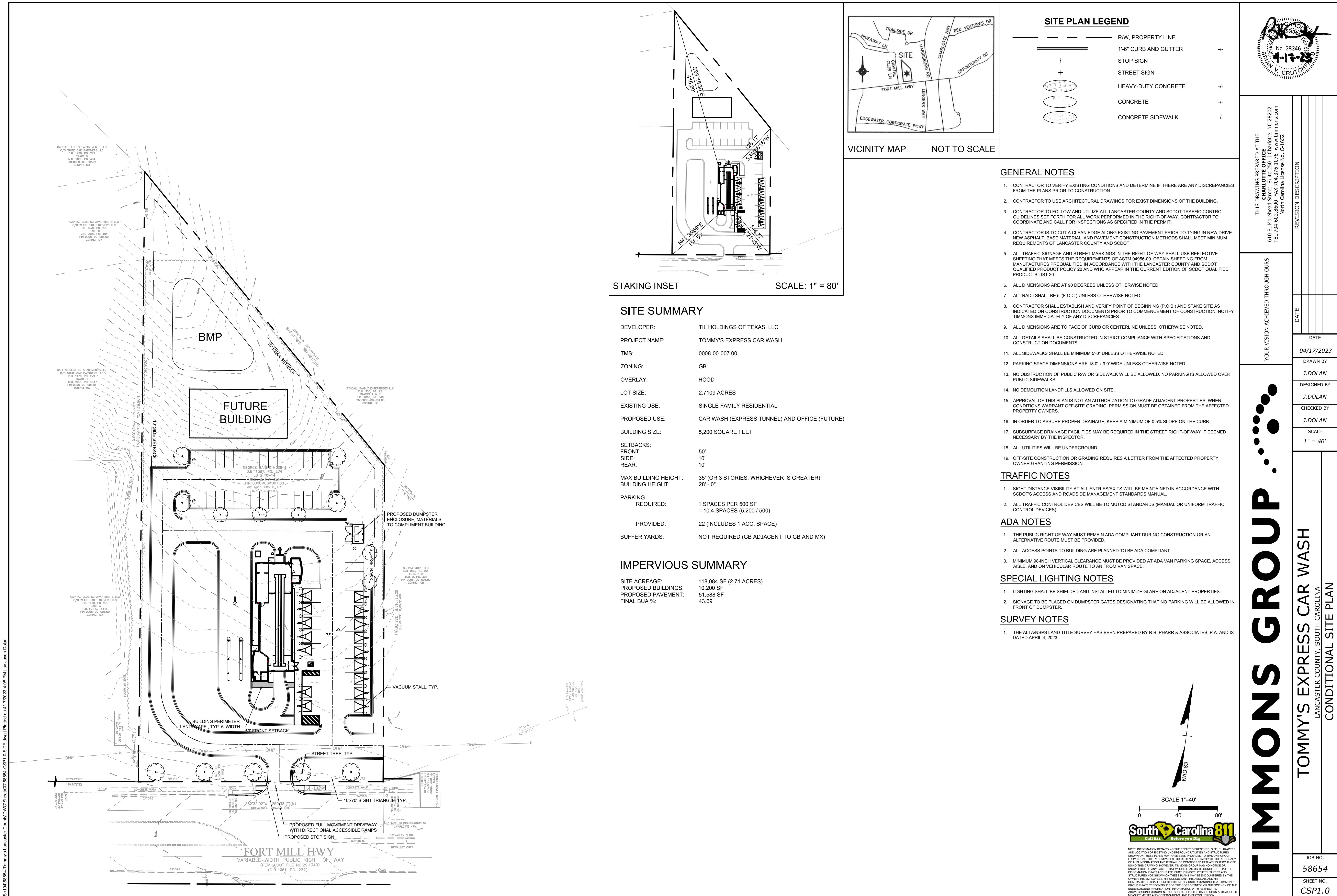
- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes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

3. County Council

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

owner, and adjacent property owners.

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



STAKING INSET

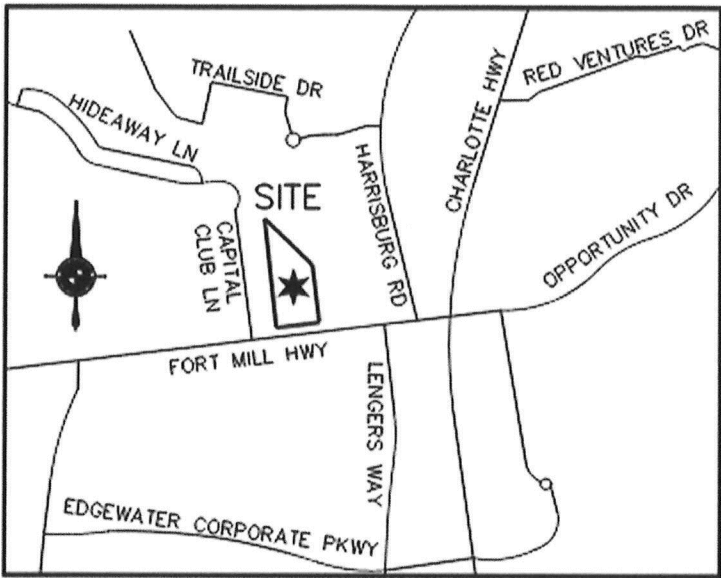
SCALE: 1" = 80'

SITE SUMMARY

DEVELOPER:	TIL HOLDINGS OF TEXAS, LLC
PROJECT NAME:	TOMMY'S EXPRESS CAR WASH
TMS:	0008-00-007.00
ZONING:	GB
OVERLAY:	HCOD
LOT SIZE:	2.7109 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	CAR WASH (EXPRESS TUNNEL) AND OFFICE (FUTURE)
BUILDING SIZE:	5,200 SQUARE FEET
SETBACKS:	
FRONT:	50'
SIDE:	10'
REAR:	10'
MAX BUILDING HEIGHT:	35' (OR 3 STORIES, WHICHEVER IS GREATER)
BUILDING HEIGHT:	28' - 0"
PARKING	
REQUIRED:	1 SPACES PER 500 SF = 10.4 SPACES (5,200 / 500)
PROVIDED:	22 (INCLUDES 1 ACC. SPACE)
BUFFER YARDS:	NOT REQUIRED (GB ADJACENT TO GB AND MX)

IMPERVIOUS SUMMARY

SITE ACREAGE:	118,084 SF (2.71 ACRES)
PROPOSED BUILDINGS:	10,200 SF
PROPOSED PAVEMENT:	51,588 SF
FINAL BUA %:	43.69



VICINITY MAP NOT TO SCALE

SITE PLAN LEGEND

	R/W, PROPERTY LINE	
	1'-6" CURB AND GUTTER	-/-
	STOP SIGN	
	STREET SIGN	
	HEAVY-DUTY CONCRETE	-/-
	CONCRETE	-/-
	CONCRETE SIDEWALK	-/-

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXIST DIMENSIONS OF THE BUILDING.
- CONTRACTOR TO FOLLOW AND UTILIZE ALL LANCASTER COUNTY AND SCDOT TRAFFIC CONTROL GUIDELINES SET FORTH FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR INSPECTIONS AS SPECIFIED IN THE PERMIT.
- CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TYING IN NEW DRIVE. NEW ASPHALT, BASE MATERIAL AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF LANCASTER COUNTY AND SCDOT.
- ALL TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL USE REFLECTIVE SHEETING THAT MEETS THE REQUIREMENTS OF ASTM D4956-09. OBTAIN SHEETING FROM MANUFACTURERS PREQUALIFIED IN ACCORDANCE WITH THE LANCASTER COUNTY AND SCDOT QUALIFIED PRODUCT POLICY 20 AND WHO APPEAR IN THE CURRENT EDITION OF SCDOT QUALIFIED PRODUCTS LIST 20.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL RADII SHALL BE 5' (F.O.C.) UNLESS OTHERWISE NOTED.
- 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.
- ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED.
- PARKING SPACE DIMENSIONS ARE 18.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- ALL UTILITIES WILL BE UNDERGROUND.
- OFF-SITE CONSTRUCTION OR GRADING REQUIRES A LETTER FROM THE AFFECTED PROPERTY OWNER GRANTING PERMISSION.

TRAFFIC NOTES

- SIGHT DISTANCE VISIBILITY AT ALL ENTRIES/EXITS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES).

ADA NOTES

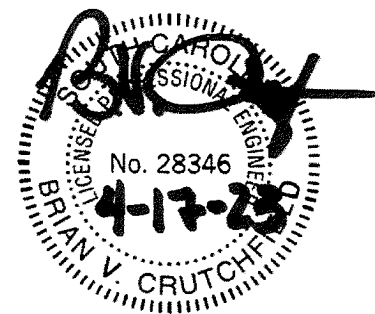
- THE PUBLIC RIGHT OF WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
- ALL ACCESS POINTS TO BUILDING ARE PLANNED TO BE ADA COMPLIANT.
- MINIMUM 98-INCH VERTICAL CLEARANCE MUST BE PROVIDED AT ADA VAN PARKING SPACE, ACCESS AISLE, AND ON VEHICULAR ROUTE TO AN FROM VAN SPACE.

SPECIAL LIGHTING NOTES

- LIGHTING SHALL BE SHIELDED AND INSTALLED TO MINIMIZE GLARE ON ADJACENT PROPERTIES.
- SIGNAGE TO BE PLACED ON DUMPSTER GATES DESIGNATING THAT NO PARKING WILL BE ALLOWED IN FRONT OF DUMPSTER.

SURVEY NOTES

- THE ALTA/NSPS LAND TITLE SURVEY HAS BEEN PREPARED BY R.B. PHARR & ASSOCIATES, P.A. AND IS DATED APRIL 4, 2023.



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Wackerdr. Charlotte, NC 28202
TEL 704.602.8800 FAX 704.376.1076
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

04/17/2023

DRAWN BY
J.DOLAN

DESIGNED BY
J.DOLAN

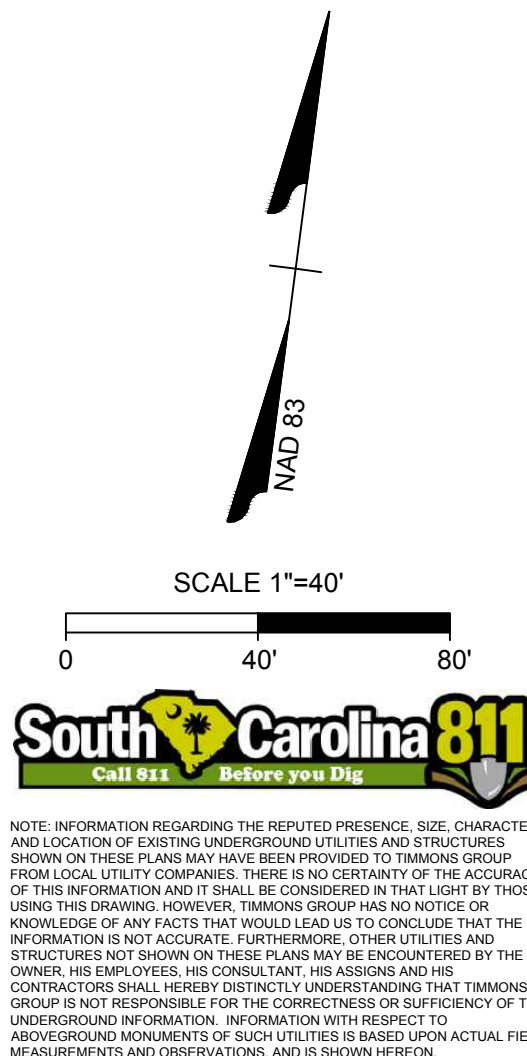
CHECKED BY
J.DOLAN

SCALE
1" = 40'

TIMMONS GROUP

TOMMY'S EXPRESS CAR WASH
LANCASTER COUNTY, SOUTH CAROLINA
CONDITIONAL SITE PLAN

JOB NO.
58654
SHEET NO.
CSP1.0



NOTE: INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED THAT LOFT BY THOSE USING THIS DRAWING. HOWEVER, TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD CAUSE US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY HERESTRICTLY UNDERSTANDING THAT TIMMONS GROUP IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO UNDERGROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

LEGEND:

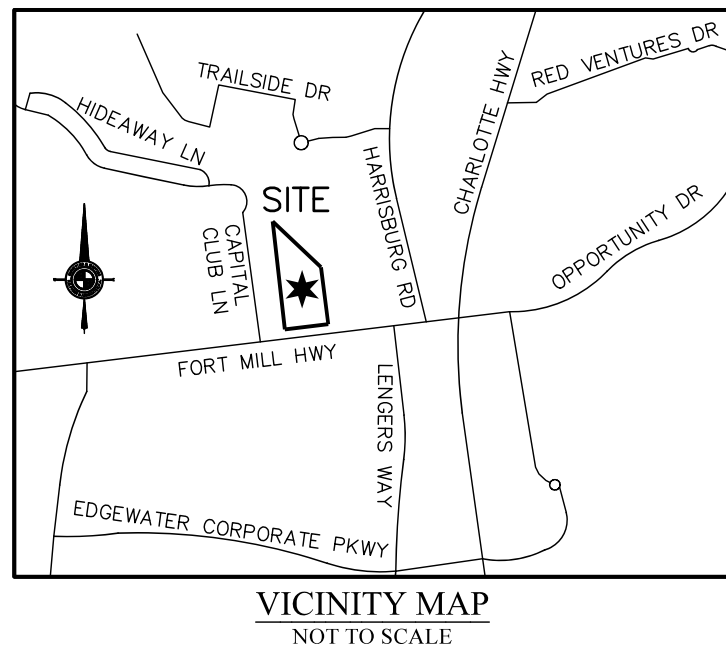
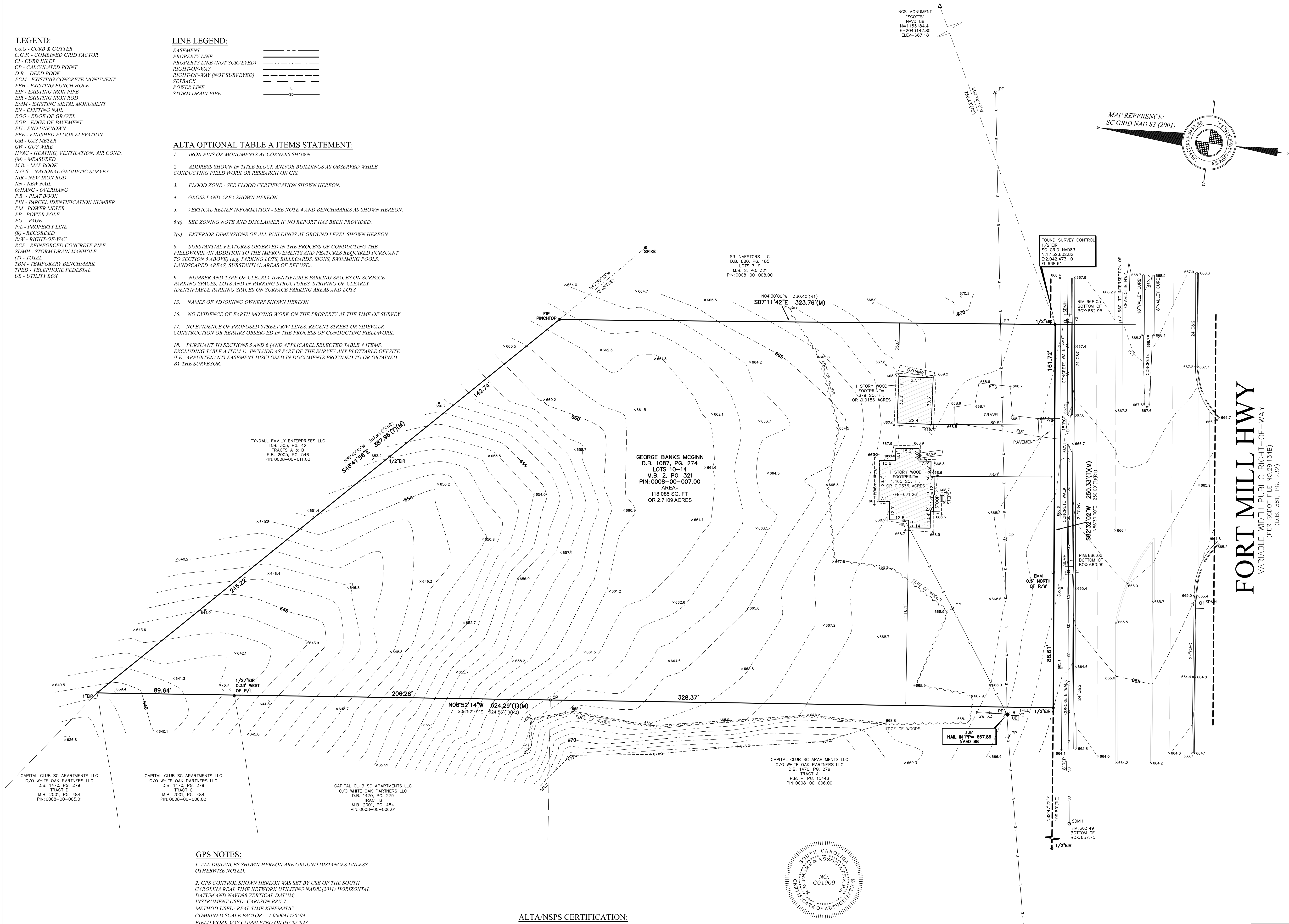
C&G - CURB & GUTTER
C.G.F. - COMBINED GRID FACTOR
CI - CURB INLET
CP - CALCULATED POINT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EPH - EXISTING PUNCH HOLE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FFE - FINISHED FLOOR ELEVATION
GM - GAS METER
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
P.B. - PLAT BOOK
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
P/L - PROPERTY LINE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
(T) - TOTAL
TBM - TEMPORARY BENCHMARK
TPED - TELEPHONE PEDESTAL
UB - UTILITY BOX

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
STORM DRAIN PIPE

ALTA OPTIONAL TABLE A ITEMS STATEMENT:

- IRON PINS OR MONUMENTS AT CORNERS SHOWN.
- ADDRESS SHOWN IN TITLE BLOCK AND/OR BUILDINGS AS OBSERVED WHILE CONDUCTING FIELD WORK OR RESEARCH ON GIS.
- FLOOD ZONE - SEE FLOOD CERTIFICATION SHOWN HEREON.
- GROSS LAND AREA SHOWN HEREON.
- VERTICAL RELIEF INFORMATION - SEE NOTE 4 AND BENCHMARKS AS SHOWN HEREON.
- SEE ZONING NOTE AND DISCLAIMER IF NO REPORT HAS BEEN PROVIDED.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
- NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING SPACES, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
- NAMES OF ADJOINING OWNERS SHOWN HEREON.
- NO EVIDENCE OF EARTH MOVING WORK ON THE PROPERTY AT THE TIME OF SURVEY.
- NO EVIDENCE OF PROPOSED STREET R/W LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENT DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.



NOTES:

- ELEVATIONS BASED ON N.G.S. MONUMENT "SCOTT'S", ELEVATION = 667.18 FEET, NAVD 88.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

RECORDED BEARING REFERENCES:

- R1 - M.B. 2, PG. 321
R2 - P.B. 2005, PG. 546
R3 - D.B. 1470, PG. 282

ZONING:

SUBJECT PROPERTY ZONED: MX (MIXED USE)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY, PURSUANT TO ALTA TABLE A ITEM 6. PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE LANCASTER COUNTY ZONING DEPARTMENT AT 803-416-9777.

PARKING:

NO PARKING SPACES OBSERVED ON PROPERTY

ALTA/NSPS CERTIFICATION:

TO: TIL HOLDINGS OF TEXAS, LLC

THIS IS TO CERTIFY THAT ON THE 4TH DAY OF APRIL, 2023, TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2023.

C. Clark Neilson
P.L.S. NO. 19403
cneilson@rbpharr.com

04-12-2023
DATE

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017.
MAP NUMBER: 4557C0040E; ZONE X

I HEREBY STATE THAT ON THE 4TH DAY OF APRIL, 2023, TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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 C. Clark Neilson



Know what's below.
Call before you dig.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FORT MILL HWY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(PER SC001 FILE NO.29.134E)
(D.B. 361, PG. 232)

CREW: NJC
DRAWN: KPM
REVISED:
SCALE: 1" = 30'
DATE: APRIL 4, 2023
JOB NO. 94981

AREA= 118,085 SQ. FT.OR 2.7109 ACRES

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
TIL HOLDINGS OF TEXAS, LLC

168 FORT MILL HWY
CITY OF INDIAN LAND, LANCASTER COUNTY, SC
MAP REFERENCE: 2-321
DEED REFERENCE: 1087-274
TAX PARCEL NO: 0008-00-007.00

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING

LICENSE NO. 031909
28204 TEL. (704) 376-2186

PLOTTED: 4/14/23
G:\3419\94981\DWG\94981.DWG

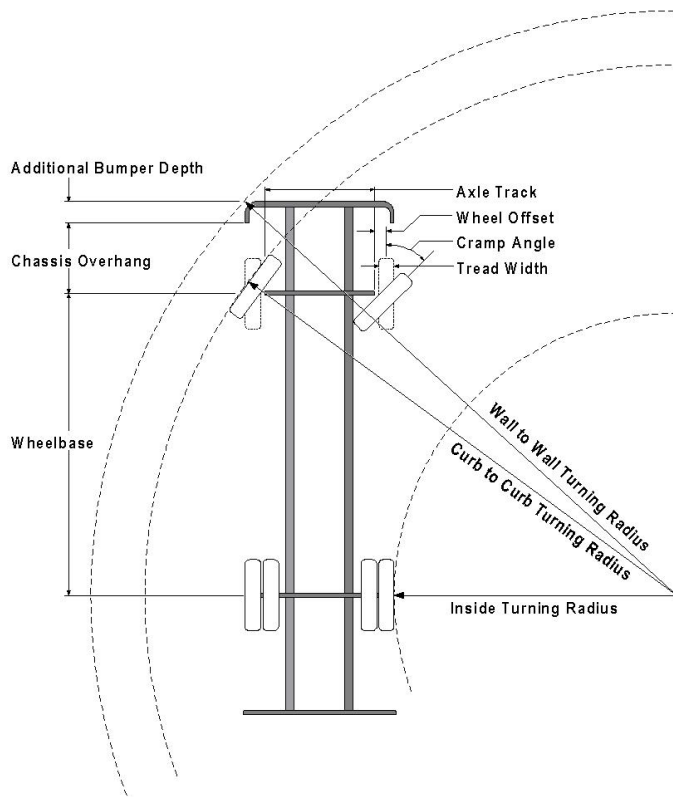


Turning Performance Analysis

11/03/2021

Bid Number: 588
Department: Lancaster County Fire Service

Chassis: Velocity Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body



Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	17.5 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	24 in.
Front Overhang:	102 in.
Wheelbase:	271 in.

Calculated Turning Radii:

Inside Turn:	25 ft. 9 in.
Curb to curb:	41 ft. 10 in.
Wall to wall:	46 ft. 10 in.

Category	Option	Description
Bumpers	0721868	Bumper, 24" Total (13" Extension), Polished S/S, Integrated, 100AAT, VEL
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2023-0596 Dylan & Tammy Ellis

Contact Person / Sponsor: M. Blaszyk

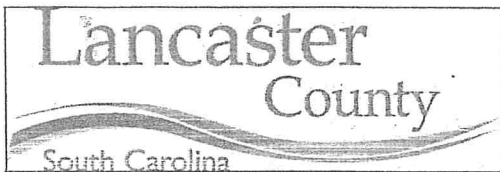
Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	5/9/2023	Exhibit
Ellis Plat	5/9/2023	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

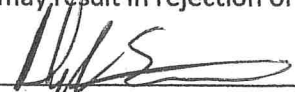
GENERAL INFORMATION

Property Address 1993 Beacon Rd
City Lancaster State SC Zip 29720 Tax Parcel ID 0089-00-086.01
Current Zoning RN Current Use Vacant
Proposed Zoning AR Total Acres 4.77
Project Description Setup Doublewide on Property for my Permanent Residence, which will not be seen from the highway due to the driveway being 1/3 of a mile long
Surrounding Property Description AR and RN
Within one mile of this property there is a mix of stick built homes, Doublewides and many single wides (26 mobile homes total within one mile)

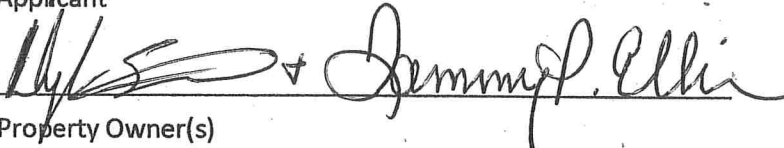
CONTACT INFORMATION

Applicant Name Dylan Ellis
Address 3080 Major Evans Rd.
City Lancaster State SC Zip 29720 Phone 803-320-4655
Fax _____ Email EllisRentals@me.com
Property Owner Name Dylan Ray Ellis & Tammy Pate Ellis
Address 3080 Major Evans Rd
City Lancaster State SC Zip 29720 Phone 803-320-4655
Fax _____ Email EllisRentals@me.com

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


Applicant

3/29/2023
Date


Property Owner(s)

3/29/2023
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.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2023-0629 Teresa Johnson

Contact Person / Sponsor: M. Blaszyk

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	5/9/2023	Exhibit
Johnson plat	5/9/2023	Exhibit
Septic Permit	5/9/2023	Exhibit
LCWSD Service letter	5/9/2023	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 TBD (corner of Mackey and Douglas Roads)
City Lancaster State SC Zip 29720 Tax Parcel ID 0103F-0F-006.03
Current Zoning MDR Current Use empty lot
Proposed Zoning MH Total Acres 1.0
Project Description I am wanting to place a double-wide mobile home on the property. This will be my personal residence.

Surrounding Property Description The other properties on Mackey Road are evenly split between mobile homes and stick built homes.

CONTACT INFORMATION

Applicant Name Teresa Ann Johnson
Address 2390 Mackey Road
City Lancaster State SC Zip 29720 Phone 803-320-7119
Fax 803-286-7123 Email reesasim@yahoo.com
Property Owner Name Teresa Ann Johnson
Address 2390 Mackey Road
City Lancaster State SC Zip 29720 Phone 803-320-7119
Fax 803-286-7123 Email reesasim@yahoo.com

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

Leresa Ann Johnson
Applicant

3/25/2023
Date

Leresa Ann Johnson
Property Owner(s)

3/25/2023
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

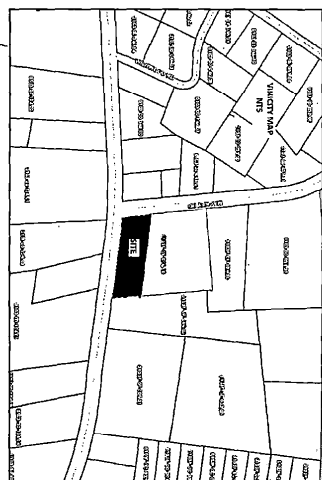
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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



LINE TABLE		
LINE	LENGTH	BEARING
L1	40.05	N01°06.12'W
L2	67.20	N01°37.39'E
L3	10.01	N88°36.12'E
L4	12.00	N78°00.57'W
L5	16.55	S08°17.41'W
L6	23.91	S08°17.41'W
L7	10.86	S79°10.47'E

Plat Of Property Of
TERESA JOHNSON
Located About
4 Miles Southwest Of
Lancaster, South Carolina
Lancaster County

GRAPHIC SCALE



Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
29207



PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: 29-2022-10-0020 v1.0
County: Lancaster

Name: TERESA JOHNSON
Type Facility: Residential
Subdivision:
Block: Lot: Track B

Site: 2389 MACKEY RD.,
LANCASTER

Program Code: CONVENTIONAL
System Code: 100
TM #: 103F-0F-006.00
Water Supply: Public Water Source

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 240

Tank Sizes (gal): Septic Tank: 1000 Pump Chamber:

Grease Trap:

LTAR (g/d/ft²): .3

Trenches: Length (ft): 267 Width (in): 36 Max. Depth (in): 28 Agg. Depth (in): 14

Min Pump Capacity: GPM at ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit the DHEC form 3978 within 2 business days of the completion of installation.

- All applicable setbacks set forth in Regulation 61-56 apply.
- Maximum Trench Depth not to exceed 28 inches. Do not install under wet conditions.
- Do not install the septic system within 5 feet from the property line. No parking, driving, building, or paving over the area of septic system and the repair area before or after installation. Do not cut, fill, or change the grade of the natural soils in the septic system area.
- A pump may be necessary in the repair area.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

See System Diagram on page 2 of this document.

Issued/Revised By:

Date: January 24, 2023

DHEC 1781 (01/2014)

This Permit is Appealable Under the Administrative Procedures Act.
This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date.
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

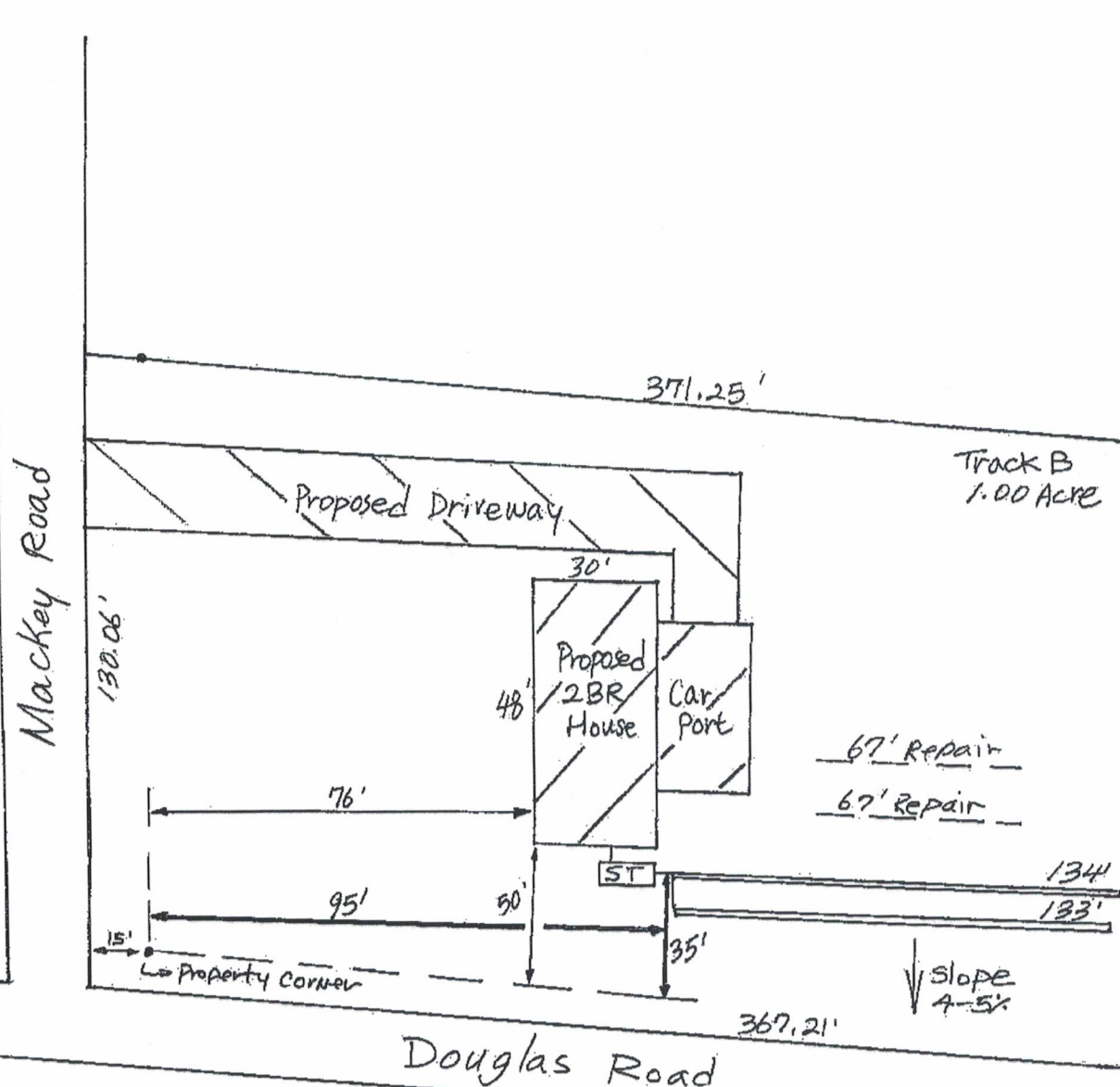


PERMIT TO CONSTRUCT
Onsite Wastewater System

Applicant: TERESA JOHNSON
Permit ID: 29-2022-10-0020 v1.0
County: Lancaster

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

NTS



MLW



DATE 2-3-23

This is to verify that Lancaster County Water & Sewer District has water service available provided all local, state, and LCWSD policies are followed and fees are paid in full.

Parcel: 0103F-0F-006.03

Name: Teresa Johnson

If you have any questions concerning this please call our office at 803-285-6919.

Thank you,

Laura Watterson

Lancaster County Water & Sewer District

Agenda Item Summary

Ordinance # / Resolution #: SD-2023-0161 Edgewater Phase 11

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	5/25/2023	Exhibit
Proposed Plat	5/25/2023	Exhibit



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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lanaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. 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**.

PROJECT INFORMATION

Project Address/Location: Intersection of Gateway Drive and Serendipity Drive

Tax Map ID/Parcel No.: 0106-00-003.02, 0106-00-003.00

Project Description: Edgewater Phase 11

Applicant Name: True Homes, LLC.

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Property Owner Name: B&C Land Holdings, LLC.

Address: 2627 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Other Project Contacts

Name: Keith Fenn

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Name: Vince Keene, PE

Address: 730 Windsor Oak Court, Charlotte, NC 28273

Phone: 704-556-1990 / Email: vincek@y-wh.com

Applicant Signature: Vant A. Khan Date: 5/8/23

Owner Signature: Cornel W. Helms, FLC Chair Date: 04/18/2023

Owner Signature: J. H. [Signature] Date: 4-21-2023

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

PROJECT INFORMATION

Project Address/Location: Intersection of Gateway Drive and Serendipity Drive

Tax Map ID/Parcel No.: 0106-00-003.02, 0106-00-003.00

Project Description: Edgewater Phase 11

Applicant Name: True Homes, LLC.

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Property Owner Name: Lancaster County Forfeited Land Commission

Address: 101 N Main Street, Lancaster, SC 29720

Phone: 803-416-9335 Email: _____

Other Project Contacts

Name: Keith Fenn

Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110

Phone: 704-560-6217 Email: kfenn@truehomesusa.com

Name: Vince Keene, PE

Address: 730 Windsor Oak Court, Charlotte, NC 28273

Phone: 704-556-1990 Email: vincek@y-wh.com

Applicant Signature: [Signature] Date: 5/5/03

Owner Signature: Carrie W. Helms, FLC Chair Date: 04/18/2023

Owner Signature: [Signature] Date: 4-21-2023

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.
2. Show trees that require protection.

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. Through lots are prohibited.

- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

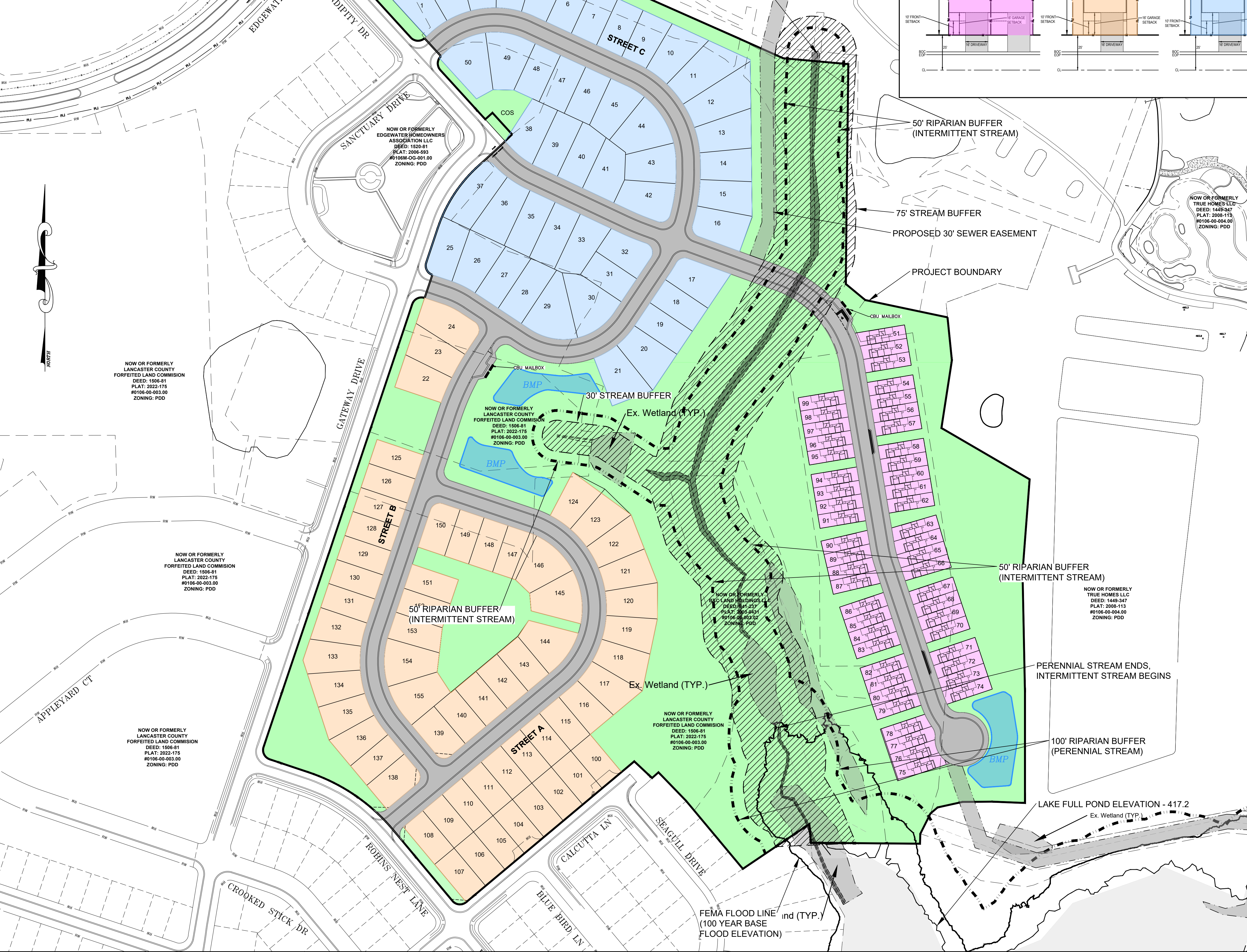
The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**

1. PRELIMINARY PLAT COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE PLAN #1
4. SITE PLAN #2
5. PHASING PLAN
6. GRADING & DRAINAGE PLAN #1
7. GRADING & DRAINAGE PLAN #2
8. OVERALL UTILITY PLAN
9. SEWER TRUNK/PUMP STATION SKETCH
10. LANDSCAPE PLAN



**TOWNHOME UNIT
TYPICAL DIMENSIONS**

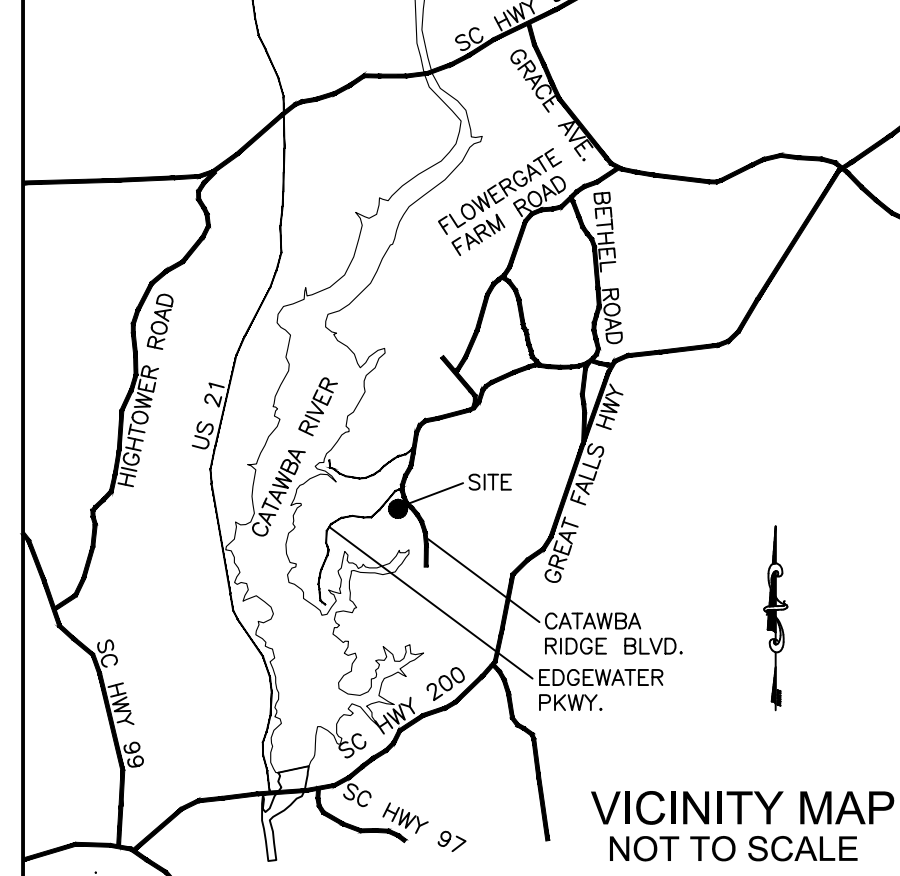
26' 26' 30' MIN. 10' REARWARD SETBACK 26'(W)x56'(D) PAD 26'(W)x56'(D) PAD 10' FRONT SETBACK 10' GARAGE SETBACK 10' DRIVEWAY

**36'x65'
TYPICAL DIMENSIONS**

52' MIN. 10' REARWARD SETBACK 36'(W)x56'(D) PAD 10' FRONT SETBACK 10' GARAGE SETBACK 10' DRIVEWAY

**41'x70'
TYPICAL DIMENSIONS**

57' MIN. 10' REARWARD SETBACK 41'(W)x70'(D) PAD 10' FRONT SETBACK 10' GARAGE SETBACK 10' DRIVEWAY



 52'x100' LOT (36'x65' PAD)
 57'x105' LOT (41'x70' PAD)
 26'x95' TOWNHOME LOT (26'x56' PAD)

Project:	EDGEWATER PHASE 11		
Gross Acreage	47.08		
Zoning	PDD		
Parcel ID(s)	0106-00-003.02, 0106-00-003.00		
# of Lots (Total)	155		
Phase:	Pod A	Pod B	Pod C
Lot Type	Detached SF	Townhome	Detached SF
# of Lots	47	49	59
Density	Medium	High	Medium
Pad Dimension's	41'(W) X 70'(D)	26'(W) X 56'(D)	36'(W) X 65'(D)
Min. Lot Size	57'(W) X 105'(D)	28'(W) X 90'(D)	52'(W) X 100'(D)
Min. Lot Area	5,985 sf	2,340 sf	5,200 sf
Front Setback	10'	10'	10'
Garage Setback	16'	16'	16'
Side Setback	7.5'	N/A*	7.5'
Rearyard Setback	15'	15'	15'
* NOTE 20' MINIMUM SEPARATION PROVIDED BETWEEN TOWNHOME END UNITS			

COMMON OPEN SPACE PROVIDED: 22.00 AC. (46.72%)

THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD
AREA AS INDICATED ON FEMA MAP NUMBERS 45057C0225D
AND 45057C0240D BOTH DATED JUNE 16, 2011.

PHASE 11 LOTS PER ORIGINAL BOND ARRANGEMENT: 196 TOTAL
(146 DETACHED SINGLE FAMILY, 50 TOWNHOMES)
PHASE 11 LOTS PROPOSED: 155 TOTAL

- 4' SIDEWALK TO BE PROVIDED ON ONE SIDE OF ROADS.
- PROPOSED STREETS ARE TO BE PRIVATE.
- PROPOSED SEWER AND WATER TO BE OWNED, OPERATED, AND MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
- SETBACKS TO BE TAKEN FORM INSIDE OF EACH LOT LINE

CIVIL ENGINEER
VINCENT G KEENE
YARBROUGH-WILLIAMS & HOULE, INC.
PHYSICAL ADDRESS: 730 WINDSOR OAK COURT
CHARLOTTE, NC 28273
MAILING ADDRESS: P.O. BOX 1198
PINEVILLE, NC 28134
704-556-1990; 704-556-0505(FAX)
VINCEK@Y-WH.COM

DEVELOPER
TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DR.
MONROE, NC 28210
PHONE: 704-238-1229
CONTACT: KEITH FENN, PE
CONTACT EMAIL: KFENN@TRUEHOMESUSA.COM

PROPERTY OWNER:
LANCASTER COUNTY FORFEITED LAND COMMISSION
101 N MAIN STREET
LANCASTER, SC 29720

B&C LAND HOLDINGS LLC
2627 BREKONRIDGE CENTRE DRIVE
MONROE, NC 28110

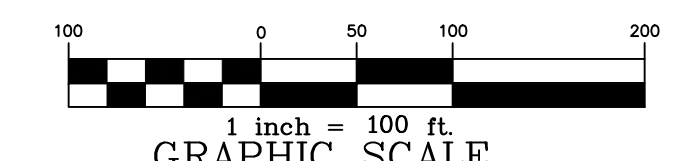
Edgewater

This map was produced by photographic methods from LIDAR data and *aerial photography* in accordance with National Map Accuracy Standards for a "1:50,000 scale map with 1' contours as published by the USGS. The remaining 1:50,000 scale map is a reproduction of the original and may not adhere to National Map Accuracy Standards. Unless expressly noted otherwise, lidar generated topographic features are not mitigated in the VISUALLY OBTAINED areas.

Ninety-five (95%) percent of all contours on clear unobscured ground will be correct to within one-half (1/2) of the contour interval. The remaining 5 (5%) percent will not exceed error of more than the contour interval.

Dashed-line contours shall have no accuracy with respect to true elevation of one contour interval or one-fourth (1/4) the average height of the ground cover, whichever is greater.

Ninety (90%) percent of all spot elevations on clear unobscured ground will be correct to within twenty-five (25) percent of the specified contour interval, and none will be in error by more than fifty (50%) percent of the



SHEET TITLE

PRELIMINARY PLAT - COVER SHEET

PROJECT

EDGEWATER PHASE 11

CANE CREEK TWSP., LANCASTER CO., SC

TRUE HOMES, LLC.

DRAWING NO.

1 OF 10

SHT

1

OF

10

SHTS

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

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CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

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CHECKED BY

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

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CHECKED BY

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

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4/04/23

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

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PROJECT NO.

PROJECT NO. 1001

SCALE

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4/04/23

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

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4/04/23

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KTG

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PROJECT NO. 1001

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1" = 100'

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PROJECT NO. 1001

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1" = 100'

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

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VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

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PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

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VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

CHECKED BY

VJK

PROJECT NO.

PROJECT NO. 1001

SCALE

1" = 100'

DATE

4/04/23

DRAWN BY

KTG

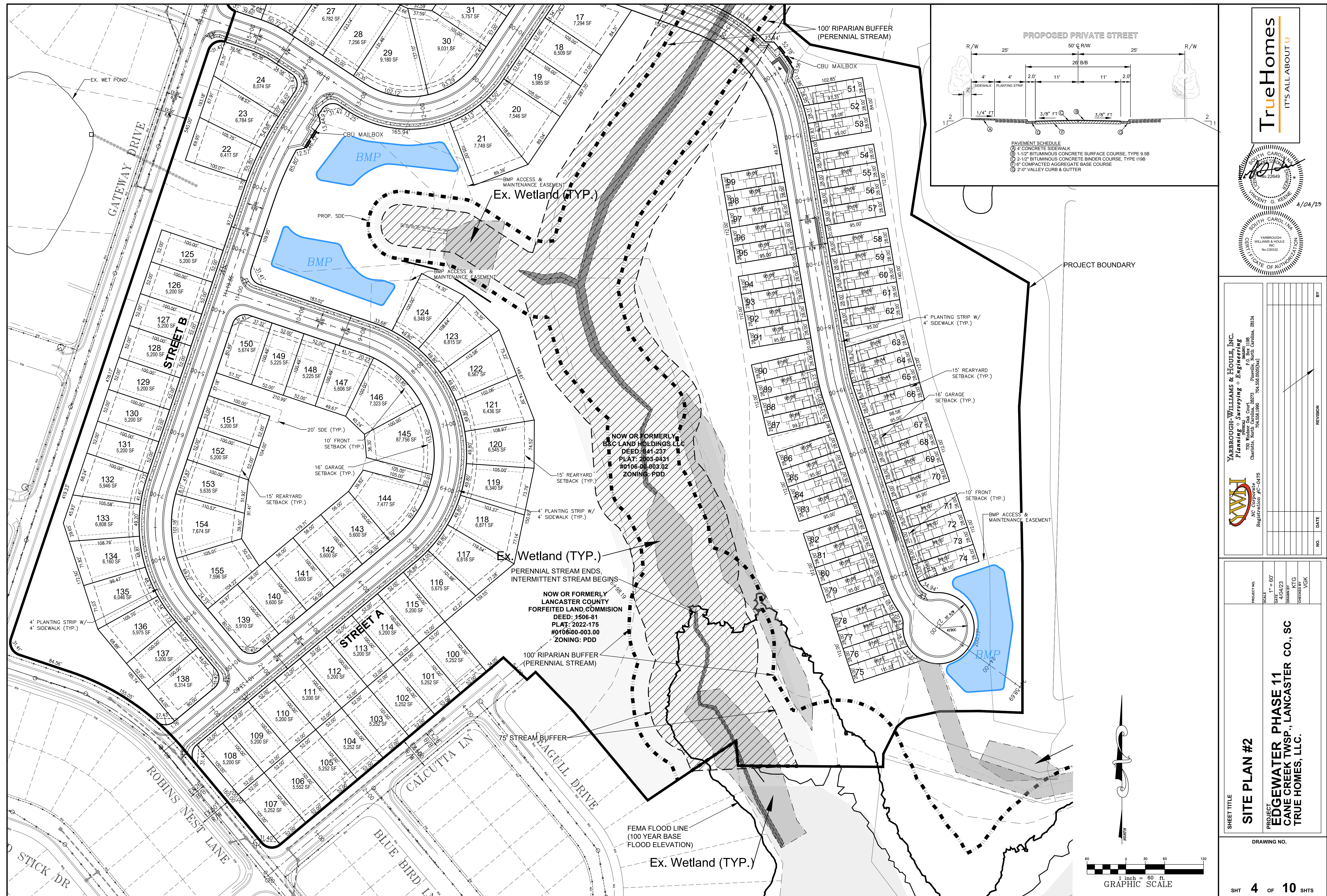
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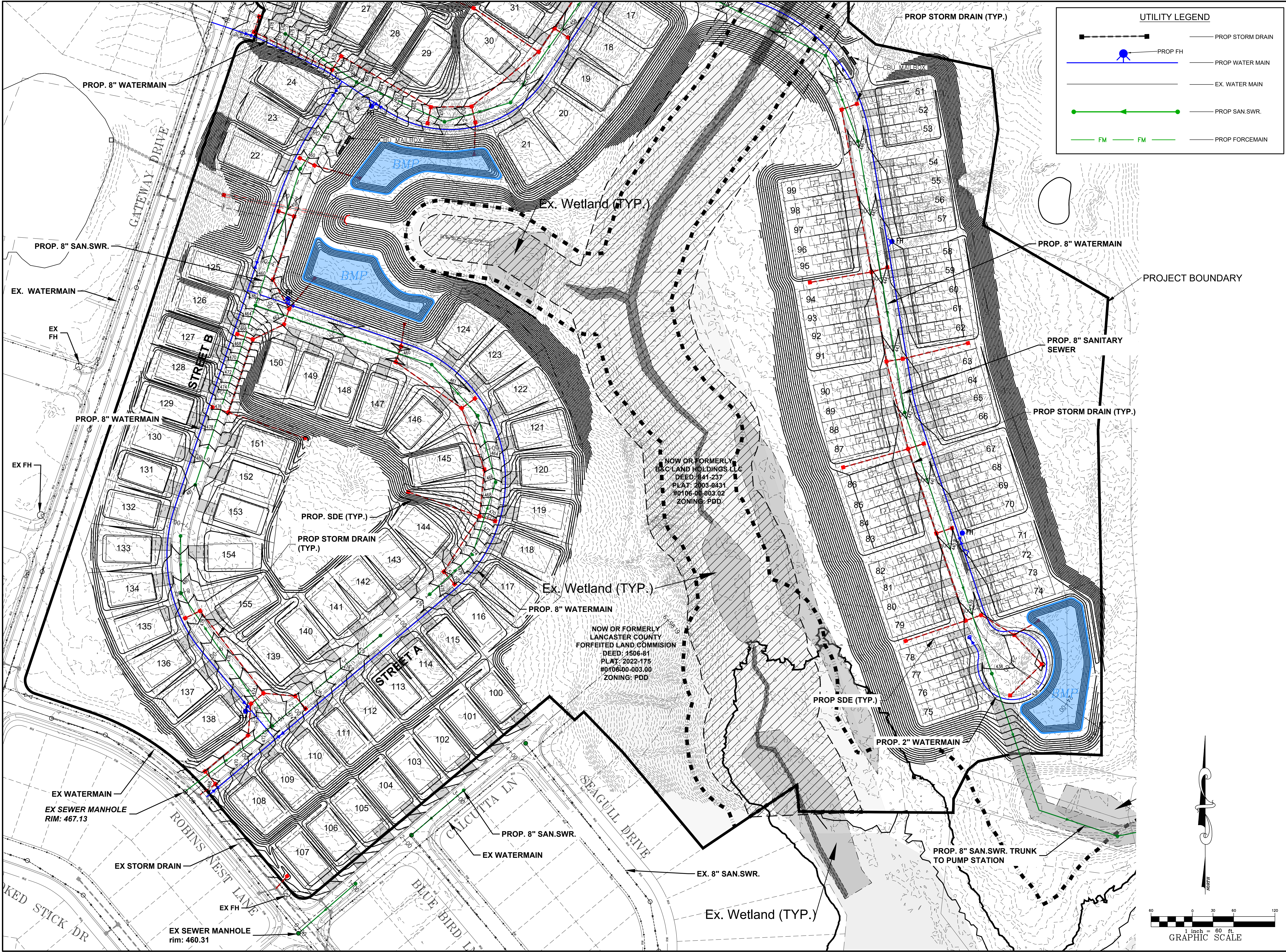
VJK

PROJECT NO.

PROJECT NO. 1001







UTILITY LEGEND

	PROP STORM DRAIN
	PROP FM
	PROP WATER MAIN
	EX. WATER MAIN
	PROP SAN.SWR.
	PROP FORCEMAIN

IT'S ALL ABOUT U

YARBROUGH-WILLIAMS & HOULE, INC.
Planning & Surveying & Engineering
730 Windsor Park Court
Charlotte, North Carolina 28214
P.O. Box 1198
Trenton, North Carolina 28686
919.555.0555 (local)

NC Corporate
Registration #C-0475

NO.	DATE	REVISION	BY

SHEET TITLE
GRADING AND DRAINAGE PLAN #2

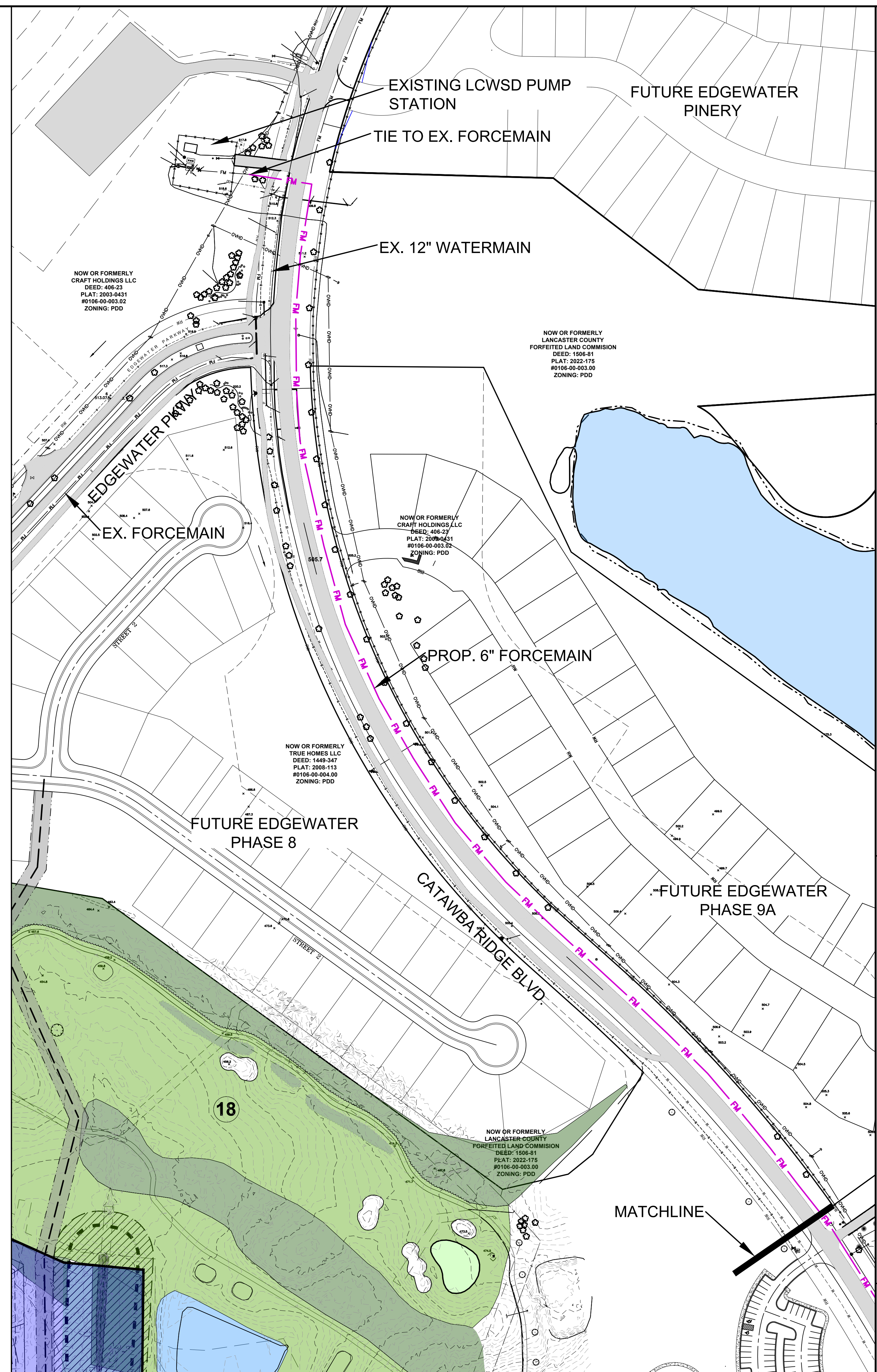
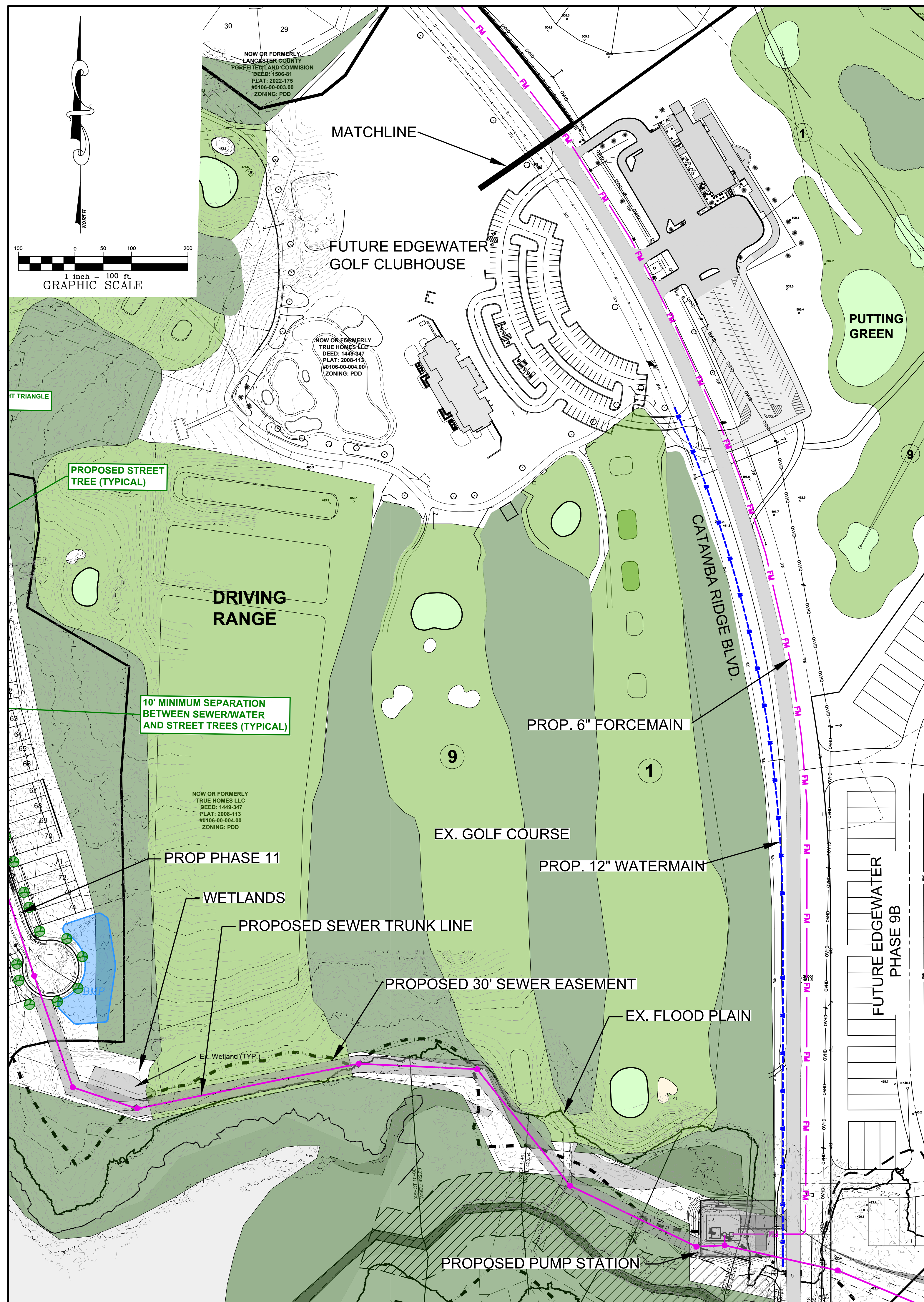
PROJECT
EDGEWATER, PHASE 11
CANE CREEK TWSP., LANCASTER CO., SC
TRUE HOMES, LLC

PROJECT NO. 41223
SCALE 1" = 60'
DATE 4/12/23
DRAWN BY KTG
CHECKED BY VJK

DRAWING NO.

1 inch = 60 ft
GRAPHIC SCALE

SHT 7 OF 10 SHTS





SHT **10** OF **10** SHTS

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-0972 Sec. 2.4 MDR Standards

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-0973 Sec. 4.4.1 CSOD Standards

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-0975 Sec. 6.5 County Street Classification & Design

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: Vested Rights Extension for Patterson Preserve

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Memo	5/25/2023	Exhibit
Timeline of Work	5/25/2023	Exhibit
Report on Expenditures	5/25/2023	Exhibit
UDO Sec. 9.2.17 Vested Rights	5/25/2023	Exhibit



Memo

Date: May 23, 2023

To: Lancaster County Planning Commission Members

From: Exeter Development Company

RE: **Patterson Preserve Vested Rights Extension Request**

History: Exeter Development Company entered into a contract to purchase approximately 103 acres of the Patterson Preserve land in September, 2018. On June 18, 2019, the Planning Commission **conditionally** approved a preliminary plat for 177 lots on this property with the by-right use of the Cluster Subdivision Overlay District (CSOD) under the MDR zoning of the property. Exeter sought to commence development around December, 2020 and was informed that grading or other infrastructure activities could not be conducted until **final** preliminary plat approval. On April 2, 2021, Lancaster County approved the Preliminary Plat for Patterson Preserve. The County mailed confirmation of the Preliminary Plat approval to Developer's engineer of record on April 2, 2021 with a letter stating: "This letter is to confirm APPROVAL of your Preliminary Plat plans."

Despite the April 2, 2021 approval and extensive discussions with County Planning Staff during the first half of 2021, the County sent Exeter a letter dated October 27, 2021 indicating that the Preliminary Plat expired. This is contrary to the County's UDO because vesting does not occur with a conditionally approved plan, but rather, a final approved plan. Exeter hired legal counsel to protect its vested rights and the County confirmed that Exeter has a vested right to develop Patterson Preserve for two years from final preliminary plat approval on April 2, 2021. No one disputes that vested rights to that preliminary plat approval for Patterson Preserve began on April 2, 2021. Therefore, Exeter's request for an extension to the 2-year vested rights on the approved preliminary plat for Patterson Preserve will focus on the time period from April 2, 2021 to now.

A critical component to the delays in obtaining approval of the final subdivision plan has been out of Exeter's control. Exeter has been told by Lancaster Water and Sewer District (LCWSD) and Lancaster County Planning many times that our subdivision plans cannot even be submitted for review until there is sewer capacity available for the project. The Sugar Creek pump station, which is not being built by Exeter, has been significantly delayed over the last 2 years. Covid contributed to these delays. This pump station has to be accepted, online and working before Exeter is even allowed to submit these plans for review. Please see correspondence from Lancaster County Planning and LCWSD for confirmation. It is expected that the pump station will be accepted and online prior to the June 20, 2023 Planning Commission meeting.

Exeter still continued with development and paid numerous consultants and engineers to work on the project including environmental approvals, roadway design, water / sewer design, easement



acquisitions, and the engineering design and submitted subdivision plans for the project on April 1, 2023. Those subdivision plans were listed as “not accepted” on the County website on April 12, 2023.

Both S.C. Code § 6-29-1530(A)(2)(b) and Lancaster County UDO Sections 9.2.17(A)(2) and (B)(3) protect significant investments made during the development process and mandate approval of up to five annual extensions of a preliminary plat. Exeter sent the vested rights extension request to the Planning Commission and planning department on 2/10/23.

Exeter also maintains our vested rights under the UDO in 9.2.17(D) because Exeter has met all 3 conditions as follows:

- a. Obtained significant approval - Preliminary Plat approval on April 2, 2021;
- b. Relied in good faith- Have been consistently working on the project, spending money and company resources to obtain approvals, even without being able to submit construction documents as we knew we had vested extension rights; and
- c. Incurred significant obligations and expenses - **\$969,131.97 to date**

Exeter has relied in good faith that our vested rights extension would be granted while expending extensive employee time and resources. Exeter respectfully requests that the Planning Commission grant the requested one-year extension.

Please find attached a Timeline/Summary of Events for work that has occurred on the Patterson Preserve project and a Transaction Detail of Costs Exeter has incurred on this project to date.

**Timeline of work on Patterson Preserve project
from April 2, 2021 – May 23, 2023:**

12/20-3/23	Wetland permitting for 401/404 certifications and endangered species through DHEC and Army Corps of Engineers for Patterson Preserve. Public notice – 5/19/22; walk with Corps – 3/2/21. Full approvals issued – 3/2/23.
2/21-current	ESP, Exeter’s engineer, works on design including the following: off-site sewer design, off-site force main design, on-site subdivision plans, erosion control plans, grading plans, on and off-site roadway improvement design, water and sanitary sewer for on-site phases 1, 2 and 3; sketch plan submittals, construction document submittals.
4/21-current	Exeter communicates, negotiates and pays sellers to extend contract rights of the Patterson Preserve property.
4/2/21	Lancaster County stamped “approved” on the preliminary plat for Patterson Preserve and issued a letter confirming approval of the preliminary plat.
2/4/22	E-mail from Rox Burhans - The District’s policy is to not review the on-site utility design until the off-site infrastructure/station is operational (or close to). As we understand it, the pump station may not be operational for a year or more. This is certainly speculative given all of the uncertainty in sourcing labor and materials. The County will not be reviewing civil construction plans separate from the utility plans. County and District staff review these plans together to ensure there are no conflicts between the various systems and to avoid duplicate reviews. We would be happy to coordinate with your team in advance of your submittal to help with any preliminary design questions.
2/15/22	Approval from Lancaster County Water and Sewer District (LCWSD) to proceed with engineering design of the off-site sewer from Sugar Creek Pump Station to the Patterson Preserve property.
8/22-12/22	Calls from Exeter to adjacent property owners regarding sewer easement acquisitions and proposals sent including Haltom, Pettus, Howie landowners. Calls and correspondence with Suncrest, Eastwood, Redwood and Cameron Property for shared costs (2, 3 and 4-party agreements) for off-site sewer and force main work to bring capacity to their projects along with Exeter’s Patterson Preserve project. Lots of correspondence with LCWSD too during this time and ongoing.
8/31/22	Sanitary sewer survey and appraisal permission letters sent to adjacent property owners listed above granting permission for Exeter and LCWSD to walk these properties for survey alignment of the gravity sewer extension from Suncrest’s Sugar Creek pump station to the Patterson Preserve property and Eastwood property; and to Harrisburg Road to connect to Redwood’s property and then to Cameron property.
11/2/22	Survey walk with Exeter, ESP (engineer for Exeter) and LCWSD, Eastwood also in attendance. We all walked the entire property from the Sugar Creek pump station to Patterson Preserve property and confirmed the off-site sewer locations with LCWSD (Tim Kiser in attendance).

- 1/30/23 Submittal of revised sketch plan for off-site sewer alignment to LCWSD.
- 4/21-8/22 Obtaining contractor bids for off-site sewer work for gravity sewer from Sugar Creek pump station and revised bids for current construction pricing - \$2 million plus on average just for this portion of off-site work. Force main work at Clems Branch will be approximately \$400,000 additional.
- 2/10/23 Letter from Exeter requesting a one-year extension of vested rights to preliminary plat approval – sent to planning, planning director, assistant planning director and planning commission. Requested under UDO 9.2.17 (A) (2) and (B) (3) following and citing South Carolina Code 6-29-1530 (A) (2) (b).
- 3/8/23 LCWSD approves sketch plan for off-site sewer alignment for Patterson Preserve.
- 3/24/23 Response letter of vested rights extension request to Exeter received from Allison Hardin, Lancaster County Interim Planning Director; request denied under a different section of its UDO than requested that allows a single one-year extension upon “sufficient justification”, UDO 9.2.10 (B) (10).
- 4/1/23 Civil Site Construction plans for 175 lots, application, DHEC Notice of Intent (NOI), Traffic Impact Analysis and SCDOT encroachment permit documents submitted to the County for Patterson Preserve subdivision
- 4/12/23 Engineer received notification that the documents above were “Not Accepted”
- 4/20/23 Vested Rights extension meeting for Patterson Preserve preliminary plat approval held at the Lancaster County Administration building. In attendance: Chaplin Spencer, Attorney for Exeter Development Company, Christine Early, Director of Acquisitions of Exeter Development Company, Timothy Kemper, CEO of Exeter Development Company; Allison Hardin, Lancaster County Interim Planning Director, Ginny Merck-Dupont, Lancaster County Attorney and Dennis Marstall, Lancaster County Administrator. Requested an administrative one-year extension or allowing the request to proceed to Planning Commission.
- 4/20/23 Exeter begins preparing for Planning Commission meeting

NOTE: Exeter expenses paid for legal services, land payments/deposits/extension fees, title, engineering, surveying, fees, easements, environmental, traffic consultants, wetlands, utility coordination and geo-tech work: **\$969,131.97**

Exeter Barberville Developers, LLC
Transaction Report
All Dates

	<u>Amount</u>
Accounting Fees	
	4,567.50
Total Accounting Fees	\$ 4,567.50
Bank Service Charges	
	265.92
Total for Bank Service Charges	\$ 265.92
Engineering	
	500.00
	129,405.10
	5,125.00
Total for Barberville - Engineering	\$ 135,030.10
Engineering - ESP	
Bid and Construction Phase Services	
	3,887.50
Total for Bid and Construction Phase Services	\$ 3,887.50
Construction Documents	
	19,005.00
	13,303.50
	15,204.00
	1,900.50
	10,452.75
	11,403.00
	3,230.85
	37,473.15
	27,003.75
Total for Construction Documents	\$ 138,976.50
Harrisburg Rd Topo	
	2,708.00
	677.00
Total for Harrisburg Rd Topo	\$ 3,385.00
Hwy 160 Topo	
	3,420.00
	855.00
Total for Hwy 160 Topo	\$ 4,275.00
LCWSD Wtr/Swr Sketch Plan Submittals	
	697.50
	3,557.40
	2,817.50
Total for LCWSD Wtr/Swr Sketch Plan Submittals	\$ 7,072.40
Offsite Rd Impmts-Hrsbrg/Bbrvl	
	750.00

Total for Offsite Rd Impmts-Hrsbrg/Bbrvl	\$	750.00
Site Control		
		8,950.00
Total for Site Control	\$	8,950.00
Stake SS Manhole w/ Hub Elevation		
		1,500.00
Total for Stake SS Manhole w/ Hub Elevation	\$	1,500.00
Stream/Wetland Impact Exhibits		
		5,907.50
		220.00
		1,320.00
		2,357.50
		51,978.50
Total for Stream/Wetland Impact Exhibits	\$	61,783.50
Wetlands Survey		
		7,514.00
		5,780.00
Total for Wetlands Survey	\$	13,294.00
Total for Engineering - ESP	\$	243,873.90
Engineering - Geotech		
		3,000.00
Total for Engineering - Geotech	\$	3,000.00
Engineering - Kimley Horn		
		2,600.00
Total for Engineering - Kimley Horn	\$	2,600.00
Environmental		
		11,200.00
		1,600.00
Total for Environmental	\$	12,800.00
Dogwood Escrow		
		42,500.00
Total for Dogwood Escrow	\$	42,500.00
Land Deposit		
		70,000.00
Total for Land Deposit	\$	70,000.00
Land Survey		
		55,946.64
Total for Land Survey	\$	55,946.64
Legal		
		52,573.79
		10,056.00
		588.00
		120.00
		12,319.33
		8,244.90
		8,216.50
		851.25

	741.00
	150.00
	484.50
	3,100.88
	812.50
Total for Legal	<u>\$ 98,258.65</u>
Offsite Easement	
	3,500.00
Total for Offsite Easement	<u>\$ 3,500.00</u>
PSA Extension Fees	
	12,500.00
	14,500.00
	12,500.00
	14,500.00
	15,000.00
	15,000.00
	14,500.00
	12,500.00
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	14,500.00
	12,500.00
	14,500.00
	12,500.00
	14,500.00
	12,500.00
	14,500.00
Total for PSA Extension Fees	<u>\$ 273,000.00</u>
State Filing Fees	
	635.00
	1,260.00
Total for State Filing Fees	<u>\$ 1,895.00</u>
Title Search	
	978.00
Total for Title Search	<u>\$ 978.00</u>
Traffic Impact Study	
	20,916.26
Total for Traffic Impact Study	<u>\$ 20,916.26</u>
TOTAL	<u><u>\$ 969,131.97</u></u>

3. **Consideration by Planning Commission:** The Planning Commission shall conduct a public hearing and receive public input on the proposed use and shall provide a written recommendation to the County Council regarding whether to approve or deny the proposed use within 35 days of its first consideration on the matter. The recommendation shall address consistency with Chapter 5 and the surrounding neighborhood and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed use by the County Council.

C. CONSIDERATION BY COUNTY COUNCIL

1. **Public Notification (Prior to Planning Commission):** Level 1 and 2 are required for all conditional uses to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to Conditional Use.
2. **Consideration by the County Council:** Following receipt of a recommendation of a proposed amendment, the County Council may:
 - a. Approve the proposed use.
 - b. Approve the proposed use with restrictions.
 - c. Reject the proposed use.
 - d. Refer the proposed use back to the Planning Commission for further consideration.

(Ord. No. 2018-1521, 7.16.18)

D. WAITING PERIOD FOR SUBSEQUENT APPLICATIONS

When an application for a use has been approved or denied by the County Council, no application shall be considered on the same issue within the next 12 months after approval or denial.

9.2.17 VESTED RIGHTS

A. ESTABLISHMENT OF VESTED RIGHTS

1. A vested right is established for two years upon the approval of a Site Specific Development Plan.
2. The landowner of real property with a vested right may apply in writing before the end of the vesting period or within 30 days after the expiration of the vesting period or any extension thereof but not thereafter to the Lancaster County Planning Commission for an annual one-year extension of the vested right. The Planning Commission must approve applications for at least five annual extensions of the vested right if a timely and proper application has been filed with the Planning Commission unless an amendment to the UDO has been adopted that prohibits approval. If no timely and proper written application is made by the landowner to the Planning Commission for an annual extension, the vesting period or annual extension applicable to such real property shall expire at the end of the vesting period or the annual extension thereof.
3. The Planning Commission shall not provide for or approve the establishment of a two-year vested right in a conditionally approved site specific development plan. No two-year vested right is established in a conditionally approved site specific development plan until such vested right is specifically and expressly approved by the Planning Commission in writing when a site specific development plan is approved without conditions.
4. The Planning Commission shall not approve the establishment of a vested right in an approved phased development plan but may approve and establish a vested right in any

phase of a phased development plan which conforms to, complies with, and satisfies all state statutes and county codes and ordinances including, but not limited to, planning, zoning, subdivisions, stormwater management and control, building, fire, water and sewer, road, and other state and county codes applicable to such development.

5. No vested right in a site specific development plan shall attach or be established until plan applications and required documents have been received, all required approvals have been given or granted, and all fees have been paid in accordance with the procedures outlined in this code. No vested right attaches or is established until a final decision has been rendered favorable to the applicant on all administrative appeals.
6. The Lancaster County Board of Zoning Appeals is not authorized to grant or approve a vested right and no vested right shall be established, created, or accrue as a result of any decision of the Board of Zoning Appeals.

B. CONDITIONS AND LIMITATIONS

1. A vested right established in Chapter 9-and in accordance with the UDO is subject to the following conditions and limitations:
 - a. The form and content of a site specific development plan submitted by a landowner must conform and comply with county planning, zoning, subdivision, stormwater management and sediment control, building, electrical, mechanical, life safety, fire, water and sewer, road, and other codes, ordinances, and regulations applicable to such development or development plan;
 - b. No vested right in a site specific development plan shall be established except in conformity with county planning, zoning, subdivision, stormwater management and sediment control, building, electrical, mechanical, life safety, fire, water and sewer, road, and other land use codes, ordinances, and regulations;
 - c. If the Planning Commission approves a vested right for one or more phases of a phased development plan, a site specific development plan shall be required for approval with respect to each phase in accordance with regulations in effect at the time of vesting;
 - d. No vested right is established under a conditionally approved site specific development plan or conditionally approved phased development plan. Any approved site specific development plan or approved phased development plan or phase thereof may be terminated by the Planning Commission upon its determination, following notice and a public hearing, that the landowner has failed to meet the terms of the approval; and
 - e. A vested right established in accordance with the provisions of Chapter 9 shall be vested upon approval by the Planning Commission of the site specific development plan or specific phase of a phased development plan that authorizes the developer or landowner to proceed with investment in grading, installation of utilities, streets, and other infrastructure and to undertake other specific expenditures necessary to prepare for application for a building permit. No developer or landowner shall proceed with investment in grading, installation of utilities, streets or other infrastructure, or shall undertake other significant expenditures necessary to prepare for application for a building permit before a site specific development plan or phased development plan or phase thereof authorizing such improvements and expenditures has been approved by the Planning Commission. No investment in grading, installation of utilities, streets or other infrastructure, or other significant expenditures shall give rise to or establish a vested right until the Planning Commission has approved the site specific development plan or phased development plan or phase thereof that authorizes the developer or landowner to proceed with

improvements or undertake other significant expenditures on the real property which is proposed for development.

2. A site specific development plan for which a variance, regulation, or special exception is necessary, does not qualify and may not claim or receive vested right status unless and until the variance, regulation, or special exception is obtained and the site specific development plan has been approved without conditions or exceptions. A phased development plan for which a variance, regulation, or special exception is necessary does not qualify and may not obtain a vested right until the variance, regulation, or special exception is obtained and the phase of the phased development plan has been approved without condition or exception.
3. A vested right for a site specific development plan expires two years after vesting; provided, however, that the landowner of real property with a vested right may apply to the Planning Commission before the end of the vesting period or within 30 days after the expiration of the vesting period or any extension thereof, but not thereafter, for an annual extension of the vested right for a period of one year. If a timely and proper written application is made, the Planning Commission must approve applications for no more than five successive annual extensions unless an amendment to the UDO has been adopted that prohibits approval of such annual extension applications. The Planning Commission shall designate the vesting point for a phased development plan as the date of approval of each phase of the phased development plan. The Planning Commission may extend the time for a vested site specific development plan to a total of five years upon a determination that there is just cause for the extension and that the public interest is not adversely affected. Upon expiration of a vested right, a building permit may be issued for development only in accordance with the applicable UDO regulations.
4. A vested site specific development plan or a vested phased development plan which has been approved by the Planning Commission may be amended if the amendments are approved by the Planning Commission pursuant to the provisions of the applicable UDO.
5. A validly issued building permit does not expire or is not revoked upon expiration or termination of a vested right, except for public safety reasons or as prescribed by the applicable building code. Vested right to a site specific development plan or a phase of a phased development plan may be revoked by the Planning Commission upon its determination, after notice and a public hearing, that there was a material misrepresentation by the landowner or substantial non-compliance with the terms and conditions of the original or amended approval.
6. A vested site specific development plan or a vested phase of a phased development plan is subject to later enacted Federal, State, or local laws or ordinances adopted to protect public health, safety, and welfare, including, but not limited to, building, fire, plumbing, electrical and mechanical codes, and non-conforming structure and use regulations which do not provide for the grandfathering of the vested right. The issuance of a building permit vests the specific construction project authorized by the building permit to the building, fire, plumbing, electrical and mechanical codes in force at the time of the issuance of the building permit.
7. A vested site specific development plan or vested phased development plan or phase thereof is subject to later local governmental overlay zoning that imposes site plan-related requirements but does not affect allowable types, height as it affects density or intensity of uses, or density or intensity of uses.
8. A change in the zoning district designation or land use regulations made subsequent to vesting that affects real property does not operate to affect, prevent, or delay development of the real property under a vested site specific development plan or

vested phase of a phased development plan without the consent of the landowner.

9. The Lancaster County Council; the Planning Commission; and local zoning, planning, and codes officials must not require a landowner to waive his or her vested rights as a condition of approval or conditional approval of a site specific development plan or phased development plan or phase thereof.

C. NATURE OF VESTED RIGHT

A vested right pursuant to this subchapter or the Vested Rights Act, being S.C. Code § 6-29-1520 *et seq.*, is not a personal right but attaches to and runs with the applicable real property. The landowner and all successors to the landowner who secure a vested right pursuant to the Vested Rights Act or this subchapter may rely upon and exercise the vested right for its duration, subject, however, to applicable Federal, State, and local laws adopted to protect public health, safety, and welfare, including, but not limited to, building, fire, plumbing, electrical and mechanical codes, and non-conforming structure and use regulations which do not provide for grandfathering of the vested right. Nothing contained herein shall preclude judicial determination that a vested right exists or does not exist pursuant to other statutory provisions.

D. LANDOWNER RIGHTS DEEMED VESTED

1. The landowner's rights are considered vested in the types of land use and density or intensity of uses defined in the development plan, and the vesting is not affected by later amendments to the UDO if the landowner:
 - a. Obtains or is the beneficiary of a significant affirmative government act that remains in effect allowing development of a specific project;
 - b. Relies in good faith on the significant affirmative government act; and
 - c. Incurs significant obligations and expenses in the diligent pursuit of the specific project in reliance on the significant affirmative government act.
2. For purposes of this section, the following are significant affirmative governmental acts allowing development of a specific project:
 - a. The Lancaster County Council has accepted exactions or issued conditions that specify a use related to a zoning amendment;
 - b. The Lancaster County Council has approved an application for a rezoning for a specific use;
 - c. The Lancaster County Council or Planning Commission has approved an application for a density or intensity of use;
 - d. The Lancaster County Council or Planning Commission has granted a use permit with conditions;
 - e. The Lancaster County Council or Planning Commission has approved a variance;
 - f. The Planning Commission has approved a preliminary subdivision plat, site plan, or plan of phased development for the landowner's property and the applicant diligently pursued approval of the final plat or plan within a reasonable period of time under the circumstances; or
 - g. The Planning Commission has approved a final subdivision plat, site plan, or plan of phased development or phase thereof for the landowner's property.

Agenda Item Summary

Ordinance # / Resolution #: New Road Name Approvals

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: School District Data

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 6/1/2023

Points to Consider: